

Grantee: Redford, MI

Grant: B-08-MN-26-0010

April 1, 2014 thru June 30, 2014 Performance Report



Grant Number:

B-08-MN-26-0010

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

Redford, MI

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

Submitted - Await for Review

LOCCS Authorized Amount:

\$3,041,364.00

Grant Status:

Active

QPR Contact:

Michael D. Dennis

Estimated PI/RL Funds:

\$3,000,000.00

Total Budget:

\$6,041,364.00

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 (NSP 1) funds (\$3,041,364.00) plus Program Income 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 1 funded activities/properties will be located in the "Areas of Greatest Need" as determined by our research data as previously submitted in our NSP 1 Substantial Amendment.

Definitions and Descriptions:

DANGEROUS BUILDINGS/BLIGHTED STRUCTURES:

As defined in the Federal Register Vol. 73, No. 194 (II) (A), Monday October 6, 2008, notice of allocation, application procedures, regulatory waivers granted to and alternative requirements for emergency assistance for redevelopment of abandoned and foreclosed homes grantees under The Housing and Economic Recovery Act 2008, a blighted structure is generally described as follows:

"A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare."

It has been determined by the U.S. Department of Housing and Urban Development that the before quoted section of the Federal Register be used as a base in which a Grantee should further define a blighted structure for the purposes of implementing the clearance of such structures through the Neighborhood Stabilization Program, a component of HUD's Community Development Block Grant program, as authorized by The Housing and Economic Recovery Act of 2008. Therefore, Redford Township, a Grantee of HUD's CDBG and NSP funds, further defines a blighted or dangerous structure in the Redford Township Dangerous Buildings Ordinance as:

Dangerous building means any building or structure, residential or otherwise, that has one or more of the following defects or is in one or more



of the following conditions:

- >1. A door, aisle, passageway, stairway or other means of exit does not conform to the International Fire Code or Michigan Building Code.
- >2. A portion of the building or structure is damaged by fire, wind, flood or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the Housing Law of Michigan, Public Act 167 of 1917, as amended, (MCL 125.401 et seq.) or the Michigan Building Code for a new building or structure, purpose or location.
- >3. A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.
- >4. A portion of the building or structure has settled to such an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by the Housing Law of Michigan, Public Act 167 of 1917, as amended, (MCL 125.401 et seq.) or the Michigan Building Code.
- >5. The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.
- >6. The building or structure, or a part of the building or structure, is manifestly unsafe for the purpose of which it is used.
- >7. The building or structure is damaged by fire, wind or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing unice or an unlawful imoral act.
- >8. A building or structure used or intended to be used for dwelling purposes, including the ad- joining grounds, because of dilapidation, decay, damage, faulty construction or arrangement, or otherwise, is unsanitary or unfit for human habitation, is in a condition that the health officer of the township or county determines is likely to cause sickness or disease, or is likely to injure the health, safety or general welfare of people living in the dwelling.
- >9. A building or structure is vacant, dilapidated and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.
- >10. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease or rent with a real estate broker licensed under Article 25 of the Occupational Code, Public Act 299 of 1980, (MCL 339.2501 et seq.) or is not publicly offered for sale by the owner. This subdivision does not apply to either of the following:
 - >• A building or structure as to which the owner or agent does both of the following:
 - >a) Notifies the building department that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given by the owner or agent not more than 30 days after the building or structure becomes unoccupied.
 - >b) Maintains the exterior of the building or structure and adjoining grounds in accordance with this article and the Housing Law of Michigan, Public Act 167 1917, as amended, (MCL 125.401 et seq.) or the Michigan Building Code.
 - >• A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies the township building department that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given notice prescribed in this subparagraph shall notify the township building department not more than 30 days after the dwelling no longer qualifies for this exception. As used in this subparagraph, “secondary dwelling” means a dwelling such as a vacation home, hunting cabin or summer home that is occupied by the owner or a member of the owner’s family during part of the year.Redford Township is the enforcing agency, through the Township Building Official and/or such other official(s) or agency as may be designated by the Township Board.

