

**Grantee: Taylor, MI**

**Grant: B-08-MN-26-0013**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-26-0013

**Obligation Date:****Grantee Name:**

Taylor, MI

**Award Date:****Grant Amount:**

\$2,495,056.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

Due to the current foreclosure crisis, there is a great need to acquire and redevelop abandoned and foreclosed houses and properties. Also, a need to demolish blighted vacant properties in order to have a positive impact on surrounding property values in the City of Taylor.

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

N/A

\$2,495,056.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,495,056.00

**Program Funds Drawdown**

\$372,045.16

\$496,140.84

**Obligated CDBG DR Funds**

\$372,045.16

\$496,140.84

**Expended CDBG DR Funds**

\$337,982.77

\$599,506.72

**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           | \$374,258.40 | \$0.00      |
| Limit on Admin/Planning            | \$249,505.60 | \$95,329.77 |
| Limit on State Admin               | \$0.00       | \$0.00      |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

As of September 30, 2009 the City has purchased a total of nine properties. One property has been sold to a qualified NSP applicant (25761 Madden). The qualified applicant is classified as a moderate income buyer. Five properties are currently being rehabbed/renovated and will be available for re-sale in the near future. The City has three additional properties where bids for a purchase offer have been accepted and we are currently waiting on closing date(s).

### 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                 |
| BCKT, Bucket Project     | \$0.00                 | \$344,121.27           | \$2,245,556.00         | \$416,801.85           |
| N/A, Admin Dollars       | \$0.00                 | \$27,923.89            | \$249,500.00           | \$79,338.99            |

### Activities

**Grantee Activity Number:** 1

**Activity Title:** 1

**Activity Category:**

Acquisition - buyout of residential properties

**Project Number:**

BCKT

**Projected Start Date:**

03/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Bucket Project

**Projected End Date:**

03/01/2013

**Responsible Organization:**

City of Taylor

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

|  |              |                |
|--|--------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A          | \$1,320,000.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A          | \$1,320,000.00 |
| <b>Program Funds Drawdown</b>                  | \$344,021.27 | \$346,021.27   |
| <b>Obligated CDBG DR Funds</b>                 | \$344,021.27 | \$346,021.27   |
| <b>Expended CDBG DR Funds</b>                  | \$309,271.01 | \$433,396.37   |
| <b>Match Contributed</b>                       | \$0.00       | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00       | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00       | \$0.00         |

**Activity Description:**

NSP funds will be used to acquire foreclosed and vacant properties for the purpose of rehabilitation and resale to owner-occupants with incomes at or below 120% of area median income. These properties will be acquired at a cost not to exceed 95% of the current appraised value. Rehabilitation will be completed to meet NSP rehabilitation standards and buyers will be provided with both pre-homeownership counseling and assistance finding affordable fixed-rate financing. Program income from the sale proceeds will be reinvested in acquiring and rehabilitating additional properties or other NSP eligible activities.

**Location Description:**

Target areas are City-wide due to the high current foreclosure activity and high risk of future foreclosure and abandonment.

**Activity Progress Narrative:**

Purchased (Acq.)- 7 properties (listed below with tipping point neighborhoods approved in NSP Amendment):  
Tipping Point Neighborhoods: #3 (25761 Madden), #2 (8361 Gulley), #5 (8834 Rackham), #2 (25665 Haskell), #2 (25715 Champagin), #3 (10718 Westlake), #4 (9799 Katherine).  
Sold- 25761 Madden to moderate income buyer.  
All purchased properties are being rehabbed/renovated and will be available to re-sale within 90 days.  
Bids have been accepted on an additional 3 properties. The City is currently awaiting closing dates for properties.

**Performance Measures**

|                        | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |
|------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
|                        | Low                | Mod | Total | Low                                | Mod | Total |
| <b># of Properties</b> | 0                  | 0   | 8     | 0/0                                | 0/0 | 9/20  |

**Activity Locations**

| Address              | City   | State | Zip   |
|----------------------|--------|-------|-------|
| 8361 Gulley (Acq.)   | Taylor | NA    | 48180 |
| 8834 Rackham (Acq.)  | Taylor | NA    | 48180 |
| 25665 Haskell (Acq.) | Taylor | NA    | 48180 |

|                        |        |    |       |
|------------------------|--------|----|-------|
| 25761 Madden (sold)    | Taylor | NA | 48180 |
| 25715 Champaign (Acq.) | Taylor | NA | 48180 |
| 10718 Westlake (Acq.)  | Taylor | NA | 48180 |
| 9799 Katherine (Acq.)  | Taylor | NA | 48180 |
| 25761 Madden (Acq.)    | Taylor | NA | 48180 |

## 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:** 2

**Activity Category:**

Acquisition - buyout of residential properties

**Project Number:**

BCKT

**Projected Start Date:**

03/01/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Bucket Project

**Projected End Date:**

03/01/2013

**Responsible Organization:**

City of Taylor

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

|  |        |              |
|--|--------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A    | \$625,000.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A    | \$625,000.00 |
| <b>Program Funds Drawdown</b>                  | \$0.00 | \$0.00       |
| <b>Obligated CDBG DR Funds</b>                 | \$0.00 | \$0.00       |
| <b>Expended CDBG DR Funds</b>                  | \$0.00 | \$0.00       |
| <b>Match Contributed</b>                       | \$0.00 | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00 | \$0.00       |
| <b>Program Income Drawdown</b>                 | \$0.00 | \$0.00       |

**Activity Description:**

NSP funds will be used to acquire foreclosed, newly constructed vacant properties for the purpose of resale to senior owner-occupants with incomes at or below 50% of area median income. Buyers will be provided with both pre-homeownership counseling and assistance finding affordable fixed-rate financing. Program income for the sale proceeds will be reinvested in acquiring additional properties or other NSP eligible activities. If newly constructed vacant units are not available, scattered site acquisition and rehabilitation of single-family houses for seniors will be pursued. This activity is dedicated to senior housing.

