

Grantee: Washtenaw County, MI

Grant: B-08-UN-26-0005

July 1, 2009 thru September 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	\$51,150.13	\$51,150.13
Obligated CDBG DR Funds	\$752,471.00	\$752,471.00
Expended CDBG DR Funds	\$107,459.97	\$152,271.77
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	\$72,514.77
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Habitat acquired 1124 Shirley drive on 8/5/09 and 1474 S. Harris on 9/1/09. Habitat is working with volunteers to rehabilitate the homes in order to sell them to a low-income homebuyer. Habitat was allocated \$60,000 for acquisition and rehabilitation funds for each address. - JLH

The County met with Ypsilanti Twp and Ypsilanti City to discuss the process for demolition, including coordinating with Habitat to deconstruct as much useable materials as possible before the demolition contractors bid on the house.

The Land Bank hired Genesee Institute to conduct focus groups in the community during the first week of September 2009 to help shape the Land Bank's policies and goals.

The County met with MSHDA on August 3rd to discuss funding for Avalon's rental property at W Michigan Ave. Washtenaw Housing Education Partners met on August 21st to watch a demonstration of Neighborworks housing counselor software and decided to use it to track the homebuyer education courses.

Project Summary

Project #, Project Title

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	\$51,150.13	\$302,471.00	\$51,150.13
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

Jul 1 thru Sep 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	\$200,000.00	\$200,000.00
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:

Our office is working with Ypsilanti Township to identify and qualify properties for demolition. 2 properties have gotten court orders for demolition, and are currently undergoing an environmental review, which should be completed by 11/20/09. We are working with Ypsilanti township to create specifications and bid documents for these properties. Bid notifications will be sent out by December 7, 2009. Once the Environmental reviews are completed and cost estimates are completed, the addresses will be set up as activities and funds will be obligated.

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**Jul 1 thru Sep 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

\$51,150.13

\$51,150.13

Obligated CDBG DR Funds

\$302,471.00

\$302,471.00

Expended CDBG DR Funds

\$27,702.97

\$72,514.77

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:

Created program guidelines, forms, and processes for demolition. Met with demolition contractors (Ypsilanti City, Ypsilanti Township and Superior Township) to discuss processes including Section 3 requirements, asbestos requirements, and procurement issues in particular. Attended Section 3 training and watched Section 3 webinar. We are creating our own Section 3 training for our contractors that will be done in December 2009.

We are working with our homebuyer education nonprofits to input and track all of our clients through Fannie Mae's Housing Counselor On-line system. We have had 2 trainings, hired an intern to input the 300+ clients that have been through our homebuyer education courses since October 2008. We have not been able to bill for homebuyer education because we have been trying to get clarification from HUD on how to do it. We now have guidelines and will be billing for homebuyer education in November 2009. 12 clients have been released to purchase and are working with our nonprofit contractor, Community Housing Alternatives, to locate an eligible house to purchase and rehabilitate with NSP funds. About 15 clients are working with Habitat for Humanity to purchase a Habitat home. We are working with our homebuyer education nonprofit partners to streamline the process for buyers who are ready and able to purchase homes. Our nonprofit partners provide credit counseling and financial literacy classes for clients who are not able to purchase a home right now to help prepare them for purchase.

We are also working with our County Treasurer, and the newly formed Washtenaw County Land Bank Authority, to adopt policies and procedures, articles of incorporation, and by-laws. The board will approve the by-laws and articles of incorporation by 12/31/09. Policies and procedures will be adopted by 2/28/10. We are discussing specific properties that are currently tax foreclosed that the County Treasurer owns to plan for disposition.

Wa have met with MSHDA and the developer, Avalon Housing Inc., 4-5 times to discuss how to fund Gateway, the rental property identified for NSP I funds. We applied for NSP II funds for Gateway, at 1100 W Michigan Ave. \$430,000 in FHLB funds have been secured. We are also working with the developer and the County weatherization program to utilize weatherization ARRA funds for this project.

