

Grantee: Redford, MI

Grant: B-08-MN-26-0010

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-26-0010

Obligation Date:**Grantee Name:**

Redford, MI

Award Date:**Grant Amount:**

\$3,041,364.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

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)

Recovery Needs:

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.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$3,041,364.00

Total CDBG Program Funds Budgeted

N/A

\$3,041,364.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$72,602.32

\$72,602.32

Expended CDBG DR Funds

\$72,602.32

\$72,602.32

Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$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	\$72,002.32
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Redford Township's Neighborhood Stabilization Program (NSP) will be a catalyst to fight the foreclosure crisis that has impacted our neighborhoods. Using Acquisition funds to purchase 22 foreclosed properties in our "Areas of Greatest Need" will strengthen and stabilize these neighborhoods in the initial round of purchasing. Demolition is being considered on various properties that do not meet zoning/planning remedies. Rehabilitating the acquired properties is the primary means of redeveloping and stabilizing our once proud neighborhoods. Project rehab specifications for seven properties are being finalized, initial inspections are underway on the remainder of the homes and contracts to demolish three properties are complete. Our department has prepared a list of eligible applicants (LMMI and LI) that are pre-qualified to purchase the rehabilitated homes once completed. Downpayment assistance will be available to all applicants and determined on a individual basis.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
RT001, Acquisition	\$0.00	\$0.00	\$1,500,000.00	\$0.00
RT002, Demolition	\$0.00	\$0.00	\$100,000.00	\$0.00
RT003, Rehab/Redevelop	\$0.00	\$0.00	\$867,228.00	\$0.00
RT004, Down Payment Assist	\$0.00	\$0.00	\$270,000.00	\$0.00
RT005, Planning/Admin	\$0.00	\$0.00	\$304,136.00	\$0.00

Activities

Grantee Activity Number: ACQ

Activity Title: ACQ

Activity Category:

Acquisition - general

Project Number:

RT001

Projected Start Date:

03/20/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition

Projected End Date:

07/30/2013

Responsible Organization:

Charter Township of Redford - Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Location Description:

Various neighborhoods located in Redford Township - NSP Target Areas.

Activity Progress Narrative:

Acquisition activities were completed on the above addresses. The foreclosed/vacant residential properties were acquired through the Department of Housing and Urban Development (HUD) Dollar Home Program for Local Governments. Redford Township purchased 22 residential foreclosed/vacant properties for redevelopment (via demolition or rehabilitation) in this quarter. The program funds for this activity were listed in the Administration activity and will be revised by our staff.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	22	0/0	0/0	22/50
# of housing units	0	0	22	0/0	0/0	22/50

Activity Locations

Address	City	State	Zip
9660 Sioux	Redford	NA	48239
15407 Lennane	Redford	NA	48239
26753 Vassar	Redford	NA	48240

20137 Wakenden	Redford	NA	48240
9952 Hazelton	Redford	NA	48239
18645 Wakenden	Redford	NA	48240
9988 Hazelton	Redford	NA	48239
15409 Winston	Redford	NA	48239
11704 Berwyn	Redford	NA	48239
18705 Lexington	Redford	NA	48240
11402 Centralia	Redford	NA	48239
11362 Centralia	Redford	NA	48239
9967 Farley	Redford	NA	48239
19149 Olympia	Redford	NA	48240
18885 Dalby	Redford	NA	48240
15573 Leona	Redford	NA	48239
26320 Southwestern	Redford	NA	48239
19120 Indian	Redford	NA	48240
15881 Winston	Redford	NA	48239
11363 Hazelton	Redford	NA	48239
19337 Lexington	Redford	NA	48240
18330 Poinciana	Redford	NA	48240

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

Activity Title: ADMIN

Activity Category:

Administration

Project Number:

RT005

Projected Start Date:

03/20/2009

National Objective:

N/A

Activity Status:

Planned

Project Title:

Planning/Admin

Projected End Date:

07/30/2013

Responsible Organization:

Charter Township of Redford - Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$304,136.00
Total CDBG Program Funds Budgeted	N/A	\$304,136.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$72,002.32	\$72,002.32
Expended CDBG DR Funds	\$72,002.32	\$72,002.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Administrative Funds were obligated and expended by Redford Township utilizing NSP Funds for the following actions by our staff: Plan preparation, training, property procurement options, site evaluations, property inspections, contractor review and miscellaneous administrative costs.

Performance Measures

No 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

Activity Title: DEMO

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

RT002

Project Title:

Demolition

Projected Start Date:

03/20/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Charter Township of Redford - Community Development

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$600.00	\$600.00
Expended CDBG DR Funds	\$600.00	\$600.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Activity Progress Narrative:

Demolition activities were for the disconnection of water lines prior to the demolition of the three (3) residential properties. The residential properties are scheduled to be demolished in August 2009. At this current time, each parcel is proposed to be sold to the adjacent neighbors (meeting eligible income qualification) or redeveloped.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/9
# of housing units	0	0	3	0/0	0/0	3/9
# of Businesses	0	0	0	0/0	0/0	0/1

Activity Locations

Address	City	State	Zip
19149 Olympia	Redford	NA	48240
26753 Vassar	Redford	NA	48240
18885 Dalby	Redford	NA	48240

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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