

Action Plan

Grantee: Washtenaw County, MI

Grant: B-08-UN-26-0005

LOCCS Authorized Amount:	\$ 3,024,719.00
Grant Award Amount:	\$ 3,024,719.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 3,024,719.00

Funding Sources

Funding Source	Funding Type
Private Donations/In-Kind Habitat	Other Private Funds
Private Lenders	Financial Institution Money
Buyer Contribution	Personal Funds

Narratives

Areas of Greatest Need:

Due to job losses, more people are moving out of Michigan and Washtenaw County than moving in. The supply of housing exceeds the demand. Incentives including down payment assistance and rehabilitation funds will be offered to home buyers to encourage the purchase of abandoned and foreclosed homes in the target areas. Unfortunately, many abandoned and foreclosed homes will not find buyers and if the cost to bring them up to code far exceeds the value of the homes, they will need to be demolished to prevent a blighting influence on the neighborhood. NSP funds will not be used for the new construction of owner or rental housing until the market reverses and demand begins to exceed supply.

Distribution and and Uses of Funds:

Washtenaw County's Office of Community Development has met with elected officials and employees of the three jurisdictions impacted: Superior Township, the City of Ypsilanti and the Charter Township of Ypsilanti. These jurisdictions have identified current properties that are foreclosed, blighted, vacant or abandoned in the high priority areas. Community Development will work with building officials, assessors, planners, attorneys, and financial staff in the jurisdictions as well as the County Treasurer's office to research the eligibility of properties under the NSP program. NSP funds will be used to demolish both private and publicly owned properties that are blighted. Community Development will work with the impacted jurisdictions and neighborhood associations to prioritize projects and plan for future redevelopment. The County Treasurer has spearheaded the formation of a Land Bank to acquire, demolish and redevelop some of these properties. It will take 4-6 months for the Land Bank to become operational. In addition, Community Development is working with the Washtenaw Housing Education Partners (WHEP) which consists of seven non-profits that provide counseling and financial education for households who wish to become homebuyers as well as homeowners who are facing potential mortgage or tax foreclosure. WHEP has an existing program to ensure that potential homebuyers are ready and able to purchase a home. WHEP educates homebuyers on predatory lending practices and the home purchase process; provides credit repair counseling and financial literacy classes; and helps homebuyer's access down payment and rehabilitation funds from multiple sources. WHEP will provide HUD-certified counseling and home maintenance classes as a requirement before a home buyer can use NSP funds to purchase a home. Community Development will market this program along with other CD programs. A Request for Proposal will be issued to non-profit housing providers to implement three homeownership programs: Down Payment Assistance (DPA), Homebuyer Purchase and Rehab (HPR), and Acquisition Rehabilitation and Resale (ARR). The homeowner program will emphasize qualified homebuyers as the first step and letting the homebuyer select the home to purchase using DPA alone or with rehabilitation through the HPR program. The ARR program will only be used for HUD \$1 homes, which must be purchased by Washtenaw County, and Habitat homes, which have a qualified buyer. The NSP funds will not be used to purchase and rehabilitate single family homes on speculation. Finally, Community Development will work with non-profit housing providers to acquire and redevelop abandoned or foreclosed multi-



Initial Purchase Price (IPP)			\$75,000
NSP investment (\$15K DPA & \$20K Rehab)		\$35,000	
NSP investment as percent of IARV		39%	

Sold 10 years later with increase in value			
Appraised Value (AV)		\$150,000	
Increase in Appraised Value (IARV - IAV)		\$60,000	
39% of Increase in Value		\$23,400	

\$35,000 is greater than \$23,400, so the homeowner repays \$35,000

Sold 10 years later with decrease in value			
Appraised Value/Sales Price		\$85,000	
Owner Private Mortgage Lien repayment		-\$60,000	
Owner initial cash investment			-\$1,000
Closing Costs adeator		-\$6,000	
Balance		\$19,000	

\$19,000 is repaid instead of \$35,000

RENTAL PROGRAMS

A 30-year lien will be placed on all NSP funded rental housing projects. The lien will be equal to the amount of assistance provided to the buyer (acquisition and rehabilitation). At the time of sale or transfer of the property or discontinuation as a rental property, the lien must be repaid in full or based on a formula, whichever is greater. The formula is based on a shared increase in the appraised value at the time of sale or transfer. At the time of initial purchase, the percent of NSP funds as a percent of the appraised value will be calculated. At the time of sale or transfer, the same percent of increase in the appraised value between the initial purchase and the new appraised value will be repaid to Washtenaw County. The greater of this formula and the actual lien amount will be repaid out of net sales proceeds (after paying all liens, closing costs, realtor fees and deducting the initial owner cash investment).

