

Action Plan

Grantee: Southfield, MI

Grant: B-11-MN-26-0011

LOCCS Authorized Amount:	\$ 1,084,254.00
Grant Award Amount:	\$ 1,084,254.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 533,396.77
Total Budget:	\$ 1,617,650.77

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

For the purpose of selecting targeted neighborhoods, HUD established guidelines for communities. HUD is funding the Neighborhood Stabilization Program Three (NSP3) to revitalize neighborhoods across the country using the existing housing stock by rehabilitating vacant foreclosed homes. The NSP3 Targeted Neighborhood begins at the northeastern corner of the city at Greenfield and Thirteen Mile. From there it follows Greenfield south all the way to the city's southern border at Eight Mile which it follows west to Lahser. It follows Lahser North up to Ten Mile which it travels along until it turns north at a point directly south of The Lodge and Civic Center Drive, which it meets. It then follows Civic Center Drive across the Civic Center to Lincoln, the southern border of Lathrup Village, which it follows along to the eastern border where it tracks along north. The border then meets Twelve Mile it briefly follows west to Southfield, where it tracks north to Thirteen Mile. Finally, the border stretches east along Thirteen Mile to meet its beginning at Greenfield. This neighborhood has good public transportation, local retailing and large employment centers. It also includes the business districts along Greenfield; Southfield; Evergreen; Lahser; The Lodge (US 10); Eight, Nine, Ten, Eleven, Twelve, and Thirteen Mile Roads; and the entire Cornerstone District.

The NSP3 Targeted Neighborhood Score (as scored by HUD) within the City of Southfield is:

Neighborhood NSP3 Score: 19.4

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 14586

How Fund Use Addresses Market Conditions:

NSP3 funds were allocated by a formula based on the number of foreclosures and vacancies in the 20% of U.S. neighborhoods (Census Tracts) with the highest rates of homes which were financed by a subprime mortgage, are delinquent, or are in foreclosure. The net result is that these funds are highly targeted to communities with the most severe neighborhood problems associated with the foreclosure crisis. Southfield's focus is to acquire and sell renovated homes to mortgage ready clients. In the event that these homebuyers cannot be immediately financed they will have the option to lease to own or in some cases buy through land contract.

Ensuring Continued Affordability:

Low Income

Upon residing in the home for a period of not less than 15 years the interest free loan may be forgiven providing that the family's household income is at less than 50% of the AMI.



Low-To-Moderate Income

Upon residing in the home for a period of not less than 15 years, 50% of the interest free loan may be forgiven providing that the family's household income is at or greater than 50% of the AMI but less than 80% of the AMI.

Moderate-To-Middle Income

Upon residing in the home for a period of not less than 15 years, 0% of the interest free loan may be forgiven providing that the family's household income is at or greater than 80% of the AMI.

Definition of Blighted Structure:

Blighted Structure
- A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. Per City of Southfield Code a blighted structure is defined in Ordinance 1198 per SECTIONS 8.141, 8.142, 8.143 and 8.144 of CHAPTER 100 OF TITLE VIII OF THE CODE OF THE CITY OF SOUTHFIELD. In addition, the estimated cost to rehabilitate the structure in compliance with the City's Property Maintenance Code must be greater than 50% of the estimated cost to replace the structure.

Definition of Affordable Rents:

No more than 30% of adjusted monthly income

Housing Rehabilitation/New Construction Standards:

All homes assisted under activity # 2 - Acquisition, Rehabilitation and resale of foreclosed properties will be brought into compliance with the City's Property Maintenance Code. In addition, all work completed will comply with the City's Building Code. Environmental hazardous conditions, e.g. lead based paint hazards will also be addressed as required by HUD. New construction homes built under activity #5 will be single family homes, managed by Habitat for Humanity, and built by volunteer groups. New construction will comply with the City's building code.

Vicinity Hiring:

City of Southfield will adhere to Section 3 of the Housing and Urban Development Act of 1968, described in 24CFR Part 135.

Procedures for Preferences for Affordable Rental Dev.:

Possible preferences have not yet been developed nor have properties been identified as of yet. However, may work with area non profits who might have preferences i.e. veterans Southfield will follow all relevant fair housing laws and will seek guidance from HUD concerning procedures for preferences. Southfield will be exploring a partnership with the Southfield Housing Commission on the feasibility of a project based Section 8 voucher program which would follow its current waiting list preference for southfield residents.

