

**Grantee: Redford, MI**

**Grant: B-08-MN-26-0010**

**July 1, 2013 thru September 30, 2013 Performance Report**

---



**Grant Number:**

B-08-MN-26-0010

**Obligation Date:****Award Date:****Grantee Name:**

Redford, MI

**Contract End Date:****Review by HUD:**

Submitted - Await for Review

**LOCCS Authorized Amount:**

\$3,041,364.00

**Grant Status:**

Active

**QPR Contact:**

Michael D. Dennis

**Estimated PI/RL Funds:**

\$2,800,000.00

**Total Budget:**

\$5,841,364.00

## Disasters:

**Declaration Number**

NSP

## Narratives

**Areas of Greatest Need:**

Data provided by HUD allows Redford Township to identify areas with a high percentage of foreclosures. The HUD model, estimated count of foreclosure starts over 18 months through June 2008 and is divided by estimated number of mortgages times 100. This data was calculated at Census Tract level. Redford Township's foreclosure rate percentage is highest in areas north of Seven Mile Road, South of Seven Mile Road (east of Beech Daly Road) and in the southeast portion of the Township. All of these areas posted a foreclosure rate of 11.6 percent to 14.1 percent. Research was done through the Redford Township Assessor to identify addresses that were on file with the Township as foreclosed homes. Over 400 foreclosures were identified and mapped. According to the Township Assessor data the areas with the highest inventory of foreclosures are the same as stated in the above paragraph. The assessment, developed by HUD, provides a score for each Census Block Group from 1 to 10, where 1 indicates that HUD data suggest a very low risk and a 10 suggests a very high risk for foreclosure and abandonment. Using HUD's Foreclosure and Abandonment Risk Scoring System, the Township identified the areas of greatest need that will likely face a significant rise in the rate of home foreclosures Redford Township is at high risk of foreclosure throughout the Township. According to HUD data the Township is comprised of 10 and 9 risk scores. Again, high risk areas are north of Seven Mile Road, South of Seven Mile Road (east of Beech Daly Road to Five Mile Road) and in the southeast portion of the Township. The remaining areas of the Township all posted 9 risk scores. Nearly 1,000 vacant structures were identified throughout the Township by our Building Department in 2008. The data identifies that Census Tracts 5541, 5542, 5543, 5545, and 5551 have the highest inventory of vacant/abandoned structures. These Census Tracts are mainly concentrated in the northern portion of the Township with Census Tract 5551 being the exception. It has been concluded that the following areas have been hardest hit and can be labeled "Areas of Greatest Need": \* Northern Redford Township (Census Tract 5541, 5542, 5543, and 5544) \* Central Redford Township (Census Tract 5545 and 5548) \* Southern Redford Township (Census Tract 5551, 5553, and 5554)

**Distribution and Uses of Funds:**

Redford Township will use its allocation of Neighborhood Stabilization Program funds (\$3,041,364.00) to administer, acquire, demolish, rehabilitate, redevelop, offer homebuyer assistance and market said properties to income eligible persons that are at or below 50% AMI and persons that are 51%-120% AMI. All NSP funded activities/properties will be located in the "Areas of Greatest Need" as determined by our research data as previously submitted in our NSP Substantial Amendment.

**Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,841,364.00
<b>Total Budget</b>	\$0.00	\$5,841,364.00
<b>Total Obligated</b>	\$0.00	\$5,947,100.00
<b>Total Funds Drawdown</b>	\$96,043.04	\$5,622,958.01
<b>Program Funds Drawdown</b>	\$0.00	\$3,015,509.34
<b>Program Income Drawdown</b>	\$96,043.04	\$2,607,448.67
<b>Program Income Received</b>	\$149,321.61	\$2,756,965.85
<b>Total Funds Expended</b>	\$105,730.17	\$5,635,496.82
<b>Match Contributed</b>	\$29,708.38	\$29,708.38

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$29,708.38
<b>Limit on Public Services</b>	\$456,204.60	\$0.00
<b>Limit on Admin/Planning</b>	\$304,136.40	\$392,078.88
<b>Limit on State Admin</b>	\$0.00	\$392,078.88

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$760,341.00	\$1,755,000.00

## Overall Progress Narrative:

The Redford Township, Michigan Stabilizing Neighborhood Action Plan (SNAP) Program has made significant strides in the redevelopment of our residential neighborhoods. Utilizing grant dollars from the Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP 1), we have invested our resources in the demolition and rehabilitation of properties throughout our Areas of Greatest Need as defined in our NSP Plan.

