

Grantee: Washtenaw County, MI

Grant: B-08-UN-26-0005

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-UN-26-0005

Obligation Date:

03/09/2009

Grantee Name:

Washtenaw County, MI

Award Date:

03/09/2009

Grant Amount:

\$3,024,719.00

Contract End Date:

06/30/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

Due to job losses, more people are moving out of Michigan and Washtenaw County than moving in. The supply of housing exceeds the demand. Incentives including down payment assistance and rehabilitation funds will be offered to home buyers to encourage the purchase of abandoned and foreclosed homes in the target areas. Unfortunately, many abandoned and foreclosed homes will not find buyers and if the cost to bring them up to code far exceeds the value of the homes, they will need to be demolished to prevent a blighting influence on the neighborhood. NSP funds will not be used for the new construction of owner or rental housing until the market reverses and demand begins to exceed supply.

Recovery Needs:

Washtenaw County's Office of Community Development has met with elected officials and employees of the three jurisdictions impacted: Superior Township, the City of Ypsilanti and the Charter Township of Ypsilanti. These jurisdictions have identified current properties that are foreclosed, blighted, vacant or abandoned in the high priority areas. Community Development will work with building officials, assessors, planners, attorneys, and financial staff in the jurisdictions as well as the County Treasurers office to research the eligibility of properties under the NSP program. NSP funds will be used to demolish both private and publicly owned properties that are blighted. Community Development will work with the impacted jurisdictions and neighborhood associations to prioritize projects and plan for future redevelopment. The County Treasurer has spearheaded the formation of a Land Bank to acquire, demolish and redevelop some of these properties. It will take 4-6 months for the Land Bank to become operational.

In addition, Community Development is working with the Washtenaw Housing Education Partners (WHEP) which consists of seven non-profits that provide counseling and financial education for households who wish to become homebuyers as well as homeowners who are facing potential mortgage or tax foreclosure. WHEP has an existing program to ensure that potential homebuyers are ready and able to purchase a home. WHEP educates homebuyers on predatory lending practices and the home purchase process; provides credit repair counseling and financial literacy classes; and helps homebuyers access down payment and rehabilitation funds from multiple sources. WHEP will provide HUD-certified counseling and home maintenance classes as a requirement before a home buyer can use NSP funds to purchase a home. Community Development will market this program along with other CD programs.

A Request for Proposal will be issued to non-profit housing providers to implement three homeownership programs: Down Payment Assistance (DPA), Homebuyer Purchase and Rehab (HPR), and Acquisition Rehabilitation and Resale (ARR). The homeowner program will emphasize qualified homebuyers as the first step and letting the homebuyer select the home to purchase using DPA alone or with rehabilitation through the HPR program. The ARR program will only be used for HUD \$1 homes, which must be purchased by Washtenaw County, and Habitat homes, which have a qualified buyer. The NSP funds will not be used to purchase and rehabilitate single family homes on speculation.

Finally, Community Development will work with non-profit housing providers to acquire and redevelop abandoned or foreclosed multi-family rental housing in the targeted census block groups. NSP funds will not be used to support conversion of single family owner housing to rental housing in traditional single family neighborhoods, unless no other option exists. A Request for Proposal will be issued to provide funding to high performing non-profit housing providers to acquire and rehabilitate rental properties that are large enough to be self-sustaining. Eligible rental projects include permanent supportive housing for special needs populations as well as rental units occupied by households up to 50% of Area Median Income. A market study will be required to support the redevelopment of rental properties. Partial demolitions may be requested to eliminate blighted rental properties that are too costly to rehabilitate, given a lack of market demand.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,619,980.00
Total CDBG Program Funds Budgeted	N/A	\$3,024,719.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$44,811.80	\$44,811.80
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	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$453,707.85	\$0.00
Limit on Admin/Planning	\$302,471.90	\$44,811.80
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Met with impacted jurisdictions to determine priorities and projects. Met with community groups, housing providers, and elected officials and concerned citizens to solicit public input about the NSP activities. Attended trainings sponsored by HUD, MSHDA, MCDDA and SEMCOG. Created program guidelines for demolition, acquisition and rehabilitation of owner housing. Created Land Bank. Attorney's created legal contracts, mortgages and notes for owner and renter housing. Issued RFP, selected contractors, and funding recommendations approved by Urban County Executive Committee. Contracts currently being executed for all programs. Hired 1.5 additional FTE's. Set up financial accounts.