If the property remains a rental property for 30 years, then the lien will be forgiven. NSP funds can be applied to the entire project cost or designated to specific units. All units funded with NSP funds will be occupied by households at 50% AMI or less at the time of initial occupancy.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

All rehabilitation activities assisted under the NSP program shall address health and safety violations, correct substandard conditions and make essential improvements. Such improvement shall include but are not limited to: performing energy related repairs or improvements including the installation of Energy Star appliances and energy efficient windows, providing for handicapped accessibility under reasonable accommodation and reasonable modification standards, the abatement of lead-based paint hazards and the repair or replacement of major housing systems in danger of failure. All rehabilitation must meet applicable local standards, codes and ordinances. Lead Based Paint standards apply to housing built prior to 1978. For the NSP program, all repairs will need to meet the 2006 Michigan Residential Rehabilitation Code and all units will, at minimum, adhere to the standards outlined in the 2006 International Property MaintenanceCode.

Low Income Targeting:

Twenty-five percent of \$3,024,719 is \$756,180. The estimated amount of NSP funds to be used for households whose incomes do not exceed 50% of the area median income is \$700,000 for rental housing and \$300,000 for homeowner housing. Home buyers whose income is less than 50% of AMI will not be eligible for NSP funds unless they are purchasing a Habitat home. Habitat provides 0% financing which enables home buyers with incomes below 50% AMI to purchase a home, who would otherwise not qualify for a private mortgage.

Acquisition and Relocation:

Properties that will be demolished due to blight are unlikely to be habitable. If the home is occupied, then it is likely to be occupied by a household under 80% AMI. The number of homes with habitants that will be demolished is expected to be less than 10. Those residents will be relocated to safe and decent housing. No units occupied by households under 80% AMI will be converted to another use.

Acquisition and Relocation activities will begin in March 2009 and will end in December 2011.

Activity: Purchase and Rehabilitation

- No units will be demolished or converted under this activity

Activity: Land Bank

- No units will be demolished or converted under this activity

Activity: Demolition

- 10 rental units that are occupied by households under 80% AMI may be demolished. The residents will be relocated to



safe and decent housing.

Public Comment:

T. Kersey, Dr. F. Moorman, P. Henderson, L. Johnson, T. Chambell, J. Collins, Min. C. Baker, A. Thebaud, from Community Collaborative Outreach Gift

Suggested uses for Ypsilanti City included:

1. Beautify exteriors and landscapes of distressed homes
2. Foreclosure counseling for pre-foreclosed residents
3. Conduct neighborhood surveys to identify residents who may go into foreclosure
4. Bulk purchase of foreclosed homes
5. Rehab and release those homes
6. Clean up distressed properties in target areas
7. Issue an RFP, with local preference to:
 - a. rehab homes, energy retrofits, volume discount purchase on supplies
 - b. credit repair and budget counseling
 - c. pre, post and foreclosure counseling
 - d. lease or sell homes to qualified residents
 - e. HUD approved home counseling to first time home buyers
 - f. Assist with job finding for the unemployed

RESPONSE: Many of these suggestions are supported in this NSP application. Unfortunately, foreclosure prevention activities are not an eligible use under the NSP program. Beautification and clean up of distressed properties is not an eligible use as a stand-alone activity, however, properties that are acquired with NSP funds will be brought up to code and maintained by the new owner. Assistance finding jobs is not an eligible use as a stand-alone activity, however, the use of NSP funds on rehabilitation, maintenance and demolition activities will create jobs for local people. A leasing program is being explored as a new program.

C. McClary, Washtenaw County Treasurer

1. Additional disposition strategies for Land Bank properties could include a public park for vegetable garden and urban farming

RESPONSE: Added to Land Bank options

Anonymous Ypsilanti Township resident

1. Would like to see more owner occupied homes in the Sugarbrook neighborhood
2. More widespread advertising to help people to purchase homes
3. Provide credit repair and help increase income to enable people to purchase homes.

RESPONSE: Sugarbrook neighborhood is a target neighborhood to increase homeownership using both NSP funds and other funds administered by the Office of Community Development. This program will be widely advertised with other homeowner programs such as rehabilitation, acquisition, and foreclosure prevention. Credit repair and helping people strategize on how to increase their income is included in the WHEP training funded with NSP and other funds.

J. Walker, Ypsilanti Township Resident

1. Use funds to hire professionals and nonprofits to help homeowners with workout negotiations with lenders.
2. Provide as much outreach and direct assistance as possible.
3. Create jobs and ownership affordability through energy rehabs.

