

**Grantee: Redford, MI**

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

**July 1, 2011 thru September 30, 2011 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:**

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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
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	\$0.00	\$2,092,163.10
Program Funds Obligated	\$0.00	\$3,041,364.00
Program Funds Expended	\$422,861.73	\$2,423,223.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$240,841.74	\$1,446,392.57
Program Income Drawdown	\$278,776.60	\$1,238,741.16

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
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	\$253,984.22
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
NSP Only - LH - 25% Set-Aside	\$760,341.00	\$791,474.00

## 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 has been obligated for the demolition of twenty-one single-family properties to date (15 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-one (31) homes have been rehabilitated to date and 26 of the homes have been sold as of October 2011 (2010 and

2011) to eligible LMMI and LI homebuyers. Four (4) 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 fourteen (14) homes in the specification/rehabilitation stage and should be completed in the Winter 2011 and Spring 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 Fall/Winter 2011.

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 vacant/blighted structures were previously demolished using NSP funds. This project has been delayed and Habitat should break ground in November 2011 with the receipt of a Certificate of Occupancy in the 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 over 500 families/individuals who have applied for the SNAP program, with 40 applicants being pre-approved for a home mortgage through a certified FHA lender/financial institution over the course of the program to date. Twenty-six (26) 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 of their respective homes that they have entered into Agreements for. These individuals should close on their respective properties in Fall/Winter 2011. The home sales have generated over \$1.5 million in Program Income for the SNAP Program, which allows 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	\$62,264.00	\$53,940.45
RT001, Acquisition	\$0.00	\$207,736.00	\$24,029.71
RT002, Demolition	\$0.00	\$150,000.00	\$135,811.99
RT003, Rehab/Redevelop	\$0.00	\$1,517,228.00	\$1,418,723.73
RT004, Down Payment Assist	\$0.00	\$300,000.00	\$88,213.82
RT005, Planning/Admin	\$0.00	\$304,136.00	\$184,923.35
RT006, Developers-Rehab/Redevelop	\$0.00	\$500,000.00	\$186,520.05

## Activities

**Grantee Activity Number:** ACQ-LI

**Activity Title:** ACQ-LI

**Activity Category:**

Acquisition - general

**Project Number:**

RT001

**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:**

Acquisition

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$62,264.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$62,264.00
<b>Program Funds Drawdown</b>	\$0.00	\$53,940.45
<b>Program Funds Obligated</b>	\$0.00	\$62,264.00
<b>Program Funds Expended</b>	\$1,904.40	\$8,131.98
Charter Township of Redford - Community Development	\$1,904.40	\$8,131.98
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$63,032.40
<b>Program Income Drawdown</b>	\$0.00	\$262,586.25

**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:**

As required, all performance measures/addresses for the ACQ-LI activity will be reflected in the Rehab activity. The Program Funds Expended that are entered for this quarter are actually a "re-class" of funds from previous activities (homes sold) to correct the category where previous funds had been charged, This will allow for the appropriate ACQ-LI expenditures.

**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

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$207,736.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$207,736.00
<b>Program Funds Drawdown</b>	\$0.00	\$24,029.71
<b>Program Funds Obligated</b>	\$0.00	\$207,736.00
<b>Program Funds Expended</b>	\$56,685.63	\$78,672.49
Charter Township of Redford - Community Development	\$56,685.63	\$78,672.49
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$20,817.71

**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:**

Redford Township purchased nine (9) vacant residential properties (via Wayne County Treasurer and private owners) in this reporting period. As required, all performance measures/addresses for the ACQ-LMMI activity will be reflected in the Rehab activity.

The Program Funds Expended that are entered for this quarter which also include a "re-class" of funds from previous activities (homes sold) to correct the category where previous funds had been charged, This will allow for the appropriate ACQ-LMMI expenditures.