CONTINUED AFFORDABILITY:

Redford Township will ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental, or redevelopment of abandoned and foreclosed-upon homes and residential properties under NSP remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income or, for units originally assisted with NSP funds.

In addition, Redford Township will ensure that homes remain affordable to individuals and families whose incomes do not exceed 50 percent of area median income.

Although Redford Township does not have a HOME program the Township will ensure long-term affordability by requiring HOME standards on all activities that require the purchase and resale of homes. As identified in 24 CFR 92.252 (e) and CFR 92.254 the periods of affordability applicable to NSP homebuyer projects are as follows:

- | | |
|---------------------------------|----------|
| 1. Under \$15,000 | 5 years |
| 2. Between \$15,000 to \$40,000 | 10 years |
| 3. Over \$40,000 | 15 years |
| 4. New Hosuing Construction | 20 years |

While these are minimum requirements, the Township may choose to implement more stringent affordability requirements than the minimum listed here to ensure that the properties remian affordable as long as possible.

HOUSING REHABILITATION:

Redford Township will use Housing Rehabilitation standards that were developed as a part of the Redford Township Housing Rehabilitation Program. Rehabilitation of housing units will meet all current Redford Township and State of Michigan Building Codes.

The Township will address the lead based paint hazards that are found in all homes rehabilitated with the Township’s NSP funds. The Township will continue to encourage appropriate staff and participating con- tractors to attend training and obtain certification in “Lead Based Paint Safe Work Practices” for Township construction rehabilitation projects.

Further information regarding Redford Township Housing Rehabilitation can be viewed in the Housing Rehabilitation Manual.

AFFORDABLE RENTS:

Redford Township is committed to supplying affordable rental units to Redford Township residents. As most of the NSP funds will be directed to homeownership, in cases where rentals are appropriate the FY 2009 Fair Market Rent for the Detroit-Warren-Livonia MSA will be used. The table above shows the Final FY 2009 FMRs by unit bedrooms. The FMRs for units with different numbers of bedrooms are computed from the ratio of the 2005 Revised Final FMRs (based on 2000 Decennial Census Data) for the different unit sizes to the 2005 2-Bedroom Revised Final FMRs. These Rent Ratios are applied to the Final FY 2009 2-Bedroom FMR to determine the Final FY 2009 FMRs for the different size units.

The 40th Percentile 2005 Intermediate Rents for different size units are computed from 40th Percentile 2000 Census Base Rents that are updated to 2005 using the 2000-to-2005 update factors for each unit size derived from the Revised Final FY 2005 FMR for the old FMR area that contained Detroit-Warren-Livonia MSA. If continuous rental of assisted units to the LMMI population is carried out then Redford Township will ensure long term affordability through the following:



- >• If tenant income increases above the qualifying threshold after the initial or any subsequent annual lease period, the rent shall be adjusted according to their new income level.
- >• Income qualified tenants (those with income below 120% of the area median income) must pay no more than 30 percent of their adjusted income for rent and utilities.

Low Income Targeting:

Low income individuals and families are those hardest hit by the foreclosure crisis. Redford Township will ensure that this demographic is assisted through the Neighborhood Stabilization Program. The income limits used to determine very low, low, moderate, and middle income individuals is established by HUD. For the purpose of the NSP Program, Redford Township will utilize the data established for Detroit-Warren-Livonia MSA. These numbers were updated for 2009. The income table below displays these income categories and limits. Redford Township will make at least \$760,341 (25% of Redford Township’s NSP allocation, as required) available for the purchase and redevelopment of abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income. Programs to accomplish this may include acquisition, rehabilitation/redevelopment, down payment assistance and demolition of blighted structures.

