

Grantee: Redford, MI

Grant: B-08-MN-26-0010

October 1, 2012 thru December 31, 2012 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

Grant Amount:

\$3,041,364.00

Grant Status:

Active

QPR Contact:

Michael D. Dennis

Estimated PI/RL Funds:

\$2,800,000.00

Total Budget:

\$5,841,364.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Data provided by HUD allows Redford Township to identify areas with a high percentage of foreclosures. The HUD model, estimated count of foreclosure starts over 18 months through June 2008 and is divided by estimated number of mortgages times 100. This data was calculated at Census Tract level. Redford Township's foreclosure rate percentage is highest in areas north of Seven Mile Road, South of Seven Mile Road (east of Beech Daly Road) and in the southeast portion of the Township. All of these areas posted a foreclosure rate of 11.6 percent to 14.1 percent. Research was done through the Redford Township Assessor to identify addresses that were on file with the Township as foreclosed homes. Over 400 foreclosures were identified and mapped. According to the Township Assessor data the areas with the highest inventory of foreclosures are the same as stated in the above paragraph. The assessment, developed by HUD, provides a score for each Census Block Group from 1 to 10, where 1 indicates that HUD data suggest a very low risk and a 10 suggests a very high risk for foreclosure and abandonment. Using HUD's Foreclosure and Abandonment Risk Scoring System, the Township identified the areas of greatest need that will likely face a significant rise in the rate of home foreclosures Redford Township is at high risk of foreclosure throughout the Township. According to HUD data the Township is comprised of 10 and 9 risk scores. Again, high risk areas are north of Seven Mile Road, South of Seven Mile Road (east of Beech Daly Road to Five Mile Road) and in the southeast portion of the Township. The remaining areas of the Township all posted 9 risk scores. Nearly 1,000 vacant structures were identified throughout the Township by our Building Department in 2008. The data identifies that Census Tracts 5541, 5542, 5543, 5545, and 5551 have the highest inventory of vacant/abandoned structures. These Census Tracts are mainly concentrated in the northern portion of the Township with Census Tract 5551 being the exception. It has been concluded that the following areas have been hardest hit and can be labeled "Areas of Greatest Need": * Northern Redford Township (Census Tract 5541, 5542, 5543, and 5544) * Central Redford Township (Census Tract 5545 and 5548) * Southern Redford Township (Census Tract 5551, 5553, and 5554)

Distribution and Uses of Funds:

Redford Township will use its allocation of Neighborhood Stabilization Program funds (\$3,041,364.00) to administer, acquire, demolish, rehabilitate, redevelop, offer homebuyer assistance and market said properties to income eligible persons that are at or below 50% AMI and persons that are 51%-120% AMI. All NSP funded activities/properties will be located in the "Areas of Greatest Need" as determined by our research data as previously submitted in our NSP Substantial Amendment.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:**

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,841,364.00
Total Budget	\$0.00	\$5,841,364.00
Total Obligated	\$0.00	\$5,947,100.00
Total Funds Drawdown	\$621,702.31	\$5,546,118.26
Program Funds Drawdown	\$403,633.32	\$3,015,509.34
Program Income Drawdown	\$218,068.99	\$2,530,608.92
Program Income Received	\$592,602.93	\$2,607,644.24
Total Funds Expended	\$404,099.84	\$5,418,082.98
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$456,204.60	\$0.00
Limit on Admin/Planning	\$304,136.40	\$363,201.90
Limit on State Admin	\$0.00	\$363,201.90

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$760,341.00	\$1,770,000.00

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), we have invested our resources in the demolition and rehabilitation of properties throughout our Areas of Greatest Need as defined in our NSP Plan. Utilizing NSP dollars, 25 vacant/blighted single-family properties have been demolished to date. In August 2012, Redford Township acquired eight vacant properties from the Wayne County Treasurer via tax foreclosure. These blighted properties are targeted to be demolished in 2013 once the quiet title process has concluded. 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 residential properties, owned by Redford Township, are in various redevelopment stages.



Forty-five (45) homes have been rehabilitated/completed to date and all 45 the homes have been sold as of December 31, 2012 (2010, 2011 & 2012 program years) to eligible LMMI and LI homebuyers. In addition, Redford Township has eight (8) remaining vacant properties. Out of the eight remaining properties, two properties are in the project specification stage (Purchase Agreements signed) and should begin rehabilitation in the Spring 2013 (pending weather delays). The remaining six homes will be rehabilitated as they are sold to eligible homebuyers and also as program funds become available.

