

# Action Plan

**Grantee:** Taylor, MI

**Grant:** B-08-MN-26-0013

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<b>LOCCS Authorized Amount:</b>	\$ 2,495,056.00
<b>Grant Award Amount:</b>	\$ 2,495,056.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 2,400,000.00
<b>Total Budget:</b>	\$ 4,895,056.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

Due to the current foreclosure crisis, there is a great need to acquire and redevelop abandoned and foreclosed houses and properties. Also, a need to demolish blighted vacant properties in order to have a positive impact on surrounding property values in the City of Taylor.

City Of Taylor

Request for a minor modification to NSP1 areas of greatest needs

11-21-2011

The City of Taylor indentified a few additional properties outside the existent designated areas of needs. Rehabilitating those additional properties will be an essential part of the city mission to arrest the deterioration of the housing stock and help eliminating the blight and most important is helping the city meeting the LH-25 commitment for the additional program income.

Therefore we are requesting a minor modification to the NSP1 areas of need. All the additional block groups are qualified as 120% AMI. And the City Of Taylor Council has approved unanimously this action.

The additional areas are defined as follows:

Area	Block Groups_____	
16		5832 &ndash 1, 2, 3, and 4
17		5841 - 1 and 2
18		5833 &ndash 1, 2, 3 and 4

This minor modification will not trigger any budget adjustment since the additional rehab projects will be part of existing activities.

Furthermore the proposed adjustment will not impact the City Of Taylor existing NSP1 plan at all in fact it will enhance the effectiveness of the plan.

The additional proposed areas are part of the original City Of Taylor NSP1 notice, the entire city qualify as 120% AMI.

### Distribution and and Uses of Funds:



**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance		<i>No activities in this project</i>
BCKT	Bucket Project	1	1
		2	2
		4	4
		5	5
		6	School Demo
N/A	Admin Dollars	3	ADMIN Dollars



# Activities

**Project # / Title:** BCKT / Bucket Project

**Grantee Activity Number:** 1  
**Activity Title:** 1

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 BCKT

**Projected Start Date:**  
 03/01/2009

**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:**  
 Under Way

**Project Title:**  
 Bucket Project

**Projected End Date:**  
 03/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,270,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 2,270,000.00

## 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 Parcels acquired voluntarily	20
# of Properties	20



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Contractors

**Organization carrying out Activity:**

City of Taylor

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

Responsible Organization	Organization Type	Proposed
City of Taylor	Unknown	\$ 2,270,000.00

**Location Description:**

Target areas are City-wide due to the high current foreclosure activity and high risk of future foreclosure and abandonment.

**Activity Description:**

NSP funds will be used to acquire foreclosed and vacant properties for the purpose of rehabilitation and resale to owner-occupants with incomes at or below 120% of area median income. These properties will be acquired at a cost not to exceed 95% of the current appraised value. Rehabilitation will be completed to meet NSP rehabilitation standards and buyers will be provided with both pre-homeownership counseling and assistance finding affordable fixed-rate financing. Program income from the sale proceeds will be reinvested in acquiring and rehabilitating additional properties or other NSP eligible activities.



**Grantee Activity Number:** 2  
**Activity Title:** 2

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 BCKT

**Projected Start Date:**  
 03/01/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**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.

**Environmental Assessment:**

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Bucket Project

**Projected End Date:**  
 03/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,045,839.05  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,045,839.05

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	8			0.00
# of Households	8			0.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Parcels acquired voluntarily	8
# of Properties	8

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Taylor

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

Responsible Organization	Organization Type	Proposed
City of Taylor	Unknown	\$ 1,045,839.05



**Location Description:**

Foreclosed and vacant new construction housing units and foreclosed single-family homes located City-wide.

**Activity Description:**

NSP funds will be used to acquire foreclosed, newly constructed vacant properties for the purpose of resale to senior owner-occupants with incomes at or below 50% of area median income. Buyers will be provided with both pre-homeownership counseling and assistance finding affordable fixed-rate financing. Program income for the sale proceeds will be reinvested in acquiring additional properties or other NSP eligible activities. If newly constructed vacant units are not available, scattered site acquisition and rehabilitation of single-family houses for seniors will be pursued. This activity is dedicated to senior housing.

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**Grantee Activity Number:** 4  
**Activity Title:** 4

**Activity Type:**

Clearance and Demolition

**Project Number:**

BCKT

**Projected Start Date:**

03/01/2009

**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 (Census)

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

06/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 58,759.59

**Other Funds** \$ 0.00

**Total Funds** \$ 58,759.59

LMI%:

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Taylor

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

**Responsible Organization**

City of Taylor

**Organization Type**

Unknown

**Proposed**

\$ 58,403.96

**Location Description:**

Foreclosed and vacant housing units City-wide.

