

Grantee: Redford, MI

Grant: B-08-MN-26-0010

July 1, 2010 thru September 30, 2010 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:

Submitted - Await for Review

QPR Contact:

Michael D. Dennis

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	\$27,859.12	\$1,568,302.29
Obligated CDBG DR Funds	\$380,305.68	\$3,041,364.00
Expended CDBG DR Funds	\$0.00	\$737,313.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$295,280.15	\$485,090.51
Program Income Drawdown	\$316,718.94	\$354,813.19

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	\$121,542.46
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:

The Redford Township Stabilizing Neighborhood Action Plan (SNAP) Program has made significant strides in the redevelopment of our residential neighborhoods over the past few months. Utilizing HUD 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 NSP Plan. NSP dollars has been obligated for the demolition of thirteen residential properties to date. Eight homes have been demolished and final site preparation has been completed (graded/leveled). Five properties are still awaiting demolition and should be completed in the next few weeks due to utility disconnection delays due to weather conditions (mid-November). Redford Township submitted Purchase Agreements to Wayne County in August of 2010 to acquire five residential properties with the intention of demolishing and redeveloping these vacant/blighted structures. The majority of vacant sites are being offered/sold to the abutting property owners. This

will establish additional "green space" for the neighborhoods.

Rehabilitation of existing properties, owned by Redford Township, are in various redevelopment stages. Currently nineteen homes have been completed and fourteen homes are in the rehabilitation stage for redevelopment. General contractors and sub-contractors have been used 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 NSP homes. Due to the fact that Redford Township is acting as the project manager, we are making available multiple contracts to businesses throughout the region.

Redford Township has also contracted with three NSP Developers to acquire, rehabilitate and sell residential properties that are approved by Township staff. The developers will be following the same criteria that is being used by Redford Township and it is anticipated that a minimum of seven residential properties will be rehabilitated/sold to income eligible homeowners. In addition, Redford Township has entered into an agreement, with Habitat for Humanity of Western Wayne, to construct two new homes on properties on which vacant/blighted structures were previously demolished using NSP funds. The first Habitat site broke ground late-July and was completed in October 2010. The second Habitat project is projected to break ground in November of 2010.

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 over 300 families/individuals who have applied for the SNAP program, with 15 applicants being pre-approved for a home mortgage through a certified FHA lender/financial institution over the course of the program to date. Eight new homeowners and have taken ownership of their newly redeveloped homes located throughout Redford Township. The eight new Redford Township residents closed on their properties at the end of June and late July 2010. In addition, seven potential homebuyers have been identified and approved and are currently in the purchase phase. Two of the pre-approved applicants should close on their respective properties in October-November 2010. The recent home sales have generated over \$400,000 in Program Income, which will allow Redford Township to further continue our SNAP Program efforts to fight the foreclosure crisis that has crippled our community. 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.

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	\$0.00	\$270,000.00	\$51,750.55
RT002, Demolition	\$0.00	\$150,000.00	\$70,967.95
RT003, Rehab/Redevelop	\$0.00	\$1,517,228.00	\$1,152,059.04
RT004, Down Payment Assist	\$27,859.12	\$300,000.00	\$50,994.53
RT005, Planning/Admin	\$0.00	\$304,136.00	\$169,960.91
RT006, Developers-Rehab/Redevelop	\$0.00	\$0.00	\$0.00
RT006, Developers-Rehab/Redevelop	\$0.00	\$500,000.00	\$72,569.31
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

Jul 1 thru Sep 30, 2010

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	\$0.00	\$51,750.55
Obligated CDBG DR Funds	\$191,906.25	\$270,000.00
Expended CDBG DR Funds	\$0.00	\$4,807.58
Charter Township of Redford - Community Development	\$0.00	\$4,807.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$60,000.00
Program Income Drawdown	\$184,673.45	\$201,519.81

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:

Redford Township purchased five foreclosed/vacant properties using NSP Acquisition funds from July 1, 2010 thru September 30, 2010. All five homes are targeted for rehabilitation/redevelopment in our next phase of projects.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	39/50