General contractors and sub-contractors have been used throughout the SNAP program 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 a minimum of five (5) residential properties will be rehabilitated/sold to income eligible homeowners. One of the developers (Home Renewal Systems) has previously 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 has this property is listed with a local real estate professional. The contractor anticipates to have the property sold in Spring 2013. 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 funds. This project has had various delays, but HFHWWC has completed the majority of the home construction in 2012. Site work and miscellaneous repairs remain in 2013. HFHWWC hopes to have a homebuyer approved for the new home no later than the Summer 2013.

A waiting list of potential homebuyers has been compiled by Redford Township staff and SNAP Program information/applications have been mailed to all interested parties. There have been approximately 700 families/individuals who have applied for the Redford Township SNAP 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-five (45) new homeowners have taken ownership of their newly redeveloped homes located throughout Redford Township. Two (2) LMMI homebuyer applicants have been approved for the SNAP Program and are awaiting the completion/closing of their respective homes that they have entered into Purchase Agreements for. These individuals should close on their respective properties in Summer 2013. The Redford Township SNAP Program home sales have generated over \$2.4 million in Program Income (PI), which allows Redford Township to further continue our stabilization efforts to fight the foreclosure crisis that has crippled our community. Downpayment assistance/costs have been made available to all homebuyers who qualify and housing counseling is provided as mandated by the program.

The SNAP Program has accomplished much in its short existence and has experienced great success to date. This is an exciting time for our community, showing our residents that their government dollars are being successfully distributed to fuel an economic recovery in the housing industry. We look forward to the continued success of the stabilization of our neighborhoods.

REDFORD TOWNSHIP, MICHIGAN SNAP PROGRAM - SYNOPSIS (AS OF DECEMBER 31, 2012):

>Redford Twp. Rehab Homes Sold (LMMI): 28

>Redford Twp. Rehab Homes Sold (LI): 17

>Developer Rehab Homes Sold (LMMI): 5

>Developer Rehab Homes Sold (LI): 1

>Vacant Lots Sold (LMMI): 4

>TOTAL: 55

>Households (White): 21

>Households (African American): 33

>Households (Asian American): 1

>TOTAL: 55

Female Head of Household (HOH): 33



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	\$59,124.33	\$425,000.00	\$206,507.87
RT003, Acq-Rehab/Redevelop	\$298,374.83	\$4,136,364.00	\$2,138,475.46
RT004, Down Payment Assist	\$17,532.40	\$300,000.00	\$133,134.61
RT005-28900, Planning/Admin	\$28,551.76	\$400,000.00	\$244,491.74
RT006, Developers-Rehab/Redevelop	\$50.00	\$580,000.00	\$292,899.66



Activities

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

Activity Category:

Acquisition - general

Project Number:

RT001-28909

Projected Start Date:

03/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition LI

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall

	Oct 1 thru Dec 31, 2012	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	\$245,739.89
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$245,739.89
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 50% AMI and below.

Location Description:

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

Activity Progress Narrative:

PLEASE NOTE: This activity was 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	



Grantee Activity Number: ACQ-LMMI

Activity Title: ACQ-LMMI

Activity Category:

Acquisition - general

Project Number:

RT001-28901

Projected Start Date:

03/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition LMMI

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$105,736.00
Total Funds Drawdown	\$0.00	\$19,817.71
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$19,817.71
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$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 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	



Grantee Activity Number: ACQ-REH/RDV-LI - 28904

Activity Title: REH/RDV-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

RT003

Projected Start Date:

03/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq-Rehab/Redevelop

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,330,000.00
Total Budget	\$0.00	\$1,330,000.00
Total Obligated	\$0.00	\$1,330,000.00
Total Funds Drawdown	\$171,569.20	\$1,228,057.93
Program Funds Drawdown	\$112,623.14	\$677,463.94
Program Income Drawdown	\$58,946.06	\$550,593.99
Program Income Received	\$135,872.29	\$984,651.29
Total Funds Expended	\$86,568.09	\$1,228,994.04
Charter Township of Redford - Community Development	\$86,568.09	\$1,228,994.04
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 two (2) 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.

