

Grantee: Redford, MI

Grant: B-08-MN-26-0010

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-26-0010

Obligation Date:**Grantee Name:**

Redford, MI

Award Date:**Grant Amount:**

\$3,041,364.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

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 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:

| Overall | This Report Period | To Date |
|--|---------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$3,041,364.00 |
| Total CDBG Program Funds Budgeted | N/A | \$3,041,364.00 |
| Program Funds Drawdown | \$280,218.18 | \$352,820.50 |
| Obligated CDBG DR Funds | \$1,133,931.51 | \$1,229,963.68 |
| Expended CDBG DR Funds | \$300,358.78 | \$372,961.10 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|---|-----------------|----------------|
| Overall Benefit Percentage (Projected) | | 0.00% |
| Overall Benefit Percentage (Actual) | | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$456,204.60 | \$0.00 |
| Limit on Admin/Planning | \$304,136.40 | \$98,591.32 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|--------------------------------------|---------------|---------------|
| NSP Only - LH - 25% Set-Aside | \$760,341.00 | \$566,807.00 |

Overall Progress Narrative:

Redford Township's Stabilizing Neighborhood Action Plan (SNAP) is making major strides in the redevelopment of our residential neighborhoods hardest hit by the foreclosure crisis that has crippled our state as well as the country. Utilizing Neighborhood Stabilization Program (NSP) funds, we have invested our resources in the demolition and rehabilitation of properties throughout our "Areas of Greatest Need" as defined in our plan.

NSP dollars have been allocated and obligated for the demolition of nine (9) residential properties. Eight homes have been demolished and are awaiting final site preparation to allow for proper disposition of said properties. One property is awaiting demolition pending state/local approvals. An additional three homes are designated for demolition upon completion of the hazmat/asbestos surveys. One or more of these properties will be selected for "deconstruction".

Rehabilitation of existing properties owned by Redford Township is in different redevelopment stages. Currently four homes have been completed, fifteen homes are under construction and three homes are in the bidding stage. General contractors and sub-contractors have been used for the redevelopment of each property creating job opportunities for multiple building/construction trades. Numerous temporary part-time employment (PTE) was created for individuals that performed work on the NSP homes. Due to the fact that Redford Township is acting as the project manager, we are making available multiple contracts to businesses throughout SE Michigan. All the contractors have expressed their gratitude for the construction opportunities that have been offered through the NSP.

A waiting list of potential homebuyers has been compiled and SNAP program information/applications have been mailed to all interested parties. This application process will allow our department to determine eligibility. Downpayment assistance will be available to all homebuyers.

We anticipate that the first four homes that have been completed will be sold within the next 45-60 days. This will be an exciting time given the amount of effort and preparation that has gone into our program by our staff and contractors. We look forward to the continued success of the stabilization of our neighborhoods.

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, Acquisition | \$4,792.58 | \$1,500,000.00 | \$28,222.43 |
| RT002, Demolition | \$29,931.37 | \$100,000.00 | \$30,531.37 |
| RT003, Rehab/Redevelop | \$199,141.83 | \$867,228.00 | \$199,141.83 |
| RT004, Down Payment Assist | \$0.00 | \$270,000.00 | \$0.00 |
| RT005, Planning/Admin | \$46,352.40 | \$304,136.00 | \$94,924.87 |
| RT006, Developers-Rehab/Redevelop | \$0.00 | \$0.00 | \$0.00 |
| RT006, Developers-Rehab/Redevelop | \$0.00 | \$0.00 | \$0.00 |
| RT007, Non-Profits Acquisition/Rehabilitation | \$0.00 | \$0.00 | \$0.00 |

Activities

Grantee Activity Number: ACQ

Activity Title: ACQ

Activity Category:

Acquisition - general

Project Number:

RT001

Projected Start Date:

03/20/2009

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Charter Township of Redford - Community Development

Overall

Oct 1 thru Dec 31, 2009

To Date

| | | |
|---|------------|--------------|
| Total Projected Budget from All Sources | N/A | \$270,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$270,000.00 |
| Program Funds Drawdown | \$4,792.58 | \$28,222.43 |
| Obligated CDBG DR Funds | \$4,792.58 | \$28,222.43 |
| Expended CDBG DR Funds | \$4,792.58 | \$4,792.58 |
| Charter Township of Redford - Community Development | \$4,792.58 | \$4,792.58 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$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.

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:

No new properties were acquired in this quarter.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 33/50 |

| | This Report Period | Cumulative Actual Total / Expected |
|---------------------------|---------------------------|---|
| | Total | Total |
| # of Housing Units | 0 | 33/50 |

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: ADMIN

Activity Title: ADMIN

Activity Category:

Administration

Project Number:

RT005

Projected Start Date:

03/20/2009

Activity Status:

Under Way

Project Title:

Planning/Admin

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Charter Township of Redford - Community Development

Overall

Oct 1 thru Dec 31, 2009

To Date

| | | |
|---|--------------|--------------|
| Total Projected Budget from All Sources | N/A | \$304,136.00 |
| Total CDBG Program Funds Budgeted | N/A | \$304,136.00 |
| Program Funds Drawdown | \$46,352.40 | \$94,924.87 |
| Obligated CDBG DR Funds | \$232,133.68 | \$304,136.00 |
| Expended CDBG DR Funds | \$26,589.00 | \$98,591.32 |
| Charter Township of Redford - Community Development | \$26,589.00 | \$98,591.32 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$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:

Administrative funds have been obligated in full by Redford Township. The following duties have been accomplished by our staff: training, property disposition, site evaluations/inspections, project management, contractor bids/meetings and administrative costs. Additional staff (part-time and interns) have been brought on board to accomplish the tasks at hand to ensure program success.

