

Grantee: Warren, MI

Grant: B-08-MN-26-0014

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-26-0014

Grantee Name:

Warren, MI

Grant Amount:

\$5,829,447.00

Grant Status:

Active

QPR Contact:

Rosemarie Furlong

Obligation Date:

03/26/2009

Award Date:**Contract End Date:****Review by HUD:**

Reviewed and Approved

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$85,996.91

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$5,829,447.00

\$5,829,447.00

\$14,033.88

\$100,030.79

\$14,033.88

\$0.00

\$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	\$874,417.05	\$0.00
Limit on Admin/Planning	\$582,944.70	\$9,834.88
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Demolition activity continues operating smoothly. The amendment referred to in the previous QPR to expand the target area and depth of homeowner assistance was presented for public comment and submitted to City Council for approval. In addition to the previously mentioned changes the amendment included a proposal to allocate funding in the approximate amount of \$1.16 million to a new activity construction of a neighborhood resource center. The funding for this activity was to come from a \$0.5 million reduction in the demolition line item and a decrease of approx. \$0.66 million in the allocation for the acquisition rehabilitation activity NSP-03. This amendment was very controversial because it called for the closing of an existing library and recreation center. The Warren City Council voted on the amendment on December 15, 2009 and it was not approved.

In the next quarter, the homeownership assistance activity will be launched as originally proposed; the contract with Macomb Habitat for Humanity for new construction will be executed; and the City will request proposals from developers to manage the acquisition rehabilitation activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Use B Homebuyer	\$0.00	\$5,829,447.00	\$0.00
2, Use D Demolition	\$0.00	\$0.00	\$4,199.00
3, Use E Special Projects	\$0.00	\$0.00	\$0.00
4, Administration	\$0.00	\$0.00	\$9,834.88
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	NSP-01-01A
Activity Title:	Downpayment & Rehabilitation Direct Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

1

Project Title:

Use B Homebuyer

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Warren

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$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:

Provide financial assistance for NSP eligible households to purchase and rehabilitate abandoned or foreclosed properties that they will occupy as their primary residence.

Location Description:

All will be in the NSP Target Areas F, VD and G.

Activity Progress Narrative:

Amendment to expand target area and increase maximum amount of assistance per household was proposed during quarter and failed to gain City Council approval. In January, staff will meet with realtors and banks to roll out activity as it was originally approved.

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	0/20
# 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:	NSP-01-02
Activity Title:	New Construction LH25

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

1

Project Title:

Use B Homebuyer

Projected Start Date:

07/01/2009

Projected End Date:

03/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Macomb County Habitat for Humanity

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$690,000.00
Total CDBG Program Funds Budgeted	N/A	\$690,000.00
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:

Homes will be constructed by City or subrecipient such as Habitat for Humanity on vacant or demolished properties in NSP Target Areas and sold to NSP eligible households who will occupy the home as their primary residence. Downpayment and closing cost assistance will be paid with the proceeds from the sale. The balance of the proceeds will be program income available for additional NSP activities or returned to the Federal Treasury as required by NSP rules and regulations.

Location Description:

NSP Target areas F, VD, and G

Activity Progress Narrative:

Properties for new construction by Macomb County Habitat for Humanity have been identified and are being appraised. Development agreement is being drafted and will be submitted to City Council for approval in January 2010.

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	0/6
# of Households benefitting	0	0	0	0/6	0/0	0/6

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: NSP-01-03A

Activity Title: Rehabilitation Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Use B Homebuyer

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Warren

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,272,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,272,000.00
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:

City will acquire abandoned or foreclosed properties. All will be in the NSP Target Areas. Homes will be rehabilitated and resold to NSP eligible households who will occupy them as their primary residence. Downpayment and closing cost assistance will be paid with proceeds from sale. The balance of proceeds will be program income available for additional NSP activities or returned to the Federal Treasury as required by NSP rules and regulations.