- 11677 San Jose - Sold on December 14, 2012 (see picture attached -PDF)
- 25937 Student - Sold on December 21, 2012 (see picture attached - PDF)

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



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		19/10	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		19/10	
# of Singlefamily Units	2		19/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	14/10	0/0	14/10	100.00
# Owner Households	2	0	2	14/10	0/0	14/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
11677 San Jose	Redford		Michigan	48239-	Match / N
25937 Student	Redford		Michigan	48239-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Title: REH/RDV-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

RT003

Projected Start Date:

03/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq-Rehab/Redevelop

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,806,364.00
Total Budget	\$0.00	\$2,806,364.00
Total Obligated	\$0.00	\$2,806,364.00
Total Funds Drawdown	\$237,646.14	\$2,488,901.96
Program Funds Drawdown	\$185,751.69	\$1,461,011.52
Program Income Drawdown	\$51,894.45	\$1,027,890.44
Program Income Received	\$456,730.64	\$1,614,224.94
Total Funds Expended	\$191,764.01	\$2,680,665.97
Charter Township of Redford - Community Development	\$191,764.01	\$2,680,665.97
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 eight (8) 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.

- 19163 MacArthur - Sold on October 26, 2012 (see picture attached - PDF)
- 17374 Denby - Sold on October 26, 2012 (see picture attached - PDF)
- 19133 Centralia - Sold on October 26, 2012 (see picture attached - PDF)
- 15802 Woodworth - Sold on November 30, 2012 (see picture attached - PDF)
- 26311 Kenneth - Sold on December 7, 2012 (see picture attached - PDF)
- 11371 Marion - Sold on December 7, 2012 (see picture attached - PDF)
- 9359 Winston - Sold on December 21, 2012 (see picture attached - PDF)
- 17362 Olympia - Sold on December 21, 2012 (see picture attached - PDF)



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

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	28/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	28/30
# of Singlefamily Units	8	28/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	8	8	0/0	25/30	28/30	89.29
# Owner Households	0	8	8	0/0	25/30	28/30	89.29

Activity Locations

Address	City	County	State	Zip	Status / Accept
11371 Marion	Redford		Michigan	48239-	Match / N
19163 MacArthur	Redford		Michigan	48240-	Match / N
17362 Olympia	Redford		Michigan	48240-	Match / N
15802 Woodworth	Redford		Michigan	48239-	Match / N
9359 Winston	Redford		Michigan	48239-	Match / N
19133 Centralia	Redford		Michigan	48240-	Match / N
17374 Denby	Redford		Michigan	48240-	Match / N
26311 Kenneth	Redford		Michigan	48239-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: ADMIN - 28900

Activity Title: ADMIN

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

RT005-28900

Project Title:

Planning/Admin

Projected Start Date:

03/20/2009

Projected End Date:

07/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Charter Township of Redford - Community Development

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$400,000.00
Total Funds Drawdown	\$35,608.56	\$363,201.90
Program Funds Drawdown	\$28,551.76	\$244,491.74
Program Income Drawdown	\$7,056.80	\$118,710.16
Program Income Received	\$0.00	\$4.14
Total Funds Expended	\$14,305.72	\$370,450.82
Charter Township of Redford - Community Development	\$14,305.72	\$370,450.82
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Not Applicable.

Activity Progress Narrative:

The following duties have been accomplished by Redford Township staff within this reporting period: property disposition, site evaluations/inspections, project management, contractor payments for completed work and DRGR draws. Our intention is to stimulate interest in the program and make the potential homebuyer aware of the possibility of homeownership within our community.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: DEMO - 28902

Activity Title: DEMO

Activity Category:

Clearance and Demolition

Project Number:

RT002-28902

Projected Start Date:

03/20/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$425,000.00
Total Budget	\$0.00	\$425,000.00
Total Obligated	\$0.00	\$425,000.00
Total Funds Drawdown	\$111,289.82	\$362,818.39
Program Funds Drawdown	\$59,124.33	\$206,507.87
Program Income Drawdown	\$52,165.49	\$156,310.52
Program Income Received	\$0.00	\$7,750.00
Total Funds Expended	\$16,401.49	\$365,018.39
Charter Township of Redford - Community Development	\$16,401.49	\$365,018.39
Match Contributed	\$0.00	\$0.00

Activity Description:

Funding will be allocated for the demolition and clearance of blighted or dangerous structures (residential and commercial) as deemed by the Redford Township Dangerous Buildings Ordinance. Priority given to the "Areas of Greatest Need".

