

Grantee: Southfield, MI

Grant: B-08-MN-26-0011

July 1, 2009 thru September 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	\$206,583.58	\$206,583.58
Obligated CDBG DR Funds	\$206,583.58	\$206,583.58
Expended CDBG DR Funds	\$226,742.36	\$239,163.80
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	\$35.71
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$486,218.55	\$0.00
Limit on Admin/Planning	\$324,145.70	\$3,617.71
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Southfield had continued progress working in Activity 2. Two more properties were purchased on behalf of NSP clients. Those houses have been rehabbed during this quarter and are scheduled to be sold to the homeowners in the next 30 days. Southfield has also provided direct homeowner assistance to 2 more homeowners (Activity 5). In addition, Southfield has continued its focus on educating potential homebuyers by coordinating 3 housing counseling sessions and meeting with homeowners individually to go over their financial status including how much house they can afford while not exceeding the 30% rule.

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 Affordable Rental	\$0.00	\$0.00	\$810,400.00	\$0.00
2, Acquisition, Rehabilitation and Resale	\$0.00	\$194,162.14	\$1,600,000.00	\$194,162.14
3, Administration and Planning	\$0.00	\$1,921.44	\$324,145.70	\$1,921.44
4, Clearance and Demolition	\$0.00	\$0.00	\$150,000.30	\$0.00
5, Down payment Assistance	\$0.00	\$10,500.00	\$356,911.00	\$10,500.00
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

Jul 1 thru Sep 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 this quarter Southfield began working with 2 households from the very low income group. Because Southfield property taxes are costly and the property prices although having gone down considerably are still a stretch for those in the 50 percentile group, working with these families is going to take a lot of preparation and careful planning to make sure they can afford the houses through a lease to own or just affordable rent program. The families have not found a good fit in housing yet

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

Jul 1 thru Sep 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	\$194,162.14	\$194,162.14
Obligated CDBG DR Funds	\$194,162.14	\$194,162.14
Expended CDBG DR Funds	\$209,646.09	\$209,646.09
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:

Two properties were acquired during this quarter for 2 NSP qualified homeowners. These properties were inspected and a list of repairs were given to the homeowners to work with licensed contractors to renovate the homes. This process has been tedious. Getting bids from contractors for each part of the work. One of the homes needed extensive repairs. The other just had a few code violations. Both homeowners will be buying the renovated properties from Southfield within the next 30 days.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/20
# of housing units	0	0	2	0/0	0/0	2/20
# of Households benefitting	0	2	2	0/0	2/20	2/20

Activity Locations

Address	City	State	Zip
22564 W. Eleven Mile Rd	Southfield	NA	48076
18911 Addison	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	

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

Jul 1 thru Sep 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	\$1,921.44	\$1,921.44
Obligated CDBG DR Funds	\$1,921.44	\$1,921.44
Expended CDBG DR Funds	\$1,696.27	\$3,617.71
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:

Administration charges for this quarter have been largely the cost of conducting the housing counseling classes. There will be more personnel charges beginning next quarter as cost allocation of time spent on NSP is charged back to the program. Those calculations have not begun yet. In addition, a new program intern has been hired; her time will be charged to the program in future quarters.

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	Jul 1 thru Sep 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:

The focus of this quarter for Demolition was to engage City departments to be the eyes and ears of constructing a list of possible demo projects. According to our NSP Amendment - any abandoned, foreclosed properties adjacent to parks that may not be easily rehabbed are potential demolition projects. We now have a list of those properties that we are inspecting and discussing to see if they fit the criteria.

Performance Measures

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

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:	5
Activity Title:	Downpayment Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

5

Project Title:

Down payment Assistance

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

Jul 1 thru Sep 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	\$10,500.00	\$10,500.00
Obligated CDBG DR Funds	\$10,500.00	\$10,500.00
Expended CDBG DR Funds	\$15,400.00	\$25,900.00
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:

2 homeowners received direct homeowner assistance by assisting in paying their closing costs.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	3/10
# of Households benefitting	0	2	2	0/0	3/0	3/10

Activity Locations

Address	City	State	Zip
25178 Mcallister	Southfield	NA	48034
24517 Primrose Lane	Southfield	NA	48076

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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