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

Activity Title: DEMO

Activity Category:

Clearance and Demolition

Project Number:

RT002

Projected Start Date:

03/20/2009

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Charter Township of Redford - Community Development

Overall

Oct 1 thru Dec 31, 2009

To Date

| | | |
|---|-------------|--------------|
| Total Projected Budget from All Sources | N/A | \$150,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$150,000.00 |
| Program Funds Drawdown | \$29,931.37 | \$30,531.37 |
| Obligated CDBG DR Funds | \$70,149.30 | \$70,749.30 |
| Expended CDBG DR Funds | \$29,931.37 | \$30,531.37 |
| Charter Township of Redford - Community Development | \$29,931.37 | \$30,531.37 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

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 four residential properties demolished in this quarter (late December) with payments being expended/drawn in the next reporting period. The four properties had been vacant for sometime and were well received by the neighbors to alleviate the blight issue that was ensuing. Once the lots have final site grade completed in spring 2010, the lots will be designated for sale to the adjacent neighbors.
Please note, that "Program Funds Expended for Oct. 1, 2009 thru Dec. 31, 2009" line item reflects dollars that were spent in the 2nd and 3rd quarters of this fiscal year. Demolition 2nd Quarter expended = \$27,961.37 -AND- Demolition 3rd Quarter expended = \$1,970.00 for a YTD Total of \$29,931.37.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 4 | 8/10 |
| # of Businesses | 0 | 0/0 |

| | This Report Period | Cumulative Actual Total / Expected |
|--------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 4 | 8/9 |

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

| Address | City | State | Zip |
|------------------|---------|-------|-------|
| 15472 Winston | Redford | NA | 48239 |
| 19435 Wakenden | Redford | NA | 48240 |
| 18844 Norborne | Redford | NA | 48240 |
| 15802 Beech Daly | Redford | NA | 48239 |

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

Activity Title: DPA

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

RT004

Projected Start Date:

03/20/2009

Activity Status:

Under Way

Project Title:

Down Payment Assist

Projected End Date:

07/30/2009

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Charter Township of Redford - Community Development

Overall

Oct 1 thru Dec 31, 2009

To Date

| | | |
|---|--------|--------------|
| Total Projected Budget from All Sources | N/A | \$300,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$300,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Charter Township of Redford - Community Development | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Funding will be allocated to income eligible candidates 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:

No activity to report as there were no homes sold during this quarter. Downpayment assistance (DPA) will be provided to the new homebuyers as needed.

| | This Report Period | Cumulative Actual Total / Expected |
|--------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 0 | 0/50 |

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|------|----------------|---|
| | Low | Mod | Total | Low | Mod | Total Low/Mod% | |
| # of Households benefitting | 0 | 0 | 0 | 0/12 | 0/38 | 0/50 | 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: REH/RDV-LI

Activity Title: REH/RDV-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

RT003

Projected Start Date:

03/20/2009

Activity Status:

Under Way

Project Title:

Rehab/Redevelop

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Charter Township of Redford - Community Development

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$379,307.00 |
| Total CDBG Program Funds Budgeted | N/A | \$379,307.00 |
| Program Funds Drawdown | \$199,141.83 | \$199,141.83 |
| Obligated CDBG DR Funds | \$199,391.83 | \$199,391.83 |
| Expended CDBG DR Funds | \$209,492.83 | \$209,492.83 |
| Charter Township of Redford - Community Development | \$209,492.83 | \$209,492.83 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$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 numerous homes that were rehabilitated using NSP funds for this activity (Rehab LI). 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 were in various stages of construction.

We have not entered any project addresses for this reporting period due to the fact we are waiting for homes to sell at which time we will be able to define if the future homebuyer will be either LI or LMMI. Once the transaction is complete, we can enter the specific project address in the correct activity.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 1/10 |

| # of Housing Units | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|--|--|------------------------------------|--|--|--|
| | Total | | | Total | | | |
| # of Housing Units | 0 | | | 1/10 | | | |

| # of Households benefitting | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households benefitting | 0 | 0 | 0 | 0/10 | 0/0 | 1/10 | 0.00 |

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: REH/RDV-LMMI

Activity Title: REH/RDV-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

RT003

Projected Start Date:

03/20/2009

Activity Status:

Under Way

Project Title:

Rehab/Redevelop

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Charter Township of Redford - Community Development

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,137,921.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,137,921.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$627,464.12 | \$627,464.12 |
| Expended CDBG DR Funds | \$29,553.00 | \$29,553.00 |
| Charter Township of Redford - Community Development | \$29,553.00 | \$29,553.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$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 numerous homes that were rehabilitated using NSP funds for this activity (Rehab 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 were in various stages of construction.

We have not entered any project addresses for this reporting period due to the fact we are waiting for homes to sell at which time we will be able to define if the future homebuyer will be either LI or LMMI. Once the transaction is complete, we can enter the specific project address in the correct activity.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 3/30 |

| # of Housing Units | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|--|--|------------------------------------|--|--|--|
| | Total | | | Total | | | |
| # of Housing Units | 0 | | | 3/30 | | | |

| # of Households benefitting | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|------|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/30 | 3/30 | 0.00 |

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 | |