Acquisition and Relocation:

The Township does not have, nor does it anticipate funding any activities that will displace any resident or businesses as part of the Neighborhood Stabilization Program. If displacement does occur, the residents or businesses displaced would be entitled to compensation and / or assistance under applicable federal laws. Should the need for displacement ever arise, the Township will officially notify the residents or businesses expected to be displaced as soon as practicable following approval of the activity. The notice will include a description of the proposed action, a discussion of how the resident or business owner might be affected, and information concerning their rights and benefits.

Public Comment:

Following are the steps that lead to adoption of the substantial amendment by the Redford Township Board and submission to the U.S. Department of Housing and Urban Development by December 1, 2008. On Tuesday, October 28, 2008 at 5:00 pm, Redford Township held a CDBG Advisory Board public meeting at the Redford Township Community Center, 12121 Hemingway, Redford, Michigan 48239. The purpose of the meeting was to give an opportunity for the citizens and the CDBG Advisory Board to make comments on the proposed activities for the Neighborhood Stabilization Program. Redford Township will insert any public comments that are received during Public Hearings or received during the required 15-day public comment periods into the NSP Substantial Amendment. The public comment period began on November 10, 2008 and will end on November 24, 2008 for the initial plan and February 15, 2010 through March 1, 2010 for the most recent amendment to the plan. The plan is available for viewing on the Redford Township website (www.redfordtpw.com). Also, in accordance with the Redford Township Citizen Participation Plan, copies of the draft Substantial Amendment will be available for viewing at the Community Development Department. Copies of the NSP Substantial Amendment to interested citizens and organizations will be made available upon request. The Redford Township Board will take the Substantial Amendment up for consideration and adoption on Tuesday, November 25, 2008, at 7:00p.m. at the Redford Township Town Hall, 15145 Beech Daly Road, Redford, MI 48239. All correspondence, records, written proposals, minutes of the public hearings and meetings will be retained in the Community Development Department. Any pertinent information, such as written proposals from a citizens group, etc. will be presented to the Community Development Block Grant Advisory Board for review and consideration. If assistance in reading or obtaining program records is needed, the Redford Township Community Development Department should be contacted at 313- 387-2785 or interested parties can access records at the Community Development Department, 12121 Hemingway, Redford, Michigan 48239. There were no public comments submitted during the initial 15-day public comment period from November 10, 2008 through November 24, 2008. In addition, no public comments were submitted during the 15-day public comment period pertaining to the most recent NSP amendment from February 15, 2010 through March 1, 2010.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,041,364.00
Total Budget	(\$105,736.00)	\$6,041,364.00
Total Obligated	(\$105,736.00)	\$6,041,364.00
Total Funds Drawdown	\$0.00	\$5,762,865.77
Program Funds Drawdown	\$0.00	\$3,015,509.34
Program Income Drawdown	\$0.00	\$2,747,356.43
Program Income Received	\$2,325.00	\$2,897,227.77
Total Funds Expended	\$31,650.35	\$5,802,317.11
Match Contributed	\$0.00	\$110,067.36

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	\$110,067.36
Limit on Public Services	\$456,204.60	\$0.00
Limit on Admin/Planning	\$304,136.40	\$399,497.07
Limit on State Admin	\$0.00	\$399,497.07

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

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

Utilizing NSP 1 funding, 25 vacant/blighted single-family properties have been demolished to date with an additional nine blighted structures targeted for full site restoration completion in Spring/Summer 2014. One additional property will be demolished in the Summer 2014 as the project specifications are being prepared. The majority of vacant sites will be offered/sold to the abutting property owners. This process will establish additional "green space" for the distressed neighborhoods. Redford Township may build new construction homes on the remaining lots (sites to be determined).