Location Description:

In NSP Target Areas F, VD, and G

Activity Progress Narrative:

An amendment was proposed that would have expanded target area and transferred part of allocation for this activity to construction of a neighborhood resource center on vacant land in the original target area. This amendment was not approved by City Council. A for-profit developer approached city regarding management of this activity under contract. In the next quarter, the City will form a committee to prepare an RFP to hire a developer to manage this activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/62
# of housing units	0	0	0	0/0	0/0	0/62
# of Households benefitting	0	0	0	0/18	0/44	0/62

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: NSP-01-03B

Activity Title: Rehabilitation Resale - Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Use B Homebuyer

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Warren

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$550,000.00
Total CDBG Program Funds Budgeted	N/A	\$550,000.00
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:

City will acquire abandoned or foreclosed properties. All will be in the NSP Target Areas. Homes will be rehabilitated and resold to NSP eligible households who will occupy them as their primary residence. Downpayment and closing cost assistance will be paid with proceeds from sale. The balance of proceeds will be program income available for additional NSP activities or returned to the Federal Treasury as required by NSP rules and regulations.

Location Description:

NSP Target Areas F, VD, and G.

Activity Progress Narrative:

An amendment was proposed that would have expanded target area and transferred part of allocation for this activity to construction of a neighborhood resource center on vacant land in the original target area. This amendment was not approved by City Council. A for-profit developer approached city regarding management of this activity under contract. In the next quarter, the City will form a committee to prepare an RFP to hire a developer to manage this activity.

Performance Measures

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

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:	NSP-02-01
Activity Title:	Demolition of Blighted Residential Structures

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
2

Project Title:
Use D Demolition

Projected Start Date:
03/01/2009

Projected End Date:
09/30/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Warren

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$982,750.00
Total CDBG Program Funds Budgeted	N/A	\$982,750.00
Program Funds Drawdown	\$0.00	\$4,199.00
Obligated CDBG DR Funds	\$85,996.91	\$90,195.91
Expended CDBG DR Funds	\$0.00	\$4,199.00
City of Warren	\$0.00	\$4,199.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

City will demolish blighted residential structures in the NSP Target Areas.

Location Description:

All will be in the NSP Target Areas F, VD, and G.

Activity Progress Narrative:

As of December 31, 2009, the cumulative accomplishments for this activity are as follows: The demolition of 2 properties has been completed and the purchase orders have been paid. There are open purchase orders for the demolition of 10 additional properties. City Council has ordered at least 15 other properties demolished to eliminate a nuisance (blight) and they are at various stages of the process that must be followed before a purchase order can be issued.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/126
# of housing units	0	0	0	0/0	0/0	0/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
7256 Yacht	Warren	NA	48091
14098 Nine Mile	Warren	NA	48091
3518 Wasmund	Warren	NA	48091
13657 Leonard	Warren	NA	48089
11503 Cadillac	Warren	NA	48089
11084 Republic	Warren	NA	48089
13507 Coleen	Warren	NA	48089
8645 Maxwell	Warren	NA	48089
2278 John B	Warren	NA	48091
7528 Dodge	Warren	NA	48091
13890 Ida	Warren	NA	48089
8403 Prospect	Warren	NA	48089

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: NSP-04-01

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

4

Project Title:

Administration

Projected Start Date:

10/10/2008

Projected End Date:

03/30/2013

National Objective:

N/A

Responsible Organization:

City of Warren

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$582,447.00

Total CDBG Program Funds Budgeted

N/A

\$582,447.00

Program Funds Drawdown

\$0.00

\$9,834.88

Obligated CDBG DR Funds

\$0.00

\$9,834.88

Expended CDBG DR Funds

\$0.00

\$9,834.88

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration of the NSP Grant.

Location Description:

N/A

Activity Progress Narrative:

General Program administration, including development of policies and procedures, reporting, financial management, oversight of staff working on activities.

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