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

---

**Grantee Activity Number:** ADMIN

**Activity Title:** ADMIN

**Activity Category:**

Administration

**Project Number:**

RT005

**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**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$304,136.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$304,136.00
<b>Program Funds Drawdown</b>	\$0.00	\$184,923.35
<b>Program Funds Obligated</b>	\$0.00	\$304,136.00
<b>Program Funds Expended</b>	\$15,932.61	\$265,141.50
Charter Township of Redford - Community Development	\$15,932.61	\$265,141.50
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$4.14
<b>Program Income Drawdown</b>	\$11,241.72	\$69,060.87

**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

**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**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$150,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$135,811.99
<b>Program Funds Obligated</b>	\$0.00	\$150,000.00
<b>Program Funds Expended</b>	\$13,023.50	\$166,360.33
Charter Township of Redford - Community Development	\$13,023.50	\$166,360.33
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$5,831.05
<b>Program Income Drawdown</b>	\$8,631.00	\$18,796.84

**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:**

One residential property was demolished during this reporting period. In addition, funds were used to complete haz mat/asbestos surveys and utility disconnections prior to upcoming demolition projects. Lawn maintenance on various designated demolition properties were also completed.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	15/18
<b># of Businesses</b>	0	0/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	15/18

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	State	Zip
11659 Centralia	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

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Charter Township of Redford - Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$100,271.84
<b>Program Funds Obligated</b>	\$0.00	\$300,000.00
<b>Program Funds Expended</b>	\$0.00	\$141,221.84
Charter Township of Redford - Community Development	\$0.00	\$0.00
Guy Construction, LLC	\$0.00	\$53,481.30
Habitat for Humanity of Western Wayne	\$0.00	\$87,740.54
Home Renewal Systems, LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$19,272.35	\$82,163.37

**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. Habitat for Humanity is preparing to begin a new construction project on a site where a home was previously demolished through our program.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
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: DEVELOPERS-REH/RDV-LMMI**

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

**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

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Charter Township of Redford - Community Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$86,248.21
<b>Program Funds Obligated</b>	\$0.00	\$200,000.00
<b>Program Funds Expended</b>	\$41,400.50	\$225,073.37
Charter Township of Redford - Community Development	\$0.00	\$0.00
Guy Construction, LLC	\$31,400.50	\$137,965.59
Home Renewal Systems, LLC	\$10,000.00	\$87,107.78
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$76,991.94

**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 had two rehabilitation projects underway in the Developer LMMI activity. These two homes were brought up to current building codes and energy efficient standards by Guy Construction and Home Renewal Systems. One home was completed and sold during this reporting period by one of the developers, Home Renewal Systems.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	4/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/4
# of Singlefamily Units	1	2/4

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
16191 Lexington	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-LI

**Activity Title:** DPA-LI

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

RT004

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Down Payment Assist

**Projected End Date:**

07/30/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$79,210.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$79,210.00
<b>Program Funds Drawdown</b>	\$0.00	\$61,155.54
<b>Program Funds Obligated</b>	\$0.00	\$79,210.00
<b>Program Funds Expended</b>	\$18,752.07	\$102,164.62
Charter Township of Redford - Community Development	\$18,752.07	\$102,164.62
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$813.87
<b>Program Income Drawdown</b>	\$0.00	\$30,447.32

**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 one (1) single-family home sold in the low-income (LI) category this reporting period, with a total expenditure of DPA-LI of \$5,608.21. The performance measures for this activity are reflected in the Rehab/Redev LI activity. The Program Funds Expended that are entered for this quarter which also include a "re-class" of funds from previous activities (homes sold) to correct the category where previous funds had been charged. This will allow for appropriate DPA-LI expenditures. The two activities that have been reviewed and re-classed are 18705 Lexington and 26320 Southwestern.

