

Grantee: Redford, MI

Grant: B-08-MN-26-0010

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-MN-26-0010

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

Redford, MI

Contract End Date:

03/23/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$3,041,364.00

Grant Status:

Active

QPR Contact:

Michael D. Dennis

Estimated PI/RL Funds:

\$2,000,000.00

Total Budget:

\$5,041,364.00

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:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,041,364.00
Total Budget	\$1,968,636.00	\$5,041,364.00
Total Obligated	\$2,017,963.18	\$5,059,327.18
Total Funds Drawdown	\$738,132.08	\$4,051,189.98
Program Funds Drawdown	\$56,830.92	\$2,148,994.02
Program Income Drawdown	\$681,301.16	\$1,902,195.96
Program Income Received	\$286,255.19	\$1,732,647.76
Total Funds Expended	\$378,005.51	\$2,801,228.89
Match Contributed	\$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	\$269,965.27
Limit on State Admin	\$0.00	\$269,965.27

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$760,341.00	\$1,325,000.00

Overall Progress Narrative:

The Redford Township Stabilizing Neighborhood Action Plan (SNAP) Program has made significant strides in the redevelopment of our residential neighborhoods. 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 have been obligated for the demolition of twenty-two single-family properties to date (21 demolition projects have been completed). The majority of vacant sites are being 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 properties, owned by Redford Township, are in various redevelopment stages. Thirty-two (32) homes have been rehabilitated to date and 30 of the homes have been sold as of December 31, 2011 (2010 and 2011 program years) to eligible LMMI and LI homebuyers. Four (4) additional single-family homes are



being redeveloped and are already sold to new homebuyers, with the closings to be completed in the next reporting period. Two (2) of the redeveloped homes are currently awaiting new owners and are listed with real estate agents at this time (Multiple Listing Service - MLS). There are also an additional nine (9) homes in the specification/rehabilitation stage and should be completed in the Spring/Summer 2012 (pending weather delays). 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 are following the same criteria that is being used by Redford Township and it is anticipated that a minimum of six residential properties will be rehabilitated/sold to income eligible homeowners. One of the developers (Home Renewal Systems) has sold two redeveloped properties to LMMI homebuyers. The other two developers, are working on their respective properties and anticipate to be completed in Winter/Spring 2012. In addition, Redford Township entered into an agreement with Habitat for Humanity of Western Wayne to construct another new home on a property on which a vacant/blighted structures was previously demolished using NSP funds. This project has been delayed, but Habitat has completed site work & framing the home in December 2011. They hope to be completed with the project by Spring 2012.

>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 600 families/individuals who have applied for the SNAP Program, with an estimated 45 applicants being pre-approved for a home mortgage through a certified FHA lender/financial institution over the course of the program to date. Thirty (30) new homeowners have taken ownership of their newly redeveloped homes located throughout Redford Township. Seven (7) LI and 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 Agreements for. These individuals should close on their respective properties in Winter/Spring 2012. The SNAP Program home sales have generated over \$1.7 million in Program Income for the SNAP Program, which allows Redford Township to further continue our stabilization 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.

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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	\$7,694.30	\$235,000.00	\$143,506.29
RT003, Acq-Rehab/Redevelop	\$25,734.95	\$3,500,000.00	\$1,522,428.84
RT004, Down Payment Assist	\$5,973.03	\$400,000.00	\$94,186.85
RT005-28900, Planning/Admin	\$4,574.37	\$375,000.00	\$189,497.72
RT006, Developers-Rehab/Redevelop	\$12,854.27	\$500,000.00	\$199,374.32



Activities

Grantee Activity Number:	ACQ-LI
Activity Title:	ACQ-LI

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$62,264.00)	\$0.00
Total Obligated	(\$62,264.00)	\$0.00
Total Funds Drawdown	\$0.00	\$245,739.89
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$245,739.89
Program Income Received	\$0.00	\$60,000.00
Total Funds Expended	\$0.00	\$8,131.98
Charter Township of Redford - Community Development	\$0.00	\$8,131.98
Match Contributed	\$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 CANCELLED ON 12/21/2012 AND ALL PREVIOUS VOUCHERS WERE REVISED APPROPRIATELY ** There was only one draw completed this quarter for ACQ-LI before this activity was cancelled in the amount of \$1,904.40 and this Voucher (#169338) was revised to ACQ-REH/RDV-LMMI on 12-21-2011. As required, all performance measures/addresses for the ACQ-LI activity will be reflected in the ACQ-REH/RDV activity.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	39/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	41/0
# of Singlefamily Units	0	41/0

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	3/0	3/0	100.00
# Owner Households	0	0	0	0/0	3/0	3/0	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-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

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$207,736.00)	\$0.00
Total Obligated	(\$102,000.00)	\$105,736.00
Total Funds Drawdown	\$0.00	\$19,817.71
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$19,817.71
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$78,672.49
Charter Township of Redford - Community Development	\$0.00	\$78,672.49
Match Contributed	\$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 CANCELLED ON 12/21/2012 AND ALL PREVIOUS VOUCHERS WERE REVISED APPROPRIATELY ** There was only one draw completed this quarter for ACQ-LMMI before this activity was cancelled in the amount of \$14,921.84 (Program Funds) and \$41,763.79 (Program Income) and this Voucher (#169338) was revised to ACQ-REH/RDV-LI on 12-21-2011.