**Location Description:**

Foreclosed and vacant new construction housing units and foreclosed single-family homes located City-wide.

**Activity Progress Narrative:**

Project is still underway. In negotiations with "bank" who holds the title to housing units/property. City is working with legal counsel, Building/Planning Department on moving project forward. All housing units in this project will benefit LI persons/families.

**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   |

**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

|                                 |                      |
|---------------------------------|----------------------|
| <b>Grantee Activity Number:</b> | <b>3</b>             |
| <b>Activity Title:</b>          | <b>ADMIN Dollars</b> |

#### Activity Category:

Administration

#### Activity Status:

Planned

#### Project Number:

N/A

#### Project Title:

Admin Dollars

#### Projected Start Date:

03/01/2009

#### Projected End Date:

03/01/2013

#### National Objective:

N/A

#### Responsible Organization:

City of Taylor

### Overall

### Jul 1 thru Sep 30, 2009

### To Date

|   |             |              |
|---|-------------|--------------|
| Total Projected Budget from All Sources | N/A         | \$249,500.00 |
| Total CDBG Program Funds Budgeted       | N/A         | \$249,500.00 |
| Program Funds Drawdown                  | \$27,923.89 | \$79,338.99  |
| Obligated CDBG DR Funds                 | \$27,923.89 | \$79,338.99  |
| Expended CDBG DR Funds                  | \$28,711.76 | \$95,329.77  |
| Match Contributed                       | \$0.00      | \$0.00       |
| Program Income Received                 | \$0.00      | \$0.00       |
| Program Income Drawdown                 | \$0.00      | \$0.00       |

### Activity Description:

These funds will be used to provide administrative support activities for the Action Plan amendment and implementation of identified projects and programs.

### Location Description:

City of Taylor 23555 Goddard Road Taylor, Michigan 48180

### Activity Progress Narrative:

General planning and administration through 9/30/2009.

The City of Taylor is on track with the Management Plan submitted with the NSP Amendment Plan.

### 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:** 4

#### Activity Category:

Clearance and Demolition

#### Project Number:

BCKT

#### Projected Start Date:

03/01/2009

#### National Objective:

NSP Only - LMMI

#### Activity Status:

Planned

#### Project Title:

Bucket Project

#### Projected End Date:

03/01/2013

#### Responsible Organization:

City of Taylor

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

Total Projected Budget from All Sources

N/A

\$210,556.00

Total CDBG Program Funds Budgeted

N/A

\$210,556.00

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:

NSP funds will be used to demolish foreclosed, blighted properties in neighborhoods meeting NSP income eligibility requirements. Demolition will be used to eliminate blighting influences and support neighborhood sustainability efforts. The resulting vacant lots may be sold, transferred to adjacent property owners or transferred to new ownership for redevelopment. This project is dedicated to the elimination of vacant structures which have a blighting influence on the neighborhood. The lots will not be landbanked for future redevelopment due to nonconforming situations.

#### Location Description:

Foreclosed and vacant housing units City-wide.

#### Activity Progress Narrative:

Proposed properties for demolition are being identified in all approved NSP target neighborhoods. A "request for proposal" for demolition contracts is being drafted and will be bid out within 45 days.

#### Performance Measures

| This Report Period |     | Total | Cumulative Actual Total / Expected |     |       |
|--------------------|-----|-------|------------------------------------|-----|-------|
| Low                | Mod |       | Low                                | Mod | Total |



# of housing units

0

0

0

0/0

0/0

0/25

## 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: 5**

**Activity Category:**

Acquisition - buyout of residential properties

**Project Number:**

BCKT

**Projected Start Date:**

01/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Bucket Project

**Projected End Date:**

03/01/2013

**Responsible Organization:**

City of Taylor

**Overall**

|  | <b>Jul 1 thru Sep 30, 2009</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$90,000.00    |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A                            | \$90,000.00    |
| <b>Program Funds Drawdown</b>                  | \$100.00                       | \$70,780.58    |
| <b>Obligated CDBG DR Funds</b>                 | \$100.00                       | \$70,780.58    |
| <b>Expended CDBG DR Funds</b>                  | \$0.00                         | \$70,780.58    |
| <b>Match Contributed</b>                       | \$0.00                         | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$0.00         |

**Activity Description:**

The activity will involve the acquisition and demolition of a vacant, foreclosed single-family residential structure with subsequent consolidation of the parcel with abutting City park land that serves low, moderate and middle income persons.

**Location Description:**

The subject property is located in Census Tract 5841, Block Group 1.

**Activity Progress Narrative:**

The "home" which is located on 21528 Northline, Taylor property will be removed within the next 9 months. "Requests for Proposal" to remove home are being prepared and will be bid out within 30 days. The land will be utilized in conjunction with the park.

**Performance Measures**

|                        | <b>This Report Period</b> |            |              | <b>Cumulative Actual Total / Expected</b> |            |              |
|------------------------|---------------------------|------------|--------------|---|------------|--------------|
|                        | <b>Low</b>                | <b>Mod</b> | <b>Total</b> | <b>Low</b>                                | <b>Mod</b> | <b>Total</b> |
| <b># of Properties</b> | 0                         | 0          | 0            | 0/0                                       | 0/0        | 1/1          |

**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

---