**Accomplishments Performance Measures**

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

**Activity Title:** DPA-LMMI

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

RT004

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Down Payment Assist

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$220,790.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$220,790.00
<b>Program Funds Drawdown</b>	\$0.00	\$27,058.28
<b>Program Funds Obligated</b>	\$0.00	\$220,790.00
<b>Program Funds Expended</b>	\$12,045.08	\$107,928.43
Charter Township of Redford - Community Development	\$12,045.08	\$107,928.43
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$200.00
<b>Program Income Drawdown</b>	\$14,464.68	\$30,154.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

There were three (3) single-family home sold in the low-income middle-income (LMMI) category this reporting period, with a total expenditure of DPA-LMMI of \$16,362.15. The performance measures for this activity are reflected in the Rehab/Redev LMMI activity.

The Program Funds Expended that are entered for this quarter which also include a "re-class" of funds from previous activities (homes sold) to correct the cateogy where previous funds had been charged. This will allow for appropriate DPA-LMMI expenditures. The two activities that have been reviewed and re-classed are 18705 Lexington and 26320 Southwestern.

**Accomplishments Performance Measures**

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

---

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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

RT003

**Project Title:**

Rehab/Redevelop

**Projected Start Date:**

03/20/2009

**Projected End Date:**

07/30/2013

**Benefit Type:**

Direct Benefit (Households)

**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, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$350,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$350,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$346,526.11
<b>Program Funds Obligated</b>	\$0.00	\$350,000.00
<b>Program Funds Expended</b>	\$143,686.46	\$551,323.84
Charter Township of Redford - Community Development	\$143,686.46	\$551,323.84
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$56,145.10	\$460,215.49
<b>Program Income Drawdown</b>	\$63,824.40	\$182,614.05

**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 SNAP property was sold this reporting period: 9571 Salem sold on 9/12/2011 and Program Income received in the amount of \$56,145.10 for the sale of said property. Redford Township is rehabilitating multiple homes 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. The Program Funds Expended that are entered for this quarter which also include a "re-class" of funds from previous activities (homes sold) to correct the category where previous funds had been charged. This will allow for appropriate REH/RDV-LI expenditures. The five activities that have been reviewed and re-classed are 18705 Lexington, 26320 Southwestern, 18645 Wakenden, 19120 Indian and 18330 Poinciana.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**

# of Properties	1	10/10
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	10/10
# of Singlefamily Units	1	10/10

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	5/10	0/0	5/10	100.00
# Owner Households	1	0	1	5/10	0/0	5/10	100.00

### Activity Locations

Address	City	State	Zip
9571 Salem	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:** REH/RDV-LMMI

**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:**

Rehab/Redevelop

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charter Township of Redford - Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,167,228.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,167,228.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,072,197.62
<b>Program Funds Obligated</b>	\$0.00	\$1,167,228.00
<b>Program Funds Expended</b>	\$119,431.48	\$777,204.98
Charter Township of Redford - Community Development	\$119,431.48	\$777,204.98
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$184,696.64	\$916,295.62
<b>Program Income Drawdown</b>	\$161,342.45	\$465,108.81

**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 SNAP properties were sold this reporting period in the REH/RDV-LMMI category: 11363 Hazelton on 8/29/2011, 9563 Tecumseh on 9/19/2011 and 12891 Tecumseh on 9/19/2011. Program Income was received in the total amount of \$184,696.64 for the sale of said properties.

Redford Township is rehabilitating multiple homes 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.

The Program Funds Expended that are entered for this quarter which also include a "re-class" of funds from previous activities (homes sold) to correct the cateogy where previous funds had been charged. This will allow for appropriate REH/RDV-LMMI expenditures. The five activities that have been reviewed and re-classed are 18705 Lexington, 26320 Southwestern, 18645 Wakenden, 19120 Indian and 18330 Poinciana.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	17/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	17/30
# of Singlefamily Units	3	17/30

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	14/30	17/30	82.35
# Owner Households	0	3	3	0/0	14/30	17/30	82.35

## Activity Locations

Address	City	State	Zip
11363 Hazelton	Redford	NA	48239
9562 Tecumseh	Redford	NA	48239
12891 Tecumseh	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	