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	41/50

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
11359 Columbia	Redford	NA	48239
9563 Tecumseh	Redford	NA	48239
17693 Denby	Redford	NA	48240
15802 Woodworth	Redford	NA	48239
19315 Denby	Redford	NA	48240

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

Jul 1 thru Sep 30, 2010

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	\$0.00	\$169,960.91
Obligated CDBG DR Funds	\$0.00	\$304,136.00
Expended CDBG DR Funds	\$0.00	\$121,542.46
Charter Township of Redford - Community Development	\$0.00	\$121,542.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$17,716.27	\$17,716.27

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 our staff within this reporting period: property disposition, site evaluations/inspections, project management, contractor payments for completed work and DRGR draws. In addition, we have completed a small advertising campaign to market our SNAP Program within our community and the surrounding areas. Our intention is to stimulate interest in the program and make the potential homebuyer aware of the possibility of homeownership within our community. This campaign has generated many inquiries about the program and provided us with a stream of potential applicants.

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	Jul 1 thru Sep 30, 2010	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	\$0.00	\$70,967.95
Obligated CDBG DR Funds	\$11,775.43	\$150,000.00
Expended CDBG DR Funds	\$0.00	\$30,648.37
Charter Township of Redford - Community Development	\$0.00	\$30,648.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$3,331.05	\$3,331.05
Program Income Drawdown	\$3,487.72	\$3,487.72

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:

ABLE Demolition of Shelby Township won the demolition bid for four SNAP properties and Blue Star Demolition of Warren won one demolition project. All five demo projects should be completed in the next 45-60 days (depending on utility disconnections and weather delays). Haz Mat & ACM inspections were performed on all properties. Property appraisals were completed on the Winston and Olympia properties before they were sold to the adjacent neighbors to obtain current market value of the vacant lots.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	13/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	13/9

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
15480 Leona	Redford	NA	48239
12615 Mercedes	Redford	NA	48239
15407 Lennane	Redford	NA	48239
19324 Inkster	Redford	NA	48240
9160 Hazelton	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: DEVELOPERS-REH/RDV-LI

Activity Title: DEVELOPERS-REH/RDV-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

RT006

Project Title:

Developers-Rehab/Redevelop

Projected Start Date:

03/31/2010

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

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$187,500.00
Total CDBG Program Funds Budgeted	N/A	\$187,500.00
Program Funds Drawdown	\$0.00	\$53,481.30
Obligated CDBG DR Funds	\$0.00	\$187,500.00
Expended CDBG DR Funds	\$0.00	\$53,481.30
Charter Township of Redford - Community Development	\$0.00	\$53,481.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$40,950.00	\$40,950.00

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:

Three developers have been approved to complete this activity to acquire, rehabilitate and sell homes in approved residential neighborhoods in our Areas of Greatest Need. The selected developers are mandated per their contracts/agreements with Redford Township to sell half of their redeveloped properties to families/individuals that meet the LI income category. In addition, Habitat for Humanity of Western Wayne has begun construction of a new home on the site of a recently demolished SNAP home. Funds were expended during this reporting period for the construction of the Habitat project on the Berwyn site. Each respective developer will work together with Township staff to ensure code compliance and proper NSP guidelines are followed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/2

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: DEVELOPERS-REH/RDV-LMMI

Activity Title: DEVELOPERS-REH/RDV-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

RT006

Project Title:

Developers-Rehab/Redevelop

Projected Start Date:

03/31/2010

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

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$312,500.00
Total CDBG Program Funds Budgeted	N/A	\$312,500.00
Program Funds Drawdown	\$0.00	\$19,088.01
Obligated CDBG DR Funds	\$0.00	\$312,500.00
Expended CDBG DR Funds	\$0.00	\$19,088.01
Charter Township of Redford - Community Development	\$0.00	\$19,088.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$27,636.22	\$27,636.22

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:

Three developers have been approved to complete this activity to acquire, rehabilitate and sell homes in approved residential neighborhoods in our Areas of Greatest Need. The selected developers are mandated per their contracts/agreements with Redford Township to sell half of their redeveloped properties to families/individuals that meet the LMMI income category. Each respective developer will work together with Township staff to ensure code compliance and proper NSP guidelines are followed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/8