Rehabilitation of existing residential properties, owned by Redford Township, are in various redevelopment stages. Forty-nine (49) homes have been rehabilitated/completed to date and all 49 homes have been sold as of June 30, 2014 (2010, 2011, 2012 & 2013 program years) to eligible LMMI and LI homebuyers. In addition, Redford Township has three (3) remaining vacant homes awaiting rehabilitation. Out of the three remaining properties, project specifications are being prepared to begin rehabilitation on one property and this home should be completed in late Fall 2014. The remaining two homes will be rehabilitated as they are sold to eligible applicants and also as program funds become available via our NSP 1 program.

General contractors and sub-contractors have been used throughout the SNAP Program (NSP 1) for the redevelopment of each property creating job opportunities for multiple building/construction trades in the local area. Numerous temporary part-time employment (PTE) was created for individuals that performed work on the Redford Township SNAP homes. Due to the fact that Redford Township is acting as the project manager, we are making available multiple contracts to businesses throughout the tri-county area (southeast Michigan region).

Redford Township contracted with three NSP Developers to acquire, rehabilitate and sell residential single-family properties that are approved by Township staff. The developers are following the same criteria that is being used by Redford Township and it is anticipated that five (5) residential properties will be rehabilitated/sold to income eligible homeowners. One of the developers (Home Renewal Systems) sold two (2) redeveloped properties to LMMI homebuyers in 2010 and 2011. Another developer (Guy Construction, LLC) has rehabilitated and sold two (2) redeveloped properties in the Spring/Summer 2012 to eligible LMMI homebuyers. A third developer, Norwood Boyle



Construction has completed one property and that property was sold in May 2013 to an eligible LI homebuyer. Lastly, Redford Township entered into an agreement with Habitat for Humanity of Western Wayne County (HFHWWC) to construct a new home on a property on which a vacant/blighted structure was previously demolished using NSP 1 funds. This project has had various delays, but HFHWWC completed the home construction in Summer 2013. HFHWWC was working with a potential buyer, but that applicant withdrew from the Habitat program in Fall 2013. HFHWWC and Redford Township is actively pursuing another applicant/buyer for this property. A waiting list of potential homebuyers has been compiled by Redford Township staff and SNAP Program information/applications have been mailed to all interested parties. There have been over 800 plus families/individuals who have applied for the Redford Township SNAP I Program, with an estimated 60 applicants being pre-approved for a home mortgage through a certified FHA lender/financial institution over the course of the program to date. Forty-nine (49) new homeowners have taken ownership of their rehabilitated/redeveloped homes completed/managed by Redford Township CDBG staff. One LMMI homebuyer applicant approved for the SNAP I Program will close on their respective property in late Fall 2014 once their rehabilitation project is completed. The Redford Township SNAP I Program home sales have generated just under \$2.9 million in Program Income (PI), which has allowed Redford Township to further continue our stabilization efforts to fight the foreclosure crisis that crippled our community (i.e. \$3,041,364 NSP 1 Grant + \$2,900,000 Program Income = \$5,939,844 Total Program Funds Available). Downpayment assistance/costs have been made available/provided to all homebuyers who qualify and housing counseling is provided as mandated by the program. The SNAP Program I has accomplished much in its short existence and has experienced great success to date. This is an exciting time for our community, showing our residents that their government dollars are being successfully distributed to fuel an economic recovery in the housing industry. We look forward to the continued success of the stabilization of our neighborhoods.

REDFORD TOWNSHIP, MICHIGAN (NSP 1-SNAP PROGRAM - SYNOPSIS (AS OF JUNE 30, 2014):

- >Redford Twp. Rehab Homes Sold (LMMI only): 32
- >Redford Twp. Rehab Homes Sold (LI only): 17
- >Developer Rehab Homes Sold (LMMI only): 5
- >Developer Rehab Homes Sold (LI only): 2
- >Vacant Lots Sold: 11
- >Sales Transaction Totals: 67

- >Households (White): 27
- >Households (African American): 39
- >Households (Asian American): 1
- >TOTAL: 67
- Female Head of Household (HOH): 38