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
Admin-1, Administration	\$0.00	\$0.00	\$302,471.00	\$0.00
WC Rental, WC Rental	\$0.00	\$0.00	\$740,000.00	\$0.00
WC-Demolition, WC Demolition	\$0.00	\$0.00	\$500,000.00	\$0.00
WC-Land Bank, WC Land Bank	\$0.00	\$0.00	\$300,000.00	\$0.00
WC-Owner, WC Owner	\$0.00	\$0.00	\$1,182,248.00	\$0.00
z CANCEL, z cancel	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	WC- Demolition - Ypsilanti Twp
Activity Title:	WC- Demolition - Ypsilanti Twp

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

WC-Demolition

Project Title:

WC Demolition

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

Ypsilanti Township

Overall
Apr 1 thru Jun 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
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:

Demolition and Clearance

Location Description:

Demolition of residential and nonresidential properties in Ypsilanti Twp

Activity Progress Narrative:

Met with contractor to identify projects. Signed contract. Established procedures and protocols for demolition.

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 buildings (non-residential)	0	0	0	0/0	0/0	0/3

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:	WC-Admin
Activity Title:	WC Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Admin-1

Project Title:

Administration

Projected Start Date:

10/01/2008

Projected End Date:

10/01/2012

National Objective:

N/A

Responsible Organization:

Washtenaw County

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$302,471.00
Total CDBG Program Funds Budgeted	N/A	\$302,471.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$44,811.80	\$44,811.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration of NSP program funds

Location Description:

Washtenaw Urban County NSP eligible census tracts

Activity Progress Narrative:

Met with impacted jurisdictions to determine priorities and projects. Met with community groups, housing providers, and elected officials and concerned citizens to solicit public input about the NSP activities. Attended trainings sponsored by HUD, MSHDA, MCDDA and SEMCOG. Created program guidelines for demolition, acquisition and rehabilitation of owner housing. Created Land Bank. Attorney's created legal contracts, mortgages and notes for owner and renter housing. Issued RFP, selected contractors, and funding recommendations approved by Urban County Executive Committee. Contracts currently being executed for all programs. Hired 1.5 additional FTE's. Set up financial accounts.

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: WC-Demolition - Superior Twp

Activity Title: WC Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

WC-Demolition

Project Title:

WC Demolition

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

Washtenaw County

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
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:

Demolition of blighted properties identified by Superior Township, Ypsilanti Township and Ypsilanti City.

Location Description:

Washtenaw Urban County eligible NSP census tracts

Activity Progress Narrative:

Met with contractor to identify projects. Established procedures and protocols for demolition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/40
# of housing units	0	0	0	0/0	0/0	0/20
# of buildings (non-residential)	0	0	0	0/0	0/0	0/10
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/10
# of Non-business Organizations	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/0	0/0

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:	WC-Demolition - Ypsilanti City
Activity Title:	WC-Demolition - Ypsilanti City

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

WC-Demolition

Project Title:

WC Demolition

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Ypsilanti

Overall
Apr 1 thru Jun 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
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:

Demolition and clearance

Location Description:

Water Street demolition of blighted and abandoned commercial properties

Activity Progress Narrative:

Met with contractor to identify projects. Signed contract. Established procedures and protocols for demolition.