RESPONSE: Unfortunately, these funds specifically prohibit helping homeowners stay in their homes who are having difficulties paying mortgages and taxes. The funds can only be used on properties that are vacant, abandoned or foreclosed on. The Office of Community Development agrees that this is a critical service and therefore the City of Ann Arbor and Washtenaw County are funding about \$250,000 annually to a foreclosure prevention collaborative with other funds for this purpose. The collaborative includes the Washtenaw County Treasurer, the Housing Bureau for Seniors, MSU Extension and Legal Services of Southcentral Michigan. If you know anyone who needs these services, please have them contact 222-6746.

P. Taylor, City of Ypsilanti Resident

1. Use the funds for as wide a range of options as possible
2. Concerned about excessive spending on administration, reorganization, technical expenditures, counseling and hotlines which dilutes REAL assistance to those who need help.
3. Assist homeowners stay in their homes

4. Rehab vacant, abandoned or foreclosed homes
5. Directly assist homeowners with mortgage workouts and refinancing
6. Offer lease to own opportunities to displaced homeowners

RESPONSE: Many of these suggestions are supported in this NSP application. See responses above regarding foreclosure prevention and lease programs. This plan includes 4 out of the 5 options available. Although it does not include a budget for financing mechanisms, financing mechanisms are actually included under purchase and rehabilitation—for both homeowners and rental properties. Redevelopment of vacant properties is not included because there are too many vacant, habitable buildings on the market to justify creating new buildings at this time. These funds are limited to 10% of the budget being spent on administration.

M. Mizak, Corporation for Supportive Housing

1. Opportunity to create scattered site permanent supportive housing
 - a. Prioritize housing for the homeless with special needs
 - b. Funds for operating deficit reserves and services coordination specifically or as part of increased developer fee
 - c. Target to neediest
2. Assistance offered to
 - a. Create strategies
 - b. Identify developers, property managers and service providers



c. Draft RFP's

d. Training and technical assistance

RESPONSE: Permanent supportive housing has been added as an eligible use for rental properties. Requests for operating deficit reserves and service coordination will be considered.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Admin-1	Administration	WC-Admin	WC Administration
WC Rental	WC Rental	WC-Rental-Parkview Apts	WC Rental Parkview Apts
WC-Demolition	WC Demolition	WC- Demolition - Ypsilanti Twp	WC- Demolition - Ypsilanti Twp
		WC-Demolition - Superior Twp	WC Demolition
		WC-Demolition - Ypsilanti City	WC-Demolition - Ypsilanti City
WC-Land Bank	WC Land Bank	WC-Land Bank Acquisition	WC Land Bank Acquisition
WC-Owner	WC Owner	WC-Owner Education	WC Owner Education
		WC-Owner-CHA	WC Owner CHA
		WC-Owner-Habitat	WC Owner Habitat
z CANCEL	z cancel	z CANCEL ACTIVITY	z CANCEL ACTIVITY



Activities

Project # / Title: Admin-1 / Administration

Grantee Activity Number: WC-Admin
Activity Title: WC Administration

Activity Type:

Administration

Project Number:

Admin-1

Projected Start Date:

10/01/2008

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:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

10/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 302,471.00

Other Funds \$ 0.00

Total Funds \$ 302,471.00

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Washtenaw County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Washtenaw County

Organization Type

Unknown

Proposed

\$ 302,471.00

Location Description:



Activity Description:

Administration of NSP program funds

Project # / Title: WC Rental / WC Rental

Grantee Activity Number: WC-Rental-Parkview Apts
Activity Title: WC Rental Parkview Apts

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 WC Rental

Projected Start Date:
 02/01/2010

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:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 WC Rental

Projected End Date:
 03/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 305,044.00
Other Funds: \$ 0.00
Total Funds: \$ 305,044.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	70	70		100.00
# of Households	70	70		100.00

Proposed Accomplishments	Total
# of Multifamily Units	70
# of Housing Units	70
# ELI Households (0-30% AMI)	
#Units & other green	



#Units deconstructed	
#Sites re-used	70
#Units exceeding Energy Star	70
#Units with bus/rail access	70
#Low flow showerheads	70
#Low flow toilets	70
#Units with solar panels	
#Dishwashers replaced	70
#Clothes washers replaced	70
#Refrigerators replaced	70
#Light fixtures (outdoors) replaced	70
#Light Fixtures (indoors) replaced	70
#Replaced hot water heaters	70
#Replaced thermostats	70
#Efficient AC added/replaced	70
#High efficiency heating plants	70
#Additional Attic/Roof Insulation	70
#Energy Star Replacement Windows	70
# of Properties	70

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Revision Parkview LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Revision Parkview LLC	Non-Profit	\$ 303,214.00

Location Description:

596 S Hamilton, Ypsilanti MI 48197

Activity Description:

A subsidiary of the Ypsilanti Housing Commission will acquire this HUD foreclosed property. HUD will relocate the remaining tenants at HUD's expense (about 30 units are occupied). These tenants will be given the option of moving back in, once the units are rehabilitated. HUD will also provide a \$40,000/unit grant as a 1:1 match for any additional funds raised by the Housing Commission. Chesapeake Community Advisors has been hired as a consultant/developer to help the Housing Commission redevelop the property.