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
RT001-28901, Acquisition LMMI	\$0.00	\$0.00	\$0.00
RT001-28909, Acquisition LI	\$0.00	\$0.00	\$0.00
RT002-28902, Demolition	\$0.00	\$400,000.00	\$206,507.87
RT003, Acq-Rehab/Redevelop	\$0.00	\$4,301,364.00	\$2,138,475.46
RT004, Down Payment Assist	\$0.00	\$360,000.00	\$133,134.61
RT005-28900, Planning/Admin	\$0.00	\$400,000.00	\$244,491.74
RT006, Developers-Rehab/Redevelop	\$0.00	\$580,000.00	\$292,899.66



Activities

Project # / Title: RT001-28901 / Acquisition LMMI

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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$105,736.00)	\$0.00
Total Obligated	(\$105,736.00)	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Charter Township of Redford - Community Development	\$0.00	\$0.00
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 (ACQ-LMMI) was closed in 2011.

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	

Project # / Title: RT001-28909 / Acquisition LI

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:

Activity Status:

Completed

Project Title:

Acquisition LI

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:



Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$700.00
Total Funds Expended	\$0.00	\$0.00
Charter Township of Redford - Community Development	\$0.00	\$0.00
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 (ACQ-LI) was closed in 2011.

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

Project # / Title: RT002-28902 / Demolition

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

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

To Date

Total Budget

N/A

\$400,000.00

Total Obligated

\$0.00

\$400,000.00

Total Funds Drawdown

\$0.00

\$400,000.00

Program Funds Drawdown

\$0.00

\$374,638.05

Program Income Drawdown

\$0.00

\$206,507.87

Program Income Received

\$0.00

\$168,130.18

Total Funds Expended

\$500.00

\$18,542.45

Charter Township of Redford - Community Development

\$316.00

\$377,132.46

\$316.00

\$377,132.46

Match Contributed

\$0.00

\$110,067.36

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).

NOTE: Performance Measures revised on 1/30/2014.

Activity Progress Narrative:

There were nine NSP properties prepared for site restoration during this reporting period. The nine blighted structures were demolished in a previous reporting period, but due to a lengthy and severe winter season the demolition contractors still need to complete proper backfilling, topsoil and grass seed in Spring/Summer 2014. Once the projects are 100% complete, the address data will be submitted/recorded for the nine demo projects.

NSP 1 funds were allocated for the payment of miscellaneous costs in the amount of \$316.00 (property maintenance) at the various project sites. In addition, Redford Township Community Development Block Grant (CDBG) funds in the amount of \$250.00 were utilized to substantially complete demolition activities of the nine blighted structures. The funds reflected above are from the current reporting period only (4-1-2014 thru 6-30-2014) in the Match Contributed section.

In addition, there was a calculation mistake in the previous reporting period. It was stated that there was \$78,003.98 of CDBG funds used, but that has been corrected to an amount of \$73,613.98 for the last reporting period (1-1-2014 ther 3-31-14). This would now reflect a TOTAL match contribution of \$105,779.13 with CDBG Program funds to assist in the completion of the nine NSP 1 demolition projects, a reduction of \$4,288.23 which is shown within the financial data above.

Also, there were zero (0) vacant lots sold to the abutting neighbors in this reporting period.

SOLD: None

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	25/35
# 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 Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	25/35
# of Singlefamily Units	0	25/35

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

Project # / Title: RT003 / Acq-Rehab/Redevelop**Grantee Activity Number: ACQ-REH/RDV-LI - 28904****Activity Title: REH/RDV-LI****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

RT003

Project Title:

Acq-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**Apr 1 thru Jun 30, 2014****To Date****Total Projected Budget from All Sources**

N/A

\$1,295,000.00

Total Budget

\$0.00

\$1,295,000.00

Total Obligated

\$0.00

\$1,295,000.00

Total Funds Drawdown

\$0.00

\$1,229,182.19

Program Funds Drawdown

\$0.00

\$677,463.94

Program Income Drawdown

\$0.00

\$551,718.25

Program Income Received

\$1,825.00

\$988,376.29

Total Funds Expended

\$0.00

\$1,229,182.19

Charter Township of Redford - Community Development

\$0.00

\$1,229,182.19

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:

There were zero (0) single-family homes sold in the ACQ-REH/RDV-LI category this reporting period. Performance measures for homes/properties sold only are reflected in this activity.