Grantee Contact Information:

Jurisdiction: City of Southfield, Michigan
Jurisdiction web address: Cityofsouthfield.com
NSP Contact name: Rick Lampi, Operations Specialist
NSP Contact address: 26000 Evergreen Road
Southfield, MI 48037
Telephone: (248) 796-4174
Fax: (248) 796-5135
Email:

rlampi@cityofsouthfield.com

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
1	LI- Acq/Rehab	1	LI- Acq/Rehab	
2	Housing Acq/rehab	2	Acq/Rehab	
3	DHA (Direct Homeownership)	3	DHA - Direct Homeownership Assistance	
4	Adminstration	4	Administration	
5	New Construction	5	New Construction	



6

New Construction - 25% Set
Aside

9999

Restricted Balance

No activities in this project



Activities

Project # / 1 / LI- Acq/Rehab

Grantee Activity Number: 1

Activity Title: LI- Acq/Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

07/01/2011

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.

Activity Status:

Under Way

Project Title:

LI- Acq/Rehab

Projected End Date:

03/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 380,204.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 380,204.82

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# Owner Households	1			0.00
# of Households	3			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

3

3

3

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Southfield

Organization Type

Local Government

Proposed Budget

\$ 380,204.82



Location Description:

The NSP3 Targeted Neighborhood begins at the northeastern corner of the city at Greenfield and Thirteen Mile. From there it follows Greenfield south all the way to the city’s southern border at Eight Mile which it follows west to Lahser. It follows Lahser North up to Ten Mile which it travels along until it turns north at a point directly south of The Lodge and Civic Center Drive, which it meets. It then follows Civic Center Drive across the Civic Center to Lincoln, the southern border of Lathrup Village, which it follows along to the eastern border where it tracks along north. The border then meets Twelve Mile it briefly follows west to Southfield, where it tracks north to Thirteen Mile. Finally, the border stretches east along Thirteen Mile to meet its beginning at Greenfield.

This neighborhood has good public transportation, local retailing and large employment centers. It also includes the business districts along Greenfield; Southfield; Evergreen; Lahser; The Lodge (US 10); Eight, Nine, Ten, Eleven, Twelve, and Thirteen Mile Roads; and the entire Cornerstone District.

The NSP3 Targeted Neighborhood Score (as scored by HUD) within the City of Southfield is:

Neighborhood NSP3 Score: 19.4

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 14586

Activity Description:

Acquisition, rehabilitation of rental units or may be lease to own for families that are at or below 50% of the area median income.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2 / Housing Acq/rehab



Grantee Activity Number: 2

Activity Title: Acq/Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

07/01/2011

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Housing Acq/rehab

Projected End Date:

03/31/2014

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

Total Budget: \$ 649,329.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 649,329.00

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

2

0.00

of Households

2

0.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

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

City of Southfield

Organization Type

Local Government

Proposed Budget

\$ 649,329.00

Location Description:

The NSP3 Targeted Neighborhood begins at the northeastern corner of the city at Greenfield and Thirteen Mile. From there it follows Greenfield south all the way to the city's southern border at Eight Mile which it follows west to Lahser. It follows Lahser North up to Ten Mile which it travels along until it turns north at a point directly south of The Lodge and Civic Center Drive, which it meets. It then follows Civic Center Drive across the Civic Center to Lincoln, the southern border of Lathrup Village, which it follows along to the eastern border where it tracks



along north. The border then meets Twelve Mile it briefly follows west to Southfield, where it tracks north to Thirteen Mile. Finally, the border stretches east along Thirteen Mile to meet its beginning at Greenfield.