HUD sold the property to Revision Parkview on September 8, 2010. HUD relocated all of the tenants. The property will be redeveloped in two phases. Phase I includes 70 units, and Phase II includes 74 units. Phase I will be funded with NSP, County HOME funds, HUD funds and a HUD loan. Phase II will be financed with Low Income Housing Tax Credits, County HOME funds and HUD funds. The property will be redeveloped using green and energy efficient standards.



Project # / Title: WC-Demolition / WC Demolition

Grantee Activity Number: WC- Demolition - Ypsilanti Twp
Activity Title: WC- Demolition - Ypsilanti Twp

Activity Type:

Clearance and Demolition

Project Number:

WC-Demolition

Projected Start Date:

03/09/2009

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:

WC Demolition

Projected End Date:

03/09/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 319,972.00

Other Funds: \$ 0.00

Total Funds: \$ 319,972.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	18905	7003	3980	58.10

Proposed Accomplishments

	Total
# of Businesses	1
# of Public Facilities	
# of buildings (non-residential)	1
# of Properties	15

LMI%:	58.1
--------------	------



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ypsilanti Township

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ypsilanti Township

Organization Type

Unknown

Proposed

\$ 319,972.00

Location Description:

Demolition of residential and nonresidential properties in Ypsilanti Twp

Activity Description:

Demolition and Clearance



Grantee Activity Number: WC-Demolition - Superior Twp
Activity Title: WC Demolition

Activity Type:
 Clearance and Demolition

Project Number:
 WC-Demolition

Projected Start Date:
 03/30/2009

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:
 Direct (Households)

Activity Status:
 Cancelled

Project Title:
 WC Demolition

Projected End Date:
 03/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	13
# of Non-business Organizations benefitting	
# of Businesses	9
# of Public Facilities	
# of buildings (non-residential)	9
# of Properties	22

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Washtenaw County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Washtenaw County	Unknown	\$ 50,000.00



Location Description:

Washtenaw Urban County eligible NSP census tracts

Activity Description:

Demolition of blighted properties identified by Ypsilanti Township and Ypsilanti City.



Grantee Activity Number: WC-Demolition - Ypsilanti City
Activity Title: WC-Demolition - Ypsilanti City

Activity Type:
 Clearance and Demolition

Project Number:
 WC-Demolition

Projected Start Date:
 03/09/2009

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:
 WC Demolition

Projected End Date:
 03/09/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 512,776.00
Other Funds: \$ 0.00
Total Funds: \$ 512,776.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	5950	3510	930	74.62

Proposed Accomplishments	Total
# of Non-business Organizations benefitting	5
# of Businesses	7
# of Public Facilities	
# of buildings (non-residential)	7
# of Properties	12

LMI%:	74.62
--------------	-------

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of Ypsilanti

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Ypsilanti	Unknown	\$ 512,776.00



Location Description:

7 abandoned and blighted commercial properties on Water Street and 5 blighted residence in Gateway neighborhood in the City of Ypsilanti.

Activity Description:

Demolition and clearance

Project # / Title: WC-Land Bank / WC Land Bank

Grantee Activity Number: WC-Land Bank Acquisition
Activity Title: WC Land Bank Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

WC-Land Bank

Projected Start Date:

03/30/2009

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:

Cancelled

Project Title:

WC Land Bank

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 0.00

Total Funds \$ 0.00

Proposed Accomplishments

of Housing Units

of Properties

Total

20

20



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Washtenaw County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Washtenaw County

Organization Type

Unknown

Proposed

\$ 300,000.00

Location Description:

Washtenaw Urban County eligible NSP census tracts

Activity Description:

A Land Bank will be created to acquire residential properties for redevelopment or sale.