Utilizing NSP 1 dollars, 25 vacant/blighted single-family properties have been demolished to date. Redford Township acquired eight vacant, blighted properties from the Wayne County Treasurer via tax foreclosure in late 2012. The majority of these blighted properties are targeted to be demolished in November 2013 (delayed due to title issues). The majority of vacant sites will be offered/sold to the abutting property owners. This will establish additional "green space" for the neighborhoods. Redford Township may build new construction homes on the remaining lots (still to be determined).



Rehabilitation of existing residential properties, owned by Redford Township, are in various redevelopment stages. Forty-seven (47) homes have been rehabilitated/completed to date and all 47 homes have been sold as of September 30, 2013 (2010, 2011, 2012 & 2013 program years) to eligible LMMI and LI homebuyers. In addition, Redford Township has six (6) remaining vacant properties awaiting rehabilitation. Out of the six remaining properties, two properties are in the initial stages of rehabilitation and should be completed/sold in early 2014. The remaining homes will be rehabilitated as they are sold to eligible applicants and also as program funds become available via our NSP 1 funds.

General contractors and sub-contractors have been used throughout the SNAP Program for the redevelopment of each property creating job opportunities for multiple building/construction trades in the local area. Numerous temporary part-time employment (PTE) was created for individuals that performed work on the Redford Township SNAP homes. Due to the fact that Redford Township is acting as the project manager, we are making available multiple contracts to businesses throughout the tri-county area (southeast Michigan region).

Redford Township contracted with three NSP Developers to acquire, rehabilitate and sell residential single-family properties that are approved by Township staff. The developers are following the same criteria that is being used by Redford Township and it is anticipated that a minimum of five (5) residential properties will be rehabilitated/sold to income eligible homeowners. One of the developers (Home Renewal Systems) sold two (2) redeveloped properties to LMMI homebuyers in 2010 and 2011. Another developer (Guy Construction, LLC) has rehabilitated and sold two (2) redeveloped properties in the Spring/Summer 2012 to eligible LMMI homebuyers. A third developer, Norwood Boyle Construction has completed one property and that property was sold in May 2013 to an eligible LI homebuyer. Lastly, Redford Township entered into an agreement with Habitat for Humanity of Western Wayne County (HFHWWC) to construct a new home on a property on which a vacant/blighted structure was previously demolished using NSP 1 funds. This project had various delays, but HFHWWC completed the home construction in Spring 2013. HFHWWC was working with a potential buyer, but that applicant withdrew from the Habitat program in September. HFHWWC is actively pursuing another applicant for this property.

A waiting list of potential homebuyers has been compiled by Redford Township staff and SNAP Program information/applications have been mailed to all interested parties. There have been approximately 800 families/individuals who have applied for the Redford Township SNAP Program, with an estimated 60 applicants being pre-approved for a home mortgage through a certified FHA lender/financial institution over the course of the program to date. Forty-seven (47) new homeowners have taken ownership of their newly redeveloped homes located throughout Redford Township. Two (2) LMMI homebuyer applicants have been approved for the SNAP Program and are awaiting the completion/closing of their respective homes that they have entered into Purchase Agreements for. These individuals should close on their respective properties in early 2014. The Redford Township SNAP Program home sales have generated over \$2.7 million in Program Income (PI), which has allowed Redford Township to further continue our stabilization efforts to fight the foreclosure crisis that has crippled our community (i.e. \$3,041,364 NSP Grant + \$2,700,000 Program Income = \$5,741,364 Total Program Funds Available). Downpayment assistance/costs have been made available to all homebuyers who qualify and housing counseling is provided as mandated by the program.

The SNAP Program has accomplished much in its short existence and has experienced great success to date. This is an exciting time for our community, showing our residents that their government dollars are being successfully distributed to fuel an economic recovery in the housing industry. We look forward to the continued success of the stabilization of our neighborhoods.