SOLD: No sales this reporting period.

Redford Township is currently rehabilitating zero homes using NSP 1 funds for this activity (ACQ-REH/RDV-LI). As necessary, the homes are being brought up to current building codes and energy efficient standards by multiple contractors/trades (generals, mechanical, electrical, plumbing, insulation, etc). The rehabilitated properties are in various stages of construction.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		19/20	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		19/20	
# of Singlefamily Units	0		19/20	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	14/20	0/0	14/20	100.00
# Owner Households	0	0	0	14/20	0/0	14/20	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: REH/RDV-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

RT003

Projected Start Date:

03/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq-Rehab/Redevelop

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,006,364.00
Total Budget	\$0.00	\$3,006,364.00
Total Obligated	\$0.00	\$3,006,364.00
Total Funds Drawdown	\$0.00	\$2,858,984.01
Program Funds Drawdown	\$0.00	\$1,461,011.52
Program Income Drawdown	\$0.00	\$1,397,972.49
Program Income Received	\$0.00	\$1,878,591.02
Total Funds Expended	\$29,254.98	\$2,972,684.74
Charter Township of Redford - Community Development	\$29,254.98	\$2,972,684.74
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:

There were zero (0) single-family homes sold in the ACQ-REH/RDV-LMMI category this reporting period. Performance measures for homes/properties sold only are reflected in this activity. Funds expended for this activity were used to complete the rehabilitation of a previously sold residential property on Garfield Street (general contractors final payment) and for miscellaneous property maintenance. Redford Township will begin rehabilitating one single-family home using NSP 1 funds for this activity (ACQ-REH/RDV-LMMI). The home will be brought up to current building codes and energy efficient standards by multiple contractors/trades (generals, mechanical, electrical, plumbing, insulation, etc). The rehabilitated property is pre-sold and should be completed/sale in late Fall 2014 (barring weather delays).



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/35

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/35
# of Singlefamily Units	0	32/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	25/35	28/35	89.29
# Owner Households	0	0	0	0/0	25/35	28/35	89.29

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: RT004 / Down Payment Assist

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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$160,000.00
Total Budget	\$0.00	\$160,000.00
Total Obligated	\$0.00	\$160,000.00
Total Funds Drawdown	\$0.00	\$154,044.46
Program Funds Drawdown	\$0.00	\$90,201.36
Program Income Drawdown	\$0.00	\$63,843.10
Program Income Received	\$0.00	\$163.87
Total Funds Expended	\$0.00	\$158,998.01
Charter Township of Redford - Community Development	\$0.00	\$158,998.01
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 were zero (0) single-family home sold in the Low Income (LI) category that received down payment assistance this reporting period, with a total expenditure of DPA-LI of \$0.00.

SOLD: No Sales this reporting period.

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

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: DPA LMMI - 28903

Activity Title: DPA-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

RT004

Projected Start Date:

03/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Down Payment Assist

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$0.00	\$172,363.40
Program Funds Drawdown	\$0.00	\$42,933.25
Program Income Drawdown	\$0.00	\$129,430.15
Program Income Received	\$0.00	\$850.00
Total Funds Expended	\$0.00	\$174,624.75
Charter Township of Redford - Community Development	\$0.00	\$174,624.75
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 were zero (0) 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 \$0.00.
SOLD: No sales this reporting period.