Activity Description:

Acquisition , rehabilitation and sale of foreclosed properties in target areas.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 3 / DHA (Direct Homeownership Assistance)



Grantee Activity Number: 3

Activity Title: DHA - Direct Homeownership Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

3

Projected Start Date:

07/01/2011

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

Activity Status:

Under Way

Project Title:

DHA (Direct Homeownership Assistance)

Projected End Date:

03/31/2014

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

Total Budget: \$ 139,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 139,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10

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

City of Southfield

Organization Type

Local Government

Proposed Budget

\$ 542,127.00

Location Description:

The NSP3 Targeted Neighborhood begins at the northeastern corner of the city at Greenfield and Thirteen Mile. From there it follows Greenfield south all the way to the city's southern border at Eight Mile which it follows west to Lahser. It follows Lahser North up to Ten Mile which it travels along until it turns north at a point directly south of The Lodge and Civic Center Drive, which it meets. It then follows Civic Center Drive across the Civic Center to Lincoln, the southern border of Lathrup Village, which it follows along to the eastern border where it tracks



along north. The border then meets Twelve Mile it briefly follows west to Southfield, where it tracks north to Thirteen Mile. Finally, the border stretches east along Thirteen Mile to meet its beginning at Greenfield.

Activity Description:

- a) Down payment and/or closing cost not to exceed \$5,000.00
- (b) General modernization of home, e.g., new roof, siding, interior repairs, new floor coverings, bathroom and kitchen upgrades, abatement of hazardous environmental conditions when necessary to complete a particular modernization improvement, etc. The general modernization cannot exceed \$20,000.00
- (c) Purchase of energy efficiency appliances not to exceed \$6,000.00
- (d) Weatherization of the home, e.g., installation of insulation, new windows, new doors, HVAC systems, environmental abatement services associated with a particular weatherization improvement, etc, not to exceed \$15,000.00
City of Southfield, Michigan NSP3 Draft February 7, 2011
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- (e) Abatement of hazardous environmental conditions abatement (separate from the above), e.g., removal of septic system, installation of new sewer line, installation of waterline, lead paint abatement, asbestos abatement, mold remediation, etc. The abatement of hazardous environmental conditions cannot exceed \$15,000.00.
The total aggregate of the Direct Homeownership Assistance (DHA) will not exceed 49.5% of the property's purchase price or the appraised value whichever is greater.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 4 / Administration



Grantee Activity Number: 4

Activity Title: Administration

Activity Type:

Administration

Project Number:

4

Projected Start Date:

07/01/2011

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 165,855.32

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 165,855.32

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Southfield

Organization Type

Local Government

Proposed Budget

\$ 165,855.32

Location Description:

26000 Evergreen Road - City of Southfield Municipal offices

Activity Description:

Program administration for NSP 3 program.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 5

Activity Title: New Construction

Activity Type:

Construction of new housing

Project Number:

5

Projected Start Date:

01/01/2019

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

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

03/01/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 58,695.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 58,695.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Elevated Structures	
# ELI Households (0-30% AMI)	2
Activity funds eligible for DREF (Ike Only)	
#Units with other green	
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4



#Units with solar panels

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Southfield Administration and Housing Services Department and/or	Unknown	\$ 58,695.00

Location Description:

Activity Description:

Construct new housing for low mod income eligible buyers.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 6

Activity Title: New Construction - 25% Set Aside

Activity Type:

Construction of new housing

Project Number:

5

Projected Start Date:

01/01/2019

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.

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

03/01/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 176,100.18

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 176,100.18

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Southfield Administration and Housing Services Department and/or	Unknown	\$ 176,100.18

Location Description:

Activity Description:

New single family housing with a 25% set aside.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Action Plan Comments:

Reviewer - Minor modifications to budget. 10/4/2012 kjph

Reviewer - G. Henry approved the City of Southfield's NSP3 Action Plan in order for the QPR to be submitted in DRGR. As the grantee continues to work with the HUD staff and the HUD NSP TA consultants, there could be more revisions made to the DRGR action plan.

Vails, 11/18/2021 - approved the action plan so that the City of Southfield could draw down for the houses that were added to the program. CVails, Sr FA HUD CPD Detroit

Action Plan History

Version	Date
B-11-MN-26-0011 AP#7	11/18/2021
B-11-MN-26-0011 AP#6	04/28/2016
B-11-MN-26-0011 AP#5	12/14/2015
B-11-MN-26-0011 AP#4	06/17/2014
B-11-MN-26-0011 AP#3	04/29/2014
B-11-MN-26-0011 AP#2	10/04/2012
B-11-MN-26-0011 AP#1	08/01/2011