#### REDFORD TOWNSHIP, MICHIGAN (NSP-SNAP PROGRAM - SYNOPSIS (AS OF SEPTEMBER 30, 2013):

>Redford Twp. Rehab Homes Sold (LMMI): 30

>Redford Twp. Rehab Homes Sold (LI): 17

>Developer Rehab Homes Sold (LMMI): 5

>Developer Rehab Homes Sold (LI): 2

>Vacant Lots Sold (LMMI): 7

>TOTAL Transactions: 61

>Households (White): 24

>Households (African American): 36

>Households (Asian American): 1

>TOTAL: 61

Female Head of Household (HOH): 32



# Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
RT001-28901, Acquisition LMMI	\$0.00	\$0.00	\$0.00
RT001-28909, Acquisition LI	\$0.00	\$0.00	\$0.00
RT002-28902, Demolition	\$0.00	\$425,000.00	\$206,507.87
RT003, Acq-Rehab/Redevelop	\$0.00	\$4,101,364.00	\$2,138,475.46
RT004, Down Payment Assist	\$0.00	\$335,000.00	\$133,134.61
RT005-28900, Planning/Admin	\$0.00	\$400,000.00	\$244,491.74
RT006, Developers-Rehab/Redevelop	\$0.00	\$580,000.00	\$292,899.66



## Activities

<b>Grantee Activity Number:</b>	<b>ACQ-LI</b>
<b>Activity Title:</b>	<b>ACQ-LI</b>

**Activity Category:**

Acquisition - general

**Project Number:**

RT001-28909

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Acquisition LI

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Charter Township of Redford - Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding will be allocated to the acquisition of vacant, abandoned or foreclosed properties. Properties to be demolished, rehabilitated or redeveloped depending on their location and condition. All properties will be purchased at a minimum of 5 percent less than the appraised value with a portfolio average discount of 15 percent. However, staff will attempt to utilize the NSP exception discount of 10 percent where required information is available. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act. This activity will benefit individuals between 50% AMI and below.

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

PLEASE NOTE: This activity was closed in 2011.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** ACQ-LMMI

**Activity Title:** ACQ-LMMI

**Activity Category:**

Acquisition - general

**Project Number:**

RT001-28901

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Acquisition LMMI

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$105,736.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Charter Township of Redford - Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding will be allocated to the acquisition of vacant, abandoned or foreclosed properties. Properties to be demolished, rehabilitated or redeveloped depending on their location and condition. All properties will be purchased at a minimum of 5 percent less than the appraised value with a portfolio average discount of 15 percent. However, staff will attempt to utilize the NSP exception discount of 10 percent where required information is available. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act. This activity will benefit individuals between 51 to 120% AMI.

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

PLEASE NOTE: This activity was closed in 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0





	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** ACQ-REH/RDV-LI - 28904

**Activity Title:** REH/RDV-LI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

RT003

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq-Rehab/Redevelop

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,295,000.00
<b>Total Budget</b>	\$0.00	\$1,295,000.00
<b>Total Obligated</b>	\$0.00	\$1,295,000.00
<b>Total Funds Drawdown</b>	\$7.60	\$1,229,182.19
<b>Program Funds Drawdown</b>	\$0.00	\$677,463.94
<b>Program Income Drawdown</b>	\$7.60	\$551,718.25
<b>Program Income Received</b>	\$0.00	\$984,651.29
<b>Total Funds Expended</b>	\$0.00	\$1,229,182.19
Charter Township of Redford - Community Development	\$0.00	\$1,229,182.19
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding will be allocated for the rehabilitation of foreclosed, abandoned or vacant properties with the intent to sell the properties to those that meet the income eligibility requirements. Redford Township will solicit, through an application process, for organizations and partners to participate in the redevelopment of vacant, abandoned or foreclosed properties. Redford Township will have oversight in the process. Redford Township will not be undertaking any rental housing projects with NSP funding. Funding will be used to benefit income eligible residents to qualify as homeowners

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

There were zero (0) single-family homes sold in the ACQ-REH/RDV-LI category this reporting period. Performance measures for homes/properties sold only are reflected in this activity.  
SOLD: No sales this reporting period.  
Redford Township is currently rehabilitating zero homes using NSP 1 funds for this activity (ACQ-REH/RDV-LI). As necessary, the homes are being brought up to current building codes and energy efficient standards by multiple contractors/trades (generals, mechanical, electrical, plumbing, insulation, etc). The rehabilitated properties are in various stages of construction.  
>

**Accomplishments Performance Measures**

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



# of Properties	0	19/10
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	19/10
# of Singlefamily Units	0	19/10

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	14/10	0/0	14/10	100.00
# Owner Households	0	0	0	14/10	0/0	14/10	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** ACQ-REH/RDV-LMMI - 28905

