

Action Plan

Grantee: Clinton Township, MI

Grant: B-08-MN-26-0002

LOCCS Authorized Amount:	\$ 2,147,608.00
Grant Award Amount:	\$ 2,147,608.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,147,608.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The Charter Township of Clinton, an entitlement community, will be administrating the Neighborhood Stabilization Program (NSP)

In assessing the areas of greatest need by geographic areas the Township had the foreclosure and abandonment risk score plotted by Census Tract and Block Group for the Township. In addition the Township plotted; income level eligibility, high cost loan rates, residential vacancy rate, foreclosure/abandonment risk score, 18 month foreclosure rate and unemployment rate (see attached maps A-F). The Township also plotted foreclosed property in the Township (Map G).

The resulting 5 NSP target areas identified, keeping with Census Tracts and Block Group boundaries for all areas are LLMI eligible (see Map A).

Area 1 bounded by Kelly on the west, Township limits on the east, 14 Mile Road on the south and 15 Mile Road on the north, with exception of Census Tract 2418 Block group 3. This area contains the most foreclosed properties (see Map D).

Area 2 bounded by Groesbeck Highway on the west, Township limits on the east, 15 Mile Road on the south and Metropolitan Parkway on the north, excluding Census Tract 2412 Block Group 2. This area scores high on foreclosure/abandonment risk (see Map D).

Area 3 Bounded by Harrington Drain on the west, City limits of Mt. Clemens on the north, Union Lake Road on the east and Metropolitan Parkway on the south. This area has a high foreclosure/abandonment risk (see Maps E & D).

Area 4 bounded by Hayes on the west, Garfield on the east, Census Tract 2404 Block Group 1 on the south and 19 Mile Road on the north. This area has a higher foreclosure/abandonment risk and vacancy score (see Maps C & D).

Area 5 bounded by Joy Boulevard on the north and the City limits of Mt. Clemens on the south, east and west. This area has a high foreclosure/abandonment risk and a higher predicted 18 month foreclosure rate (see Map E & D).

Distribution and Uses of Funds:

The Township will utilize \$2,147,608 allocated to NSP. The Township will expend funds in the identified low, moderate and middle incomes areas as identified on the attached map A. The Township

has a list of approximately 570 foreclosed residential properties. The greatest numbers of home foreclosures are in Areas 1, 2 and 3, identified on the attached Map D. The highest percentage of sub prime mortgage related high cost loan rates indicates Areas 1 and 2 are highest risk (see Map B). Pursuant to numbers generated on predicted 18 month foreclosure rate Areas 1, 2, 3,



4 and 5 (see Map E).

Area 4 was determined to be an NSP area based on estimated foreclosure/abandonment risk score and vacancy score (see Maps D & E).

Definitions and Descriptions:

Blighted Structure: The Township will utilize the Clinton Township Building and Housing Code 1468.04 for the definition of blighted structure.

No building or structure, whether now existing or hereafter erected, shall be left in a dangerous or hazardous condition by virtue of disrepair, depreciation, damage by fire, collapse or act of God or by virtue of any other cause, but shall be forthwith repaired or rehabilitated, and the dangerous or hazardous condition removed by the owner or occupant thereof, or in the alternative, torn down and removed and any excavation thereunder filled to grade level.

No building so damaged or destroyed to such an extent that the cost of repair and rehabilitation to place it in a safe, sound and sanitary condition exceeds fifty percent of the assessed valuation of the building, at the time the repair or rehabilitation is to be made, shall be repaired or rehabilitated, unless it is made to comply in all respects with the provisions of all Clinton Township ordinances governing such building. Any building so damaged or destroyed to such an extent that the cost of repair and rehabilitation to place it in a safe, sound and sanitary condition exceeds 100 percent of the assessed valuation, at the time the repair or rehabilitation is to be made, shall be deemed unfit for human habitation and shall be immediately vacated, and unless made to comply with all the provisions of this Building and Housing Code, shall be demolished and removed. (Ord. 169)

Low Income Targeting:

Identify the estimated amount of funds appropriated or otherwise made available under NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose income do not exceed 50 percent of area median income is \$536,902.

Acquisition and Relocation:

The Township anticipates acquiring 10 blighted housing structures that will be demolished. No relocation will take place. Approximately 9 out of 10 will be in the 80% of area median income

Public Comment:

The Township reallocated \$500,000 to Acquisition/Rehab for persons making 50% or less of the median family income. \$500,000 was reallocated to demolition of abandoned deteriorated houses. Habitat for Humanity is acquiring and rehabbing houses that are foreclosed and vacant. They have acquired 9 houses in 2 months. The Township expects that Habitat will acquire 4 or 5 more and obligate. The Township on July 19, 2010 reallocated \$500,000 from demolition of deteriorated houses to Habitat for Humanity for the acquisition and rehabbing of houses to place persons making 50% or less of the median family income.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
nsp-01	homebuyer assistance and rehab	nsp-01	nsp-01
nsp-02	Acquire homes and rehab for 50%	nsp-02	nsp-02
nsp-03	clearance and demolition	nsp-03	nsp-03
nsp-04	Administration	nsp-04	nsp-04



