

Grantee: Southfield, MI

Grant: B-08-MN-26-0011

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-26-0011

Obligation Date:**Grantee Name:**

Southfield, MI

Award Date:**Grant Amount:**

\$3,241,457.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

Data supplied by HUD(Foreclosure-Abandonment Risk, Predicted Foreclosure Rate, and HMDA High Cost Loan Rates) was analyzed to determine the areas most impacted by the housing foreclosure crisis. Based upon this analysis the City has determined that the entire City demonstrates a high incidence of bank owned foreclosed properties, a high concentration of subprime lending, high current foreclosure activity and a high risk of future foreclosure and abandonment. In addition to meeting the requirements of Section 2301(c)(2) of HERA, these areas also meet the local Tipping Point test. Investment in these neighborhoods can help ensure future stability and prevent the disinvestment that comes with vacant, foreclosed properties. The City will target acquisition, rehabilitation, and resale of foreclosed properties to income-qualified families and individuals. The full text of our NSP Substantial Amendment can be viewed at: www.cityofsouthfield.com

Recovery Needs:

Program funding will be used for acquisition, demolition, rehabilitation, homebuyer financing, and disposition of abandoned or foreclosed residential properties in the City of Southfield, along with other related costs (administration).

The full text of our NSP Substantial Amendment can be viewed at: www.cityofsouthfield.com

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$3,241,457.00
Total CDBG Program Funds Budgeted	N/A	\$3,241,457.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$12,421.44	\$12,421.44
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	\$25.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$486,218.55	\$0.00
Limit on Admin/Planning	\$324,145.70	\$1,921.44
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

During this first quarter the City of Southfield laid foundations for successful implementation of the program. Several meetings were conducted with area agencies to formulate the best strategy for our program. Because of this ground work during the first quarter, Southfield has positioned itself by developing a pool of "ready" buyers. Southfield has completed 1 class for the 8 hour home buying contracted through Green Path and are committed to doing another in August. 4 applicants have received committment letters for assistance and there has been one closing. The Demolition program is also underway with one offer on the table that will expand one of Southfield's neighborhood parks once completed.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Development of Single Family units of Abbordable Rental	\$0.00	\$0.00	\$810,400.00	\$0.00
2, Acquisition, Rehabilitation and Resale	\$0.00	\$0.00	\$1,600,000.00	\$0.00
3, Administration and Planning	\$0.00	\$0.00	\$324,145.70	\$0.00
4, Clearance and Demolition	\$0.00	\$0.00	\$150,000.30	\$0.00
5, Down payment Assistance	\$0.00	\$0.00	\$356,911.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1

Activity Title: RHB-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

1

Project Title:

Development of Single Family units of Affordable Rental

Projected Start Date:

01/01/2009

Projected End Date:

06/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Southfield Administration and Housing Services

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$810,400.00
Total CDBG Program Funds Budgeted	N/A	\$810,400.00
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:

Acquisition, Rehabilitation, Construction of rental and/or lease to own units - \$810,400.00 will be allocated to the acquisition, rehabilitation, and construction of rental units. The rental units may be leased to own. This funding amount equals 25% of the total allocation and will be leased to families who are at or below 50% of the area median income. The City anticipates that at least 8 units will be developed. The program income resulting from the rental and possible sale of said properties will be used to acquire and rehabilitate additional units.

Location Description:

Citywide basis with a primary focus on the census block with Foreclosure-Abandonment Risk scores of 9 and 10.