Project # / Title: WC-Owner / WC Owner

Grantee Activity Number: WC-Owner Education
Activity Title: WC Owner Education

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

WC-Owner

Project Title:

WC Owner

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2012

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:

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

Total Budget:

\$ 23,784.50

Other Funds

\$ 0.00

Total Funds

\$ 23,784.50

Environmental Assessment:

EXEMPT

Benefit Report Type:



Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	400	300	100	100.00
# of Households	400	300	100	100.00
Proposed Accomplishments	Total			
# of Housing Units	25			

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Habitat for Humanity	Unknown	\$ 23,784.50

Location Description:

Homebuyer Education classes provided by HUD and MSHDA certified counselors at MSU-Extension and POWER Inc. Habitat for Humanity is the fiduciary for the funds.

Activity Description:

Homebuyer Education including orientation to the home purchase process (working with a realtor, inspections, title work, appraisals, down payment assistance programs), credit repair, financial literacy, one-on-one counseling to create a housing plan, and maintenance classes. Of the 400 potential homebuyers who attend homebuyer education classes, 30 will end up purchasing a home with NSP assistance.



Grantee Activity Number: WC-Owner-CHA
Activity Title: WC Owner CHA

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

WC-Owner

Projected Start Date:

03/30/2009

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:

WC Owner

Projected End Date:

03/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 307,496.50

Other Funds: \$ 470,000.00

Total Funds: \$ 777,496.50

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Units \geq other green	
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	4
#Low flow showerheads	5
#Low flow toilets	5
#Units with solar panels	
#Dishwashers replaced	3
#Clothes washers replaced	2
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	5



#Replaced thermostats	5
#Efficient AC added/replaced	2
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	5
# of Properties	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Housing Alternatives

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Community Housing Alternatives	Unknown	\$ 287,984.00
Funding Source Name	Matching Funds	Funding Amount
Private Lenders	Yes	\$ 450,000.00
Buyer Contribution	Yes	\$ 20,000.00

Location Description:

Washtenaw Urban County eligible NSP census tracts

Activity Description:

CHA will work with an eligible homebuyer who has completed the homebuyer education program to purchase a foreclosed home. CHA will provide down payment assistance and rehabilitation oversight.



Grantee Activity Number: WC-Owner-Habitat
Activity Title: WC Owner Habitat

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

WC-Owner

Projected Start Date:

03/30/2009

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:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

WC Owner

Projected End Date:

03/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,253,175.00

Other Funds

\$ 0.00

Total Funds

\$ 1,253,175.00

Proposed Beneficiaries

Owner Households

Total

20

Low

20

Mod

Low/Mod%

100.00

of Households

20

20

100.00

Proposed Accomplishments

of Singlefamily Units

Total

20

of Housing Units

20

ELI Households (0-30% AMI)

#Units \geq other green

#Units deconstructed

#Sites re-used

20

#Units exceeding Energy Star

5

#Units with bus/rail access

15

#Low flow showerheads

20

#Low flow toilets

15

#Units with solar panels

#Dishwashers replaced

2

#Clothes washers replaced

2

#Refrigerators replaced

8

#Light fixtures (outdoors) replaced

12

#Light Fixtures (indoors) replaced

20



#Replaced hot water heaters	5
#Replaced thermostats	15
#Efficient AC added/replaced	
#High efficiency heating plants	15
#Additional Attic/Roof Insulation	8
#Energy Star Replacement Windows	8
# of Properties	20

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Habitat for Humanity	Unknown	\$

Location Description:

Washtenaw Urban County eligible NSP census tracts
 1223 Evelyn, Ypsilanti MI 48198
 1474 Harris, Ypsilanti MI 48197
 1124 Shirley, Ypsilanti MI 48198
 1579 Harvest Lane, Superior Township, MI 48198

Activity Description:

Habitat will acquire and rehabilitate foreclosed homes to sell to eligible Habitat homebuyers

Project # / Title: z CANCEL / z cancel

Grantee Activity Number: z CANCEL ACTIVITY
Activity Title: z CANCEL ACTIVITY

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

z CANCEL

Projected Start Date:

03/30/2009

Activity Status:

Cancelled

Project Title:

z cancel

Projected End Date:

03/30/2012



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:

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 0.00

Total Funds \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

POWER, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

POWER, Inc.

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Washtenaw Urban County eligible NSP census tracts

Activity Description:

The Washtenaw Housing Education Partnership (WHEP) will provide homebuyer education to 50 households. 36 households will purchase foreclosed homes with NSP funds. POWER, Inc. is the fiduciary for WHEP.



Action Plan Comments:

Action Plan History

Version	Date
B-08-UN-26-0005 AP#1	04/01/2015
B-08-UN-26-0005 AP#2	07/31/2013
B-08-UN-26-0005 AP#3	02/15/2011
B-08-UN-26-0005 AP#4	06/28/2010