**Activity Title:** REH/RDV-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

RT003

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq-Rehab/Redevelop

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,806,364.00
<b>Total Budget</b>	\$0.00	\$2,806,364.00
<b>Total Obligated</b>	\$0.00	\$2,806,364.00
<b>Total Funds Drawdown</b>	\$52,819.76	\$2,744,191.81
<b>Program Funds Drawdown</b>	\$0.00	\$1,461,011.52
<b>Program Income Drawdown</b>	\$52,819.76	\$1,283,180.29
<b>Program Income Received</b>	\$135,329.16	\$1,749,554.10
<b>Total Funds Expended</b>	\$86,175.51	\$2,829,887.32
Charter Township of Redford - Community Development	\$86,175.51	\$2,829,887.32
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding will be allocated for the rehabilitation of foreclosed or vacant properties with the intent to sell the properties to those that meet the income eligibility requirements. In addition, Redford Township will look to redevelop demolished, abandoned or vacant properties. Redford Township will solicit, through an application process, for organizations and partners to participate in the redevelopment of vacant and/or foreclosed properties. Redford Township will have oversight in the process. Redford Township will not be undertaking any rental housing projects with NSP funding. Funding will be used to benefit income eligible residents to qualify as homeowners.

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

There were two (2) single-family homes sold in the ACQ-REH/RDV-LMMI category this reporting period. Performance measures for homes/properties sold only are reflected in this activity.

SOLD: 26527 Clarita - Sold on August 23, 2013 (picture attached)

SOLD: 17694 Gaylord - Sold on August 30, 2013 (picture attached)

Redford Township is currently rehabilitating two single-family homes using NSP 1 funds for this activity (ACQ-REH/RDV-LMMI). The homes are being brought up to current building codes and energy efficient standards by multiple contractors/trades (generals, mechanical, electrical, plumbing, insulation, etc). The rehabilitated properties are in various stages of construction. Both properties should be sold in early 2014 (barring weather delays) to new homebuyers.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	30/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	30/30
# of Singlefamily Units	2	30/30

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	25/30	28/30	89.29
# Owner Households	0	0	0	0/0	25/30	28/30	89.29

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

## Activity Supporting Documents

Update Date	Update User	Document Name
10/30/2013	Michael D. Dennis	Redford, MI. 2013 3rd Qtr (Little - Gaylord St.) 10-30-2013.pdf
10/30/2013	Michael D. Dennis	Redford, MI. 2013 3rd Qtr (Stanley - Clarita St.) 10-30-2013.pdf

**Grantee Activity Number:** ADMIN - 28900

**Activity Title:** ADMIN

**Activity Category:**

Administration

**Project Number:**

RT005-28900

**Projected Start Date:**

03/20/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning/Admin

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total Budget</b>	\$0.00	\$400,000.00
<b>Total Obligated</b>	\$0.00	\$400,000.00
<b>Total Funds Drawdown</b>	\$14,329.74	\$392,078.88
<b>Program Funds Drawdown</b>	\$0.00	\$244,491.74
<b>Program Income Drawdown</b>	\$14,329.74	\$147,587.14
<b>Program Income Received</b>	\$0.00	\$4.14
<b>Total Funds Expended</b>	\$5,210.29	\$394,240.13
Charter Township of Redford - Community Development	\$5,210.29	\$394,240.13
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity will provide the general administration and planning activities required to receive NSP funding and implement a successful NSP program, including preparation of the substantial amendment, required noticing, monitoring, financial reporting and other required administrative tasks.

**Location Description:**

Not Applicable.

**Activity Progress Narrative:**

The following duties have been accomplished by Redford Township staff within this reporting period: property disposition, site evaluations/inspections, project management, contractor payments for completed work and DRGR draws. Our intention is to stimulate interest in the program and make the potential homebuyer aware of the possibility of homeownership within our community.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** DEMO - 28902