Our staff attended a training hosted by the Deteroit HUD office on HOME/NSP regulations. We have executed contracts with Habitat to acquire and rehab homes, and expect Habitat to sell their first home to a homebuyer in December 2009. Our attorneys are working on legal documents for the homebuyers.

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

Jul 1 thru Sep 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:

We have met with Superior Township Supervisor and Code Enforcement official to identify potential NSP demolition properties. Two that were previously identified are no longer eligible due to the properties being acquired and code violations being addressed. All good.

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

Jul 1 thru Sep 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	\$250,000.00	\$250,000.00
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:

7 properties have been identified that the City owns that are vacant, deteriorated, commercial buildings. The properties are part of a brownfield redevelopment plan. Environmental Reviews are being conducted and should be completed in December 2009. Ypsilanti is working with several developers on a redevelopment plan. They will have specs written and bid packets ready by February 2010. Demolition will be completed by June 2010. The property addresses will be entered into DRGR and funds will be obligated after the Environmental Review is conducted and the bid is awarded.

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
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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)

Activity Status:

Planned

Project Number:

WC-Land Bank

Project Title:

WC Land Bank

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Washtenaw County

Overall

Jul 1 thru Sep 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:

We are working with our County Treasurer, and the newly formed Washtenaw County Land Bank Authority, to adopt policies and procedures, articles of incorporation, and by-laws. The board will approve the by-laws and articles of incorporation by 12/31/09. Policies and procedures will be adopted by 2/28/10. We are discussing specific properties that are currently tax foreclosed that the County Treasurer owns to plan for disposition. 1 property has been identified as a potential NSP property for Habitat.

We are developing a staffing plan for the Land Bank and determining if we have enough funding to hire a part-time staff person. The rest of the work will be absorbed by our office.

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-Habitat
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Activity Title:	WC Owner Habitat
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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

Jul 1 thru Sep 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	\$79,757.00	\$79,757.00
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:

Habitat acquired 1124 Shirley drive on 8/5/09 and 1474 S. Harris on 9/1/09. Habitat is working with volunteers to rehabilitate the homes in order to sell them to a low-income homebuyer. Habitat was allocated \$60,000 for acquisition and rehabilitation funds for each address. - JLH

We are working with our attorney on the legal documents for the eventual Habitat homebuyers. There will be an affordability agreement, mortgage and note.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/9
# of housing units	0	0	1	0/0	0/0	1/9
# of Households benefitting	0	0	0	0/9	0/0	0/9

Activity Locations

Address	City	State	Zip
1474 Harris	Ypsilanti Twp	NA	48198
1124 Shirley	Ypsilanti Twp	NA	48198

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

Jul 1 thru Sep 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:

The County met with MSHDA on August 3rd to discuss funding for Avalon's rental property at 1100 W Michigan Ave. and we have been working with the developer, MSHDA, FHLB, and the County weatherization program to secure funding. \$430,000 in FHLB funds are secured. MSHDA does not currently have any funding in the project and has therefore rated this a low-priority. MSHDA has a large number of failing properties across the state that does have MSHDA financing and therefore, these properties are a higher priority to refinance and rehabilitate than 1100 W Michigan Ave. We have applied for NSP II funds, which will be necessary to acquire and rehabilitate this property.

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

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	
No Other Funding Sources Found	
Total Other Funding Sources	\$430,000.00

Grantee Activity Number:	WC-Rental-CHA
Activity Title:	WC Rental CHA Key Bank

Activity Category:	Rehabilitation/reconstruction of residential structures	Activity Status:	Cancelled
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:	Community Housing Alternatives

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
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 acquire and rehabilitate two 12-unit LIHTC rental properties that are in foreclosure.

Location Description:

9070 Charlotte and 8950 Charlotte, Ypsilanti Township

Activity Progress Narrative:

The CHA properties are 2 12-unit failing LIHTC properties in Ypsilanti Township. Ypsilanti Township has prioritized NSP I funding for Avalon's project at 1100 W Michigan Ave over these CHA properties. Therefore, the budget will be amended and \$340,000 will be moved from CHA-Rental to Avalon- Rental after this QPR is approved.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/24
# of Households benefitting	0	0	0	0/24	0/0	0/24

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