**Activity Description:**

NSP funds will be used to demolish foreclosed, blighted properties in neighborhoods meeting NSP income eligibility requirements. Demolition will be used to eliminate blighting influences and support neighborhood sustainability efforts. The resulting vacant lots may be sold, transferred to adjacent property owners or transferred to new ownership for redevelopment.



This project is dedicated to the elimination of vacant structures which have a blighting influence on the neighborhood. The lots will not be landbanked for future redevelopment due to nonconforming situations.

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**Grantee Activity Number:** 5  
**Activity Title:** 5

**Activity Type:**

Acquisition, construction, reconstruction of public facilities

**Project Number:**

BCKT

**Projected Start Date:**

01/01/2009

**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:**

Area Benefit (Survey)

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

03/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 185,000.00

**Other Funds** \$ 0.00

**Total Funds** \$ 185,000.00

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Properties

Total
1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Taylor

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

**Responsible Organization**

City of Taylor

**Organization Type**

Unknown

**Proposed**

\$ 175,000.00

**Location Description:**

The subject property is located in Census Tract 5841, Block Group 1.



**Activity Description:**

The activity will involve the acquisition and reconstruction of a vacant, foreclosed single-family residential structure to be used as a public facility, abutting City park land that serves low, moderate and middle income persons.

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**Grantee Activity Number:** 6  
**Activity Title:** School Demo

**Activity Type:**  
 Clearance and Demolition

**Project Number:**  
 BCKT

**Projected Start Date:**  
 09/15/2010

**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 (Census)

**Activity Status:**  
 Under Way

**Project Title:**  
 Bucket Project

**Projected End Date:**  
 11/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 745,457.36  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 745,457.36

**Proposed Accomplishments**

# of Housing Units

# of Public Facilities

**Total**

3

<b>LMI%:</b>	
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**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Taylor

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

Responsible Organization	Organization Type	Proposed
City of Taylor	Unknown	\$ 556,000.00

**Location Description:**

Demolition of former Monroe and Racho Elementary schools and former Taylor Center High School.  
 8842 Monroe blvd. - Monroe shcool -- 9550 Monroe blvd - Racho shcool & 24715 Wick Rd - H.S.



**Activity Description:**

Demolition of 3 vacant and blighted schools serving income eligible neighborhoods. 120% AMI

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**Project # / Title:** N/A / Admin Dollars

**Grantee Activity Number:** 3  
**Activity Title:** ADMIN Dollars

**Activity Type:**

Administration

**Project Number:**

N/A

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Admin Dollars

**Projected End Date:**

03/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 390,000.00

**Other Funds** \$ 0.00

**Total Funds** \$ 390,000.00



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Taylor

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

Responsible Organization	Organization Type	Proposed
City of Taylor	Unknown	\$ 249,500.00

**Location Description:**

City of Taylor 23555 Goddard Road Taylor, Michigan 48180

**Activity Description:**

These funds will be used to provide administrative support activities for the Action Plan amendment and implementation of identified projects and programs.

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**Action Plan Comments:**

- Reviewer - Recommend approval of modification to action plan to increase areas of greatest need; this will facilitate the city's ability to meet the 25% setaside goal of serving consumers at 50% of AMI. kjph 12/1/2011
- Reviewer - Grantee's modifications were to reflect increases in budgets due to program income receipts. Recommend approval. kjph 4/4/2012.
- Reviewer - Minor budget adjustments provided by grantee. kjph 4/30/2012
- Reviewer - 1/9/2013 Reviewed by Cynthia Vails, Financial Analyst - Recommend approving the modified action plan changed by the City of Taylor to reflect increased program income and an increase in budget for the 25 percent low-income housing set-aside. The budgets comply with the 10 percent administration cap and the 25 percent low-income housing set-aside. No new activities were added or deleted.
- Reviewer - Recommend changing the modification adding \$355.63 to the budget of activity 4.



## Action Plan History

Version	Date
B-08-MN-26-0013 AP#1	07/31/2014
B-08-MN-26-0013 AP#2	08/26/2013
B-08-MN-26-0013 AP#3	07/30/2013
B-08-MN-26-0013 AP#4	04/10/2013
B-08-MN-26-0013 AP#5	01/16/2013
B-08-MN-26-0013 AP#6	10/04/2012
B-08-MN-26-0013 AP#7	07/05/2012
B-08-MN-26-0013 AP#8	04/30/2012
B-08-MN-26-0013 AP#9	04/10/2012
B-08-MN-26-0013 AP#10	04/04/2012
B-08-MN-26-0013 AP#11	12/01/2011
B-08-MN-26-0013 AP#12	05/14/2009