Activities

Project # / Title: nsp-01 / homebuyer assistance and rehab

Grantee Activity Number: nsp-01
Activity Title: nsp-01

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

nsp-01

Projected Start Date:

02/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

homebuyer assistance and rehab

Projected End Date:

08/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 301,193.50

Other Funds: \$ 0.00

Total Funds: \$ 301,193.50

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
8	3	5	100.00
8	3	5	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

8

8

8



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Clinton Township Planning and Community Development

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Clinton Township Planning and Community Development

Organization Type

Unknown

Proposed Budget

\$ 1,295,945.00

Location Description:

40700 Romeo Plank Road, Clinton Township, Mi 48038

Activity Description:

The Township is offering down payment assistance and rehab assistance to LMMI income families to acquire a foreclosed house in the identified LLMI areas of Clinton Township. The assistance is up to \$10,000 for downpayment assistance. The rehab assistance is up to \$25,000 to bring the house up to Code. During this period the program assisted 4 households. A total of 6 households have been assisted. These 4 have received homebuyer assistance and are in various stages of rehab. Funds have been reallocated to Acquisition/Rehab and Clearance and Demolition.

Project # / Title: nsp-02 / Acquire homes and rehab for 50% income families
Grantee Activity Number: nsp-02**Activity Title: nsp-02****Activity Type:**

Acquisition - general

Activity Status:

Completed

Project Number:

nsp-02

Project Title:

Acquire homes and rehab for 50% income

Projected Start Date:

02/01/2009

Projected End Date:

08/01/2010

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 1,553,141.91**Other Funds:** \$ 0.00**Total Funds:** \$ 1,553,141.91**Environmental Assessment:**

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	16	16		100.00
# of Households	16	16		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	16
# of Housing Units	16
# of Properties	16

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Clinton Township Planning and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clinton Township Planning and Community Development	Unknown	\$ 536,902.00

Location Description:

40700 Romeo Plank Road, Clinton Township, Mi 48038

Activity Description:

The Township will solicit Request for Proposals to establish partnerships with non-profit housing to acquire and rehab abandoned/foreclosed houses that will be made available to low income families.

Project # / Title: nsp-03 / clearance and demolition**Grantee Activity Number:** nsp-03**Activity Title:** nsp-03**Activity Type:**

Clearance and Demolition

Activity Status:

Completed

Project Number:**Project Title:**

nsp-03

Projected Start Date:

02/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Survey)

clearance and demolition

Projected End Date:

08/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 78,511.59

Other Funds: \$ 0.00

Total Funds: \$ 78,511.59

Proposed Beneficiaries

of Persons

Total

10

Low

Mod

Low/Mod%

0.00

Proposed Accomplishments

of Singlefamily Units

Total

10

of Housing Units

10

of Properties

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clinton Township Department of Planning And Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Clinton Township Department of Planning And Community Development

Organization Type

Unknown

Proposed Budget

\$ 100,000.00

Location Description:



40700 Romeo Plank Road, Clinton Township, Mi 48038

Activity Description:

The Township of Clinton will demolish residential blighted houses that are beyond repair or rehab. The vacant foreclosed/blighted house would be located in the identified LMMI areas of the Township. The Township has determined that additional funds were reallocated to demolition of residential blighted houses. This could include acquisition of the home. The Township is only looking at vacant blighted residential homes that could be demolished.

Project # / Title: nsp-04 / Administration

Grantee Activity Number: nsp-04
Activity Title: nsp-04

Activity Type:

Administration

Project Number:

nsp-04

Projected Start Date:

02/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

08/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 214,761.00

Other Funds: \$ 0.00

Total Funds: \$ 214,761.00



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Clinton Township Department of Planning and Community Development

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Clinton Township Department of Planning and Community Development

Organization Type

Unknown

Proposed Budget

\$ 214,761.00

Location Description:

40700 Romeo Plank Road, Clinton Township

Activity Description:

Monies will be utilized to administrate the NSP program.

Action Plan Comments:

Reviewer - All changes are reasonable and justified in order to meet obligation deadline.

Reviewer - Moves required to assist in meeting obligation deadline.

Reviewer - Per the Action Item sent 1/28/11 to NSP listserv recipients, the Grantee has updated the DRGR Action Plan for each Housing activity for performance measures. These updates are to ensure that proper housing data is recorded for each activity. No dollar amounts have been moved.

Action Plan History**Version**

B-08-MN-26-0002 AP#1

Date

10/31/2016



B-08-MN-26-0002 AP#2
B-08-MN-26-0002 AP#3
B-08-MN-26-0002 AP#4

12/03/2012
02/09/2011
06/28/2010