**Activity Title:** DEMO

**Activity Category:**

Clearance and Demolition

**Project Number:**

RT002-28902

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$425,000.00
<b>Total Budget</b>	\$0.00	\$425,000.00
<b>Total Obligated</b>	\$0.00	\$425,000.00
<b>Total Funds Drawdown</b>	\$4,452.66	\$369,486.05
<b>Program Funds Drawdown</b>	\$0.00	\$206,507.87
<b>Program Income Drawdown</b>	\$4,452.66	\$162,978.18
<b>Program Income Received</b>	\$3,992.45	\$11,742.45
<b>Total Funds Expended</b>	\$2,034.00	\$371,469.23
Charter Township of Redford - Community Development	\$2,034.00	\$371,469.23
<b>Match Contributed</b>	\$29,708.38	\$29,708.38

**Activity Description:**

Funding will be allocated for the demolition and clearance of blighted or dangerous structures (residential and commercial) as deemed by the Redford Township Dangerous Buildings Ordinance. Priority given to the "Areas of Greatest Need".

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

There were zero properties demolished during this reporting period. Project specifications and bid packages were prepared for the pending demolition of 10 blighted residential properties, which should be completed in the next reporting period. NSP 1 funds were allocated for the payment of miscellaneous costs (property maintenance) at the various project sites.

Also, there were two (2) vacant lots sold to the abutting neighbors in this reporting period. The vacant lots were the result of a blighted home being removed via demolition activities.

SOLD: 15432 Woodworth - Sold June 26, 2013 (vacant lot only - picture attached)

SOLD: 20137 Wakenden - Sold June 26, 2013 (vacant lot only - picture attached)

In addition, Community Development Block Grant (CDBG) funds in the amount of \$29,708.38 were utilized for utility disconnections, property/site assessments, etc. prior to demolition activities beginning. The funds reflected above are from the last two reporting periods (ending 9-30-2013).

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**





# of Properties	0	25/18
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	25/18
# of Singlefamily Units	0	25/18

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Activity Supporting Documents

Update Date	Update User	Document Name
10/30/2013	Michael D. Dennis	Redford, MI. 2013 3rd Qtr (Berry - Woodworth St. Lot) 10-30-2013.pdf
10/30/2013	Michael D. Dennis	Redford, MI. 2013 3rd Qtr (Mara - Wakenden St. Lot) 10-30-2013.pdf

---



**Grantee Activity Number:** DEV-REH/RDV-LI - 28906

**Activity Title:** DEVELOPERS-REH/RDV-LI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

RT006

**Projected Start Date:**

03/31/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Developers-Rehab/Redevelop

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total Budget</b>	\$0.00	\$300,000.00
<b>Total Obligated</b>	\$0.00	\$300,000.00
<b>Total Funds Drawdown</b>	\$13,655.81	\$299,056.96
<b>Program Funds Drawdown</b>	\$0.00	\$154,820.44
<b>Program Income Drawdown</b>	\$13,655.81	\$144,236.52
<b>Program Income Received</b>	\$10,000.00	\$10,000.00
<b>Total Funds Expended</b>	\$80.00	\$226,087.21
Charter Township of Redford - Community Development	\$30.00	\$80.00
Guy Construction, LLC	\$0.00	\$61,214.41
Habitat for Humanity of Western Wayne	\$50.00	\$164,792.80
Home Renewal Systems, LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding will be allocated to developers with the intention to rehabilitate homes for home ownership. All properties will be purchased at a minimum of 1 percent less than the appraised value. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act. The affordability periods specified in the HOME regulations will be used as a minimum standard. The period of affordability is based on the amount of HOME assistance that enabled the homebuyer to purchase the house, regardless of source.

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

Habitat for Humanity Western Wayne County (HFHWWC) has completed their construction of a new home at the Centralia Street site in the Developer LI activity. Site work and framing of the home was completed in 2013 and the home was finalized (miscellaneous repairs & site work) by HFHWWC in the Spring 2013. The new homebuyer that was identified by HFHWWC in the last reporting period, withdrew from the Habitat Program. Once HFHWWC approves a new homebuyer, hopefully in the near future, they should take occupancy at the end of 2013.

SOLD: No sales this reporting period.

PLEASE NOTE: We will be adding a fourth developer to the next QPR for the DEV-LI activity (Norwood Boyle Construction) and will be adding \$75,218.59 that they have expended for home rehabilitation to the YTD Total Expended. This home sold in



May 2013 (performance measures to follow in the next QPR).

