

Grantee: Taylor, MI

Grant: B-08-MN-26-0013

October 1, 2009 thru December 31, 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

QPR Contact:

Patrick Depa

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

\$280,177.63

\$776,318.47

Obligated CDBG DR Funds

\$280,177.63

\$776,318.47

Expended CDBG DR Funds

\$598,523.07

\$1,198,029.79

Match Contributed

\$0.00

\$0.00

Program Income Received

\$149,200.00

\$149,200.00

Program Income Drawdown

\$149,200.00

\$149,200.00

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 December 31, 2009 the City has purchased a total of twelve properties. In this quarter two properties have been sold to a qualified NSP applicant. (8834 Rackham and 8361 Gulley). The qualified applicants are classified as moderate income buyers. Four properties are currently being rehabilitated/renovated and will be available for resale in near future. The city has 3 additional properties that bids for a purchase offer have been accepted and we are currently waiting on closing dates.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$255,266.70	\$2,245,556.00	\$672,068.55
N/A, Admin Dollars	\$24,910.93	\$249,500.00	\$104,249.92

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	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,320,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,320,000.00
Program Funds Drawdown	\$255,266.70	\$601,287.97
Obligated CDBG DR Funds	\$255,266.70	\$601,287.97
Expended CDBG DR Funds	\$598,523.07	\$1,031,919.44
City of Taylor	\$598,523.07	\$1,031,919.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$149,200.00	\$149,200.00
Program Income Drawdown	\$134,280.00	\$134,280.00

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:

Program Income from Sale of 25761 Madden= \$87,800.00
Program Income from Sale of 8834 Rackham= \$61,400.00
Purchased (Acq.) 3 properties (listed below with tipping point neighborhoods approved in NSP Amendment): Tipping point neighborhoods: #5 (20516 Wick) #2 (25750 Haskell) #3 (25174 Anna).
Sold 8834 Rackham on 10/29/2009 to a moderate income family
Sold 8361 Gulley on 12/30/2009 to a moderate income family
All purchased properties are being rehabbed/renovated and will be available for resale within 90 days.
Bids have been accepted on an additional 3 properties. The City is currently awaiting closing dates which should occur within 30 days.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	12/20

Activity Locations

Address City State Zip

25174 Anna (Acq.)	Taylor	NA	48180
20516 Wick (Acq.)	Taylor	NA	48180
25750 Haskell (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	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$625,000.00
Total CDBG Program Funds Budgeted	N/A	\$625,000.00
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:

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:

In the past 30 days it has been determined by the City Building/Planning Department that the planned site will not be acceptable because of legal, zoning and master plan issues. The City has been working with its consultant (LSL Planning) to amend our activity #2, to include a limited number of new target tipping point areas. This amendment will be submitted to HUD for approval after public notice. The City is aggressively pursuing buying single family homes, rehabing those homes and selling to low income families. The two local realtors that the City is working with, is currently reviewing these new target areas and once the plan is approved by HUD, the City will aggressively place low income seniors and/or low income families in these homes to meet the 25% requirement.

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

Grantee Activity Number: 3

Activity Title: ADMIN Dollars

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

Oct 1 thru Dec 31, 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	\$24,910.93	\$104,249.92
Obligated CDBG DR Funds	\$24,910.93	\$104,249.92
Expended CDBG DR Funds	\$0.00	\$95,329.77
City of Taylor	\$0.00	\$95,329.77
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$14,920.00	\$14,920.00

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:

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

Oct 1 thru Dec 31, 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:

As stated in Activity #2, the City is in the process of asking to amend our plan to include a limited number of new target area's. Several properties have been identified in current and proposed target areas and demolition will begin within 90 days.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	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	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$90,000.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
Program Funds Drawdown	\$0.00	\$70,780.58
Obligated CDBG DR Funds	\$0.00	\$70,780.58
Expended CDBG DR Funds	\$0.00	\$70,780.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 at 21528 Northline, Taylor. will be removed within the next 6 months. "Requests for Proposals" are still being prepared to remove the home. The land will be utilized in conjunction with the park.

Performance Measures

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

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