>All performance measures for this activity are reflected in the ACQ-REH/RDV-LMMI activity.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Housing Units	0	0/35
# of Singlefamily Units	0	0/35

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	0/35	0/35	0
# Owner Households	0	0	0	0/0	0/35	0/35	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	

Project # / Title: RT005-28900 / Planning/Admin

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

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$400,000.00

Total Budget

\$0.00

\$400,000.00

Total Obligated

\$0.00

\$400,000.00

Total Funds Drawdown

\$0.00

\$399,497.07



Program Funds Drawdown	\$0.00	\$244,491.74
Program Income Drawdown	\$0.00	\$155,005.33
Program Income Received	\$0.00	\$4.14
Total Funds Expended	\$2,004.37	\$399,913.42
Charter Township of Redford - Community Development	\$2,004.37	\$399,913.42
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:

This activity will provide the general administration and planning activities required to receive NSP funding and implement a successful NSP 1 program, including preparation of the substantial amendment, required noticing, monitoring, financial reporting and other required administrative tasks.

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	

Project # / Title: RT006 / Developers-Rehab/Redevelop

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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$305,000.00
Total Budget	\$0.00	\$305,000.00
Total Obligated	\$0.00	\$305,000.00
Total Funds Drawdown	\$0.00	\$299,371.96
Program Funds Drawdown	\$0.00	\$154,820.44
Program Income Drawdown	\$0.00	\$144,551.52
Program Income Received	\$0.00	\$10,000.00
Total Funds Expended	\$75.00	\$226,482.21
Charter Township of Redford - Community Development	\$75.00	\$475.00
Guy Construction, LLC	\$0.00	\$61,214.41
Habitat for Humanity of Western Wayne	\$0.00	\$164,792.80
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:

Habitat for Humanity Western Wayne County (HFHWWC) has completed their construction of a new home at the Centralia Street site in the Developer LI activity. Site work and framing of the home was completed in 2013 and the home was finalized (miscellaneous repairs & site work) by HFHWWC in the Summer 2013. A homebuyer that was previously identified by HFHWWC in the Fall 2013 and withdrew from the Habitat Program. Once HFHWWC or Redford Township approves a new

homebuyer, hopefully in the near future, they should take occupancy in 2014.

SOLD: No sales this reporting period.

PLEASE NOTE: We will be adding a fourth developer to the next QPR for the DEV-LI activity (Norwood Boyle Construction) and will be adding \$75,218.59 that they have expended for home rehabilitation to the YTD Total Expended. This home sold in May 2013 (performance measures to follow in the next QPR).

>

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	DEV-REH/RDV-LMMI - 28907
Activity Title:	DEVELOPERS-REH/RDV-LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
RT006

Projected Start Date:
03/31/2010

Benefit Type:
Direct Benefit (Households)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Developers-Rehab/Redevelop

Projected End Date:
07/30/2013

Completed Activity Actual End Date:

Responsible Organization:
Charter Township of Redford - Community Development

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$275,000.00
Total Budget	\$0.00	\$275,000.00
Total Obligated	\$0.00	\$275,000.00
Total Funds Drawdown	\$0.00	\$274,784.63
Program Funds Drawdown	\$0.00	\$138,079.22
Program Income Drawdown	\$0.00	\$136,705.41
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$263,299.33
Charter Township of Redford - Community Development	\$0.00	\$30.00
Guy Construction, LLC	\$0.00	\$187,529.76
Home Renewal Systems, LLC	\$0.00	\$75,739.57
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 has completed their construction/sales work with Developers and has zero homes remaining to redevelop in the Developer LMMI activity. All homes were brought up to current building codes and energy efficient standards by the approved developers.

SOLD: No sales this reporting period.
All performance measures for this activity are reflected in the DEV-REH/RDV-LI activity.



Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	4/5
# of Singlefamily Units	0	4/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	4/5	4/5	100.00
# Owner Households	0	0	0	0/0	4/5	4/5	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	