As required, all performance measures/addresses for the ACQ-LMMI activity will be reflected in the ACQ-REH/RDV activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$650,000.00	\$1,000,000.00
Total Obligated	\$650,000.00	\$1,000,000.00
Total Funds Drawdown	\$231,129.81	\$784,299.68
Program Funds Drawdown	\$14,921.84	\$385,477.66
Program Income Drawdown	\$216,207.97	\$398,822.02
Program Income Received	\$131,970.69	\$535,084.00
Total Funds Expended	\$188,898.15	\$740,221.99
Charter Township of Redford - Community Development	\$188,898.15	\$740,221.99
Match Contributed	\$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:

The following Redford Township SNAP properties were sold this reporting period for a total PI amount for this reporting period of \$175,249.39:

- 26136 Joy Road sold on 10/17/2011 and PI received in the amount of \$70,770.00
- 11310 Leverne sold on 11/21/11 and PI received in the amount of \$61,200.69
- 12874 Norborne sold on 12/23/2011 and PI received in the amount of \$43,278.70

Redford Township is rehabilitating multiple homes using NSP funds for this activity (ACQ-REH/RDV-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.

PLEASE NOTE: The Program Income listed above in the amount of \$131,970.69 should actually be \$175,249.39. The PI of \$43,278.70 (sale of 12874 Norborne) was mistakenly receipted into DEV-REH/RDV-LI category for this reporting period. The overall PI received by Redford Township is correct as receipted in the DRGR system.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	3		13/10	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		13/10	
# of Singlefamily Units	3		13/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	8/10	0/0	8/10	100.00
# Owner Households	3	0	3	8/10	0/0	8/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
26136 Joy Rd	Redford		Michigan	48239-1877	Match / Y
11310 Leverage	Redford		Michigan	48239-2272	Match / Y
12874 Norborne	Redford		Michigan	48239-2768	Match / Y

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,531,364.00
Total Budget	\$1,332,772.00	\$2,531,364.00
Total Obligated	\$1,332,772.00	\$2,500,000.00
Total Funds Drawdown	\$370,067.52	\$1,961,314.40
Program Funds Drawdown	\$10,813.11	\$1,136,951.18
Program Income Drawdown	\$359,254.41	\$824,363.22
Program Income Received	\$58,275.10	\$1,033,536.35
Total Funds Expended	\$48,567.67	\$825,772.65
Charter Township of Redford - Community Development	\$48,567.67	\$825,772.65
Match Contributed	\$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:

The following Redford Township SNAP properties were sold this reporting period for a total PI amount for this reporting period of \$111,005.80:

- 17693 Denby sold on 12/2/2011 and PI received in the amount of \$58,275.10
- 19315 Denby sold on 12/23/11 and PI received in the amount of \$52,730.70

Redford Township is rehabilitating multiple homes using NSP 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.

PLEASE NOTE: The Program Income listed above in the amount of \$58,275.10 should actually be \$111,005.80. The PI of \$52,730.70 (sale of 19315 Denby) was mistakenly receipted into DEV-REH/RDV-LMMI category for this reporting period. The overall PI received by Redford Township is correct as receipted in the DRGR system.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	19/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	19/30
# of Singlefamily Units	2	19/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	16/30	19/30	84.21
# Owner Households	0	2	2	0/0	16/30	19/30	84.21

Activity Locations

Address	City	County	State	Zip	Status / Accept
17693 Denby	Redford		Michigan	48240-	Match / N
19315 Denby	Redford		Michigan	48240-	Match / N

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 - 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

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$375,000.00
Total Budget	\$70,864.00	\$375,000.00
Total Obligated	\$70,864.00	\$375,000.00
Total Funds Drawdown	\$15,981.05	\$269,965.27
Program Funds Drawdown	\$4,574.37	\$189,497.72
Program Income Drawdown	\$11,406.68	\$80,467.55
Program Income Received	\$0.00	\$4.14
Total Funds Expended	\$16,117.58	\$281,259.08
Charter Township of Redford - Community Development	\$16,117.58	\$281,259.08
Match Contributed	\$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 our 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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$235,000.00
Total Budget	\$85,000.00	\$235,000.00
Total Obligated	\$85,000.00	\$235,000.00
Total Funds Drawdown	\$24,829.84	\$179,438.67
Program Funds Drawdown	\$7,694.30	\$143,506.29
Program Income Drawdown	\$17,135.54	\$35,932.38
Program Income Received	\$0.00	\$7,000.00
Total Funds Expended	\$65,027.59	\$231,387.92
Charter Township of Redford - Community Development	\$65,027.59	\$231,387.92
Match Contributed	\$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:

Four residential properties were demolished during this reporting period, but no sales of the redeveloped properties occurred this period. In addition, funds were used to complete haz mat/asbestos surveys, utility disconnections, appraisals and property taxes paid prior to upcoming demolition projects. Lawn maintenance on various designated demolition properties were also completed in this reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/18
# 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	15/18
# of Singlefamily Units	0	15/18

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	



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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	(\$100,000.00)	\$200,000.00
Total Obligated	(\$100,000.00)	\$200,000.00
Total Funds Drawdown	\$5,098.91	\$187,534.12
Program Funds Drawdown	\$0.00	\$100,271.84
Program Income Drawdown	\$5,098.91	\$87,262.28
Program Income Received	\$43,278.70	\$43,278.70
Total Funds Expended	\$16,633.11	\$157,854.95
Charter Township of Redford - Community Development	\$0.00	\$0.00
Guy Construction, LLC	\$7,733.11	\$61,214.41
Habitat for Humanity of Western Wayne	\$8,900.00	\$96,640.54
Home Renewal Systems, LLC	\$0.00	\$0.00
Match Contributed	\$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 continues to work with Developers and has three redevelopment projects underway in the Developer LI activity. Two of the selected homes are being brought up to current building codes and energy efficient standards by Guy Construction. One home has been completed and is listed on the market (MLS) and the second home should be completed in the following reporting period.

Habitat for Humanity Western Wayne has begun their construction of a new home. Site work and framing of the home was completed in this reporting period and the home should be finished in the Spring 2012 with a new homeowner.

PLEASE NOTE: The Program Income listed above in the amount of \$43,278.70 should be receipted in the ACQ-REH/RDV-LI activity but was mistakenly submitted into this activity. There was zero PI received into the DEV-REH/RDV-LI category for this



reporting period. The overall PI received by Redford Township is correct as receipted in the DRGR system.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/4	
# 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	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	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: 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

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$100,000.00	\$300,000.00
Total Obligated	\$100,000.00	\$300,000.00
Total Funds Drawdown	\$54,254.77	\$217,494.92
Program Funds Drawdown	\$12,854.27	\$99,102.48
Program Income Drawdown	\$41,400.50	\$118,392.44
Program Income Received	\$52,730.70	\$52,730.70
Total Funds Expended	\$14,751.22	\$239,824.59
Charter Township of Redford - Community Development	\$0.00	\$0.00
Guy Construction, LLC	\$6,112.43	\$144,078.02
Home Renewal Systems, LLC	\$8,638.79	\$95,746.57
Match Contributed	\$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 continues to work with Developers and has two redevelopment projects underway in the Developer LMMI activity. Two of the selected homes will be brought up to current building codes and energy efficient standards by Guy Construction. In addition, the funds expended by Guy Construction in this activity were for the payment of real estate taxes. Home Renewal Systems sold one of their redeveloped properties in the prior reporting period (16191 Lexington) and the funds shown/expended in this reporting period are for their final payment to complete this activity.

PLEASE NOTE: The Program Income listed above in the amount of \$52,730.70 should be receipted in the ACQ-REH/RDV-LMMI activity but was mistakenly submitted into this activity. There was zero PI received into the DEV-REH/RDV-LMMI category for this reporting period. The overall PI received by Redford Township is correct as receipted in the DRGR system.



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	2/4
# of Singlefamily Units	0	2/4

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	1/4	1/4	100.00
# Owner Households	0	0	0	0/0	1/4	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: 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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$125,000.00
Total Budget	\$45,790.00	\$125,000.00
Total Obligated	\$43,591.18	\$122,801.18
Total Funds Drawdown	\$18,752.07	\$110,354.93
Program Funds Drawdown	\$0.00	\$61,155.54
Program Income Drawdown	\$18,752.07	\$49,199.39
Program Income Received	\$0.00	\$813.87
Total Funds Expended	\$16,747.28	\$118,911.90
Charter Township of Redford - Community Development	\$16,747.28	\$118,911.90
Match Contributed	\$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 was three (3) single-family homes sold in the Low-Income (LI) category that received down payment assistance this reporting period, with a total expenditure of DPA-LI of \$16,747.28. All performance measures for this activity are reflected in the ACQ-REH/RDV-LI activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/10
# of Singlefamily Units	0	8/10



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	1/0	8/10	12.50
# Owner Households	0	0	0	0/10	1/0	8/10	12.50

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

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$275,000.00
Total Budget	\$54,210.00	\$275,000.00
Total Obligated	\$0.00	\$220,790.00
Total Funds Drawdown	\$18,018.11	\$75,230.39
Program Funds Drawdown	\$5,973.03	\$33,031.31
Program Income Drawdown	\$12,045.08	\$42,199.08
Program Income Received	\$0.00	\$200.00
Total Funds Expended	\$11,262.91	\$119,191.34
Charter Township of Redford - Community Development	\$11,262.91	\$119,191.34
Match Contributed	\$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 was two (2) single-family homes 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 \$16,747.28. All performance measures for this activity are reflected in the ACQ-REH/RDV-LMMI activity.

Accomplishments Performance Measures

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



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