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 buildings (non-residential)	0	0	0	0/0	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:	WC-Land Bank Acquisition
Activity Title:	WC Land Bank Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

WC-Land Bank

Projected Start Date:

03/30/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

WC Land Bank

Projected End Date:

03/30/2013

Responsible Organization:

Washtenaw County

Overall
Apr 1 thru Jun 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
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:

A Land Bank will be created to acquire residential properties for redevelopment or sale.

Location Description:

Washtenaw Urban County eligible NSP census tracts

Activity Progress Narrative:

Met with stakeholders to solicit input on how Land Bank should be used. State of Michigan approved Land Bank creation. Land Bank Board members selected. By-laws adopted. Genessee Institute providing technical assistance to create policies and procedures.

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

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: WC-Owner-CHA**Activity Title:** WC Owner CHA**Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

WC-Owner

Project Title:

WC Owner

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Housing Alternatives

Overall**Apr 1 thru Jun 30, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$591,124.00

Total CDBG Program Funds Budgeted

N/A

\$591,124.00

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:

CHA will work with an eligible homebuyer who has completed the homebuyer education program to purchase a foreclosed home. CHA will provide down payment assistance and rehabilitation oversight.

Location Description:

Washtenaw Urban County eligible NSP census tracts

Activity Progress Narrative:

Met with contractor to identify projects. Signed contract. Established procedures and protocols for acquisition and rehabilitation of properties. Met with Washtenaw Housing Education Partners to create marketing materials for homeowner education program, signed MOU between WHEP partners on roles and responsibilities. Homebuyer program guidelines created. Issued RFQ for lenders and selected preferred lenders.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/18
# of housing units	0	0	0	0/0	0/0	0/18
# of Households benefitting	0	0	0	0/12	0/6	0/18

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:	WC-Owner-Habitat
Activity Title:	WC Owner Habitat

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

WC-Owner

Project Title:

WC Owner

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat for Humanity

Overall
Apr 1 thru Jun 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$756,385.00
Total CDBG Program Funds Budgeted	N/A	\$591,124.00
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:

Habitat will acquire and rehabilitate foreclosed homes to sell to eligible Habitat homebuyers

Location Description:

Washtenaw Urban County eligible NSP census tracts
 1223 Evelyn, Ypsilanti MI 48198
 1474 Harris, Ypsilanti MI 48197
 1124 Shirley, Ypsilanti MI 48198
 1579 Harvest Lane, Superior Township, MI 48198

Activity Progress Narrative:

Met with contractor to identify projects. Signed contract. Established procedures and protocols for acquisition and rehabilitation of properties. Met with Washtenaw Housing Education Partners to create marketing materials for homeowner education program, signed MOU between WHEP partners on roles and responsibilities. Homebuyer program guidelines created. Issued RFQ for lenders and selected preferred lenders.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/9
# of housing units	0	0	0	0/0	0/0	0/9
# of Households benefitting	0	0	0	0/9	0/0	0/9

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Buyer Contribution	\$68,598.00
Private Donations/In-Kind Habitat	\$96,663.00
Total Other Funding Sources	\$165,261.00

Grantee Activity Number: WC-Rental-Avalon

Activity Title: WC Rental Avalon

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

WC Rental

Project Title:

WC Rental

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Avalon Housing

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,170,000.00
Total CDBG Program Funds Budgeted	N/A	\$740,000.00
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:

Avalon Housing will acquire and rehabilitate a 43 unit foreclosed rental property.

Location Description:

1100 W Michigan Ave, Ypsilanti Twp

Activity Progress Narrative:

Contractor selectd through RFP. Met with contractor and other funders to finalize scope of rehabilitation work. Established procedures and protocols for acquisition and rehabilitation of property. Negotiating with lender on acquisition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/43

# of Households benefitting	0	0	0	0/43	0/0	0/43
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources		Amount
Private Lenders		\$430,000.00
Subtotal Match Sources		\$430,000.00
Other Funding Sources		Amount
No Other Funding Sources Found		
Total Other Funding Sources		\$430,000.00