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/4	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/4	
# of Singlefamily Units	0		1/4	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/4	0/0	1/4	100.00
# Owner Households	0	0	0	1/4	0/0	1/4	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** DEV-REH/RDV-LMMI - 28907

**Activity Title:** DEVELOPERS-REH/RDV-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

RT006

**Projected Start Date:**

03/31/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Developers-Rehab/Redevelop

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$280,000.00
<b>Total Budget</b>	\$0.00	\$280,000.00
<b>Total Obligated</b>	\$0.00	\$280,000.00
<b>Total Funds Drawdown</b>	\$4,475.00	\$274,784.63
<b>Program Funds Drawdown</b>	\$0.00	\$138,079.22
<b>Program Income Drawdown</b>	\$4,475.00	\$136,705.41
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$263,269.33
Charter Township of Redford - Community Development	\$0.00	\$0.00
Guy Construction, LLC	\$0.00	\$187,529.76
Home Renewal Systems, LLC	\$0.00	\$75,739.57
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding will be allocated to developers with the intention to rehabilitate homes for home ownership. All properties will be purchased at a minimum of 1 percent less than the appraised value. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act. The affordability periods specified in the HOME regulations will be used as a minimum standard. The period of affordability is based on the amount of HOME assistance that enabled the homebuyer to purchase the house, regardless of source.

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

Redford Township has completed their construction/sales work with Developers and has zero homes remaining to redevelop in the Developer LMMI activity. All home were brought up to current building codes and energy efficient standards by the approved developers.

SOLD: No sales this reporting period.

>



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	4/4	4/4	100.00
# Owner Households	0	0	0	0/0	4/4	4/4	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** DPA LI - 28910

**Activity Title:** DPA-LI

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

RT004

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Down Payment Assist

**Projected End Date:**

07/30/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$160,000.00
<b>Total Budget</b>	\$0.00	\$160,000.00
<b>Total Obligated</b>	\$0.00	\$160,000.00
<b>Total Funds Drawdown</b>	\$6,302.47	\$154,044.46
<b>Program Funds Drawdown</b>	\$0.00	\$90,201.36
<b>Program Income Drawdown</b>	\$6,302.47	\$63,843.10
<b>Program Income Received</b>	\$0.00	\$163.87
<b>Total Funds Expended</b>	\$0.00	\$158,998.01
Charter Township of Redford - Community Development	\$0.00	\$158,998.01
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding will be allocated to income eligible candidates with 40% AMI and below for the purpose of down payment/closing cost assistance. Maximum DPA allowed will be determined per household application.

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

There were zero (0) single-family home sold in the Low Income (LI) category that received down payment assistance this reporting period, with a total expenditure of DPA-LI of \$0.00.

SOLD: No Sales this reporting period.

>

All performance measures for this activity are reflected in the DEV-REH/RDV-LI activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/10
<b># of Singlefamily Units</b>	0	0/10



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/10	0
# Owner Households	0	0	0	0/10	0/0	0/10	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number: DPA LMMI - 28903**

**Activity Title: DPA-LMMI**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

RT004

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Down Payment Assist

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$175,000.00
<b>Total Budget</b>	\$0.00	\$175,000.00
<b>Total Obligated</b>	\$0.00	\$175,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$160,133.03
<b>Program Funds Drawdown</b>	\$0.00	\$42,933.25
<b>Program Income Drawdown</b>	\$0.00	\$117,199.78
<b>Program Income Received</b>	\$0.00	\$850.00
<b>Total Funds Expended</b>	\$12,230.37	\$162,363.40
Charter Township of Redford - Community Development	\$12,230.37	\$162,363.40
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding will be allocated to income eligible candidates with 51 to 120% AMI for the purpose of down payment/closing cost assistance. Maximum DPA allowed will be determined per household application.

**Location Description:**

Various neighborhoods located in Redford Township - NSP Target Areas (Areas of Greatest Need as defined in Substantial Amendment II - dated March 2, 2010).

**Activity Progress Narrative:**

There were two (2) single-family home sold in the Low-Mod Middle Income (LMMI) category that received down payment assistance this reporting period, with a total expenditure of DPA-LMMI of \$12,230.37.

SOLD: 26527 Clarita - Sold August 23, 2013

SOLD: 17694 Gaylord - Sold August 30, 2013

All performance measures for this activity are reflected in the DEV-REH/RDV-LI activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/30
<b># of Singlefamily Units</b>	0	0/30





## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/30	0/30	0
# Owner Households	0	0	0	0/0	0/30	0/30	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---