Activity Progress Narrative:

During the first quarter there have been several meetings with area apartment owners who have buildings in foreclosure to explore the possibility of using NSP funds to house very low income residents in a type of coop or lease to own structure. Out of these initial talks there are definite possibilities within Southfield to establish this type of partnership. Although, no deal has been finalized as of the first quarter the ground work has been completed.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/8	0/0	0/8

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:	2
Activity Title:	RHB-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition, Rehabilitation and Resale

Projected End Date:

06/30/2012

Responsible Organization:

City of Southfield Administration and Housing Services

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,600,000.00
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:

Acquisition, Rehabilitation and Resale of Foreclosed Properties \$1.6 million will be allocated for the acquisition, rehabilitation and sale of foreclosed properties in the neighborhood target areas or other identified areas of need City-wide. The sale of said properties will be to families and individuals with incomes at or less than 120% of area median income. It is estimated that approximately 20 housing units can be rehabilitated and sold to owner-occupants with the initial round of funding. Program income resulting from the sale of said properties will be used to acquire and rehabilitate additional units.

Location Description:

Citywide basis with a primary focus on the census block with Foreclosure-Abandonment Risk scores of 9 and 10.

Activity Progress Narrative:

Southfield focused this quarter on developing a pool of qualified applicants that may or may not have properties in mind. During this first quarter, the applicants were interviewed, given the program requirements and equipped with Homebuying education class so they will be successful homeowners. Several applicants have completed the process, have chosen homes and are now in the process of closing. These will be reported in next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/0	0/20	0/20

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: 3
Activity Title: ADM

Activity Category:

Administration

Project Number:

3

Projected Start Date:

01/01/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning

Projected End Date:

06/30/2012

Responsible Organization:

City of Southfield Administration and Housing Services

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$324,145.70
Total CDBG Program Funds Budgeted	N/A	\$324,145.70
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$1,921.44	\$1,921.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funding for general grant administration and planning activities.

Location Description:

Not Applicable.

Activity Progress Narrative:

First quarter expenses include trainings for personnel, marketing materials and meeting production supplies. Personnel time has not been cost allocated for this quarter.

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: 4

Activity Title: Clearance and Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

4

Project Title:

Clearance and Demolition

Projected Start Date:

01/01/2009

Projected End Date:

06/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Southfield Administration and Housing Services

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$150,000.30
Total CDBG Program Funds Budgeted	N/A	\$150,000.30
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:

Clearance, Demolition and Open Space Preservation - \$150,000.00 has been allocated for the demolition of vacant residential structures throughout the city. Units that are selected for demolition will meet the definition of blighted and require more investment to save than the property will be worth. Units which are foreclosed, vacant structure and adjacent to public park lands or located in floodplain may also be acquired. This will provide public recreational benefit to income eligible neighborhoods.

Location Description:

Citywide basis with a primary focus on the census block with Foreclosure-Abandonment Risk scores of 9 and 10.

Activity Progress Narrative:

Southfield explored vacant, blighted properties that were adjacent to parks as primary candidates for demolition. After finding such a property this first quarter, the house was inspected by our building department to confirm that it should be demolished. An offer has been made on the property with an expected closing date within 45 days.

Performance Measures

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

Activity Locations

Address	City	State	Zip
21184 Berg	Southfield	NA	48033

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:	5
Activity Title:	Downpayment Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

5

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Down payment Assistance

Projected End Date:

06/30/2012

Responsible Organization:

City of Southfield Administration and Housing Services

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$356,911.00
Total CDBG Program Funds Budgeted	N/A	\$356,911.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$10,500.00	\$10,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Direct Homeownership Assistance The City will allocate \$356,911.00 to provide assistance for down payments or closing costs. The assistance may come in the form of a grant, deferred loan, or reduced interest rate. It is anticipated that at least 20 families will be assisted.

Location Description:

Citywide basis with a primary focus on the census block with Foreclosure-Abandonment Risk scores of 9 and 10.

Activity Progress Narrative:

For individuals who have completed 8 hour housing counseling, have a particular house in mind and really only need closing or escrow assistance - activity 5 is the best fit. These houses will not need extensive repairs or updates or the buyer may be utilizing a 203loan for updates. These buyers were interviewed and walked through the process of home affordability in order to ensure that they will remain successful homeowners.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/10
# of Households benefitting	0	1	1	0/0	1/0	1/10

Activity Locations

Address	City	State	Zip
19775 Albany	Southfield	NA	48075

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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