Location Description:

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

Activity Progress Narrative:

There were zero properties demolished during this reporting period. NSP funds were allocated for the payment of 2012 Summer Property Taxes and miscellaneous grass cutting costs at the various project sites.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	25/18
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0



# of Non-business Organizations	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	25/18
# of Singlefamily Units	0	25/18

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: DEV-REH/RDV-LI - 28906

Activity Title: DEVELOPERS-REH/RDV-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

RT006

Projected Start Date:

03/31/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Developers-Rehab/Redevelop

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$280,000.00
Total Budget	\$0.00	\$280,000.00
Total Obligated	\$0.00	\$280,000.00
Total Funds Drawdown	\$30,751.51	\$297,075.17
Program Funds Drawdown	\$50.00	\$154,820.44
Program Income Drawdown	\$30,701.51	\$142,254.73
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$30,701.51	\$211,330.86
Charter Township of Redford - Community Development	\$0.00	\$50.00
Guy Construction, LLC	\$0.00	\$61,214.41
Habitat for Humanity of Western Wayne	\$30,701.51	\$150,066.45
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 primarily completed their construction of a new home on the Centralia Street site in the Developer LI activity. Site work and framing of the home was completed in 2012 and the home should be finalized (miscellaneous repairs & site work) by HFHWWC in the Spring 2013. A new homeowner has not been identified by HFHWWC at this time. Once the group approves their new homebuyer, they should take occupancy shortly thereafter.

>

>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 should



be selling in the Spring 2013.

>
>

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

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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$300,000.00
Total Funds Drawdown	\$0.00	\$280,309.63
Program Funds Drawdown	\$0.00	\$138,079.22
Program Income Drawdown	\$0.00	\$142,230.41
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$258,794.33
Charter Township of Redford - Community Development	\$0.00	\$0.00
Guy Construction, LLC	\$0.00	\$183,054.76
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 home were brought up to current building codes and energy efficient standards by the approved developers. There were zero expenditures in this reporting period.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: DPA LI - 28910

Activity Title: DPA-LI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

RT004

Projected Start Date:

03/20/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Down Payment Assist

Projected End Date:

07/30/2009

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Redford - Community Development

Overall	Oct 1 thru Dec 31, 2012	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	\$13,347.73	\$132,547.50
Program Funds Drawdown	\$12,722.73	\$90,201.36
Program Income Drawdown	\$625.00	\$42,346.14
Program Income Received	\$0.00	\$163.87
Total Funds Expended	\$15,194.49	\$152,695.54
Charter Township of Redford - Community Development	\$15,194.49	\$152,695.54
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 two (2) single-family homes sold in the Low Income (LI) category that received down payment assistance this reporting period, with a total expenditure of DPA-LI of \$15,194.49.

>
>

- 11677 San Jose - Sold December 14, 2012 (Redford Twp. property)
- 25937 Student - Sold December 21, 2012 (Redford Twp. property)

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

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Charter Township of Redford - Community Development

Match Contributed

Oct 1 thru Dec 31, 2012

N/A

\$0.00

\$0.00

\$21,489.35

\$4,809.67

\$16,679.68

\$0.00

\$49,164.53

\$49,164.53

\$0.00

To Date

\$140,000.00

\$140,000.00

\$140,000.00

\$127,648.18

\$42,933.25

\$84,714.93

\$850.00

\$150,133.03

\$150,133.03

\$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 eight (8) single-family home 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 \$49,164.53.

- 19163 MacArthur - Sold October 26, 2012 (Redford Twp. property)
- 17374 Denby - Sold October 26, 2012 (Redford Twp. property)
- 19133 Centralia - Sold October 26, 2012 (Redford Twp. property)
- 15802 Woodworth - Sold November 30, 2012 (Redford Twp. property)
- 26311 Kenneth - Sold December 7, 2012 (Redford Twp. property)
- 11371 Marion - Sold December 7, 2012 (Redford Twp. property)
- 9359 Winston - Sold December 21, 2012 (Redford Twp. property)
- 17362 Olympia - Sold December 21, 2012 (Redford Twp. property)

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



Accomplishments Performance Measures

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

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	