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: 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

Jul 1 thru Sep 30, 2010

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	\$27,859.12	\$50,994.53
Obligated CDBG DR Funds	\$80,000.00	\$300,000.00
Expended CDBG DR Funds	\$0.00	\$50,994.53
Charter Township of Redford - Community Development	\$0.00	\$50,994.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$163.87	\$163.87
Program Income Drawdown	\$8,190.31	\$8,190.31

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:

One redeveloped home was sold in July 2010 and the homebuyer received SNAP downpayment assistance (DPA, closing costs, pre-pays, etc.) in the amount of \$8,190.31 which was based on the purchase price of the home. We will continue to offer DPA to all future homebuyers as the SNAP program proceeds.

The data below reflects the income categories for the families/individuals that have received downpayment assistance (DPA) for the purchase of a home from the SNAP Program to date. This information is not correctly reflected in the report data but will be corrected in the next reporting period.

- LMMI Homebuyers DPA: 5 households benefitting in the amount of \$ 38,671.07
- LI Homebuyers DPA: 3 households benefitting in the amount of \$ 20,513.77

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	8/50

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	1	1	0/12	1/38	8/50	12.50

Activity Locations

Address	City	State	Zip
9988 Hazelton	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: NON-PROFITS-ACQUISITION/REHABILITATION
Activity Title: NON-PROFITS-ACQUISITION/REHABILITATION

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

RT007

Projected Start Date:

03/31/2010

Activity Status:

Planned

Project Title:

Non-Profits Acquisition/Rehabilitation

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	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
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 a non-profit entity with the intention to purchase a foreclosed upon home and provide housing for low/mod income persons. 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:

This activity has been cancelled at this point due to a lack of qualified parties that could be assisted within the eligible category. Staff efforts were re-allocated into the other approved activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/0	0/0	0/2	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	Jul 1 thru Sep 30, 2010	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	\$0.00	\$261,371.99
Obligated CDBG DR Funds	\$24,156.00	\$379,307.00
Expended CDBG DR Funds	\$0.00	\$212,572.33
Charter Township of Redford - Community Development	\$0.00	\$212,572.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$97,532.24	\$178,974.51
Program Income Drawdown	\$28,163.10	\$28,194.01

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 multiple 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 are in various stages of construction. Three LI properties have been sold to date and were sold in the previous reporting period (4/1/10 thru 6/30/10). The three LI properties were not accounted for in this submitted report. Due to technical difficulties on the DRGR system, we cannot correctly report these sales in this reporting cycle. We hope to be able to make the proper revisions in this report with assistance from HUD/DRGR technical staff. Additional LI rehabilitated homes are being reviewed by perspective buyers and we anticipate the sale of additional LI homes in the near future. At that time we will be able to define the homebuyer as LI or LMMI. Once the transaction is complete, we will enter the specific project address in the correct activity for that reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	5/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	5/10

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: 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

Jul 1 thru Sep 30, 2010

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	\$890,687.05
Obligated CDBG DR Funds	\$72,468.00	\$1,137,921.00
Expended CDBG DR Funds	\$0.00	\$244,178.69
Charter Township of Redford - Community Development	\$0.00	\$244,178.69
Match Contributed	\$0.00	\$0.00
Program Income Received	\$194,252.99	\$242,621.08
Program Income Drawdown	\$5,901.87	\$27,118.85

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 multiple 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 are in various stages of construction. One property (Hazelton) sold during this reporting period and the additional property (Pomona) sold in the previous reporting period. We are inputting this data into the new screens that have been added to the DRGR system. Please note, in the "beneficiary data screen", female head of household is listed as zero, when it should be reported as four in this report (please see submitted data). Additional LMMI rehabilitated homes are being reviewed by prospective buyers and we anticipate the sale of additional LMMI homes in the near future. At that time we will be able to define the homebuyer as LI or LMMI. Once the transaction is complete, we will enter the specific project address in the correct activity for that reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	5/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	5/30

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	2	2	0/0	2/30	5/30	40.00

Activity Locations

Address	City	State	Zip
15517 Pomona	Redford	NA	48239
9988 Hazelton	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	