

Grantee: Westland, MI

Grant: B-08-MN-26-0016

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-26-0016

Obligation Date:**Grantee Name:**

Westland, MI

Award Date:**Grant Amount:**

\$2,061,722.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

The City of Westland has been allocated \$2,061,722 in NSP funds. The City of Westland proposes to use the NSP funds under the following eligible uses: Buying foreclosed, vacant or blighted homes, Demolishing or rehabilitating these properties, Constructing new homes for homeownership opportunities and rehabilitating properties for affordable rental opportunities, and Offering down payment and closing cost assistance to moderate income home buyers

Recovery Needs:

The City of Westlands areas of greatest need, determined by the risk factors set forth by the HERA legislation and provided by HUD, are in the Norwayne neighborhood and the southeast and northeast corners of the City. The Norwayne subdivision is one of the oldest areas of the city. The area was built to provide temporary housing for returning WWII soldiers. Norwayne is an area that has long been neglected and includes substandard multi-unit duplexes and four-plexes in various degrees of disarray. This has contributed to the City spending a disproportionate amount of city resources in Norwayne. Income levels fall within the CDBG eligible category of 80 percent or below of area median income. The City will use NSP funds to demolish vacant structures that are beyond repair and replace them with affordable homeownership opportunities for families with incomes at or below 120 percent of area median income. Increasing the level of homeownership will help to stabilize the neighborhood. The City will also use NSP funds to rehabilitate structures that do not require demolition to provide affordable rental opportunities for families with incomes at or below 50 percent of area median income. Increasing the amount of renovated, affordable rental housing will also help to stabilize the neighborhood.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$2,061,722.00
Total CDBG Program Funds Budgeted	N/A	\$2,061,722.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$2,061,722.00	\$2,061,722.00
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

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	\$309,258.30	\$0.00
Limit on Admin/Planning	\$206,172.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

- Accomplishments: March 1 - June 30, 2009
- Selected realtor, appraiser and demolition contractor
- Draft MOA with Habitat for Humanity
- Draft MOA with SHPO for demolition
- Meeting with developers for Rental Rehab Program; received 3 proposals for RRP
- Draft RFP for Rehab/Resale Program

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	\$0.00	\$2,061,722.00	\$0.00

Activities

Grantee Activity Number:	1
Activity Title:	Demolition of Blighted Structures

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

02/01/2009

Projected End Date:

01/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Westland

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	\$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:

Funding will be allocated for the demolition and clearance of blighted or dangerous structures as deemed by the City of Westland Dangerous Buildings Ordinance. In addition to demolition, this funding will be used for redevelopment of housing and/or public facilities, housing counseling services limited to the prospective purchaser or tenants of the developed properties and direct homeownership assistance.

Location Description:

Norwayne neighborhood, southeast and northeast corners of City

Activity Progress Narrative:

- Hired demolition contractor.
- Approved Memorandum of Agreement with Michigan State Historic Preservation Office for demolition in the Norwayne subdivision.

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	0/40

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:	2
Activity Title:	Acquisition

Activity Category:

Acquisition - general

Project Number:

BCKT

Projected Start Date:

02/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Bucket Project

Projected End Date:

01/31/2013

Responsible Organization:

City of Westland

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$600,000.00	\$600,000.00
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:

Funding will be allocated to the acquisition of vacant or foreclosed properties. Properties to be demolished, rehabilitated or redeveloped depending on their location and condition.

Location Description:

Norwayne neighborhood and southeast and northeast corners of City

Activity Progress Narrative:

- Hired realtors and appraiser firms
- Acquired 3 County tax foreclosed properties using HOME funds
- Acquired 4 \$1 HUD Homes using HOME funds
- 15 properties pending acquisition

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/60

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:	Rehab/Redevelop Demolished or Vacant Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

02/01/2009

Projected End Date:

01/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Westland

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$445,570.00
Total CDBG Program Funds Budgeted	N/A	\$445,570.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$445,570.00	\$445,570.00
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:

Funding will be allocated for the redevelopment and rehabilitation of foreclosed, vacant and/or demolished properties with the intent to sell or rent the properties to those that meet the income eligibility requirements.

Location Description:

Norwayne neighborhood and southeast and northeast corners of City

Activity Progress Narrative:

- Held general information meeting with developers/owners to explain NSP program.
- Prepared RFP for Rehab/Resale portion of program.

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	0/30

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:	3a
Activity Title:	Rehab/Redevelop Demolished or Vacant Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

02/01/2009

Projected End Date:

01/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Westland

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$515,430.00
Total CDBG Program Funds Budgeted	N/A	\$515,430.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$515,430.00	\$515,430.00
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:

Funding will be allocated for the redevelopment and rehabilitation of foreclosed, vacant and/or demolished properties with the intent to sell or rent the properties to those that meet the income eligibility requirements. Rehabilitation activity will include affordable rental for families with incomes at or below 50% of area median income.

Location Description:

Norwayne neighborhood and southeast and northeast corners of City

Activity Progress Narrative:

- Held general information meeting for developers/owners for Rental Rehabilitation portion of program.
- Received 3 applications for RRP projects.
- Prepared draft MOU with Habitat for Humanity for 4 properties.

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	0/30

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: Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

BCKT

Projected Start Date:

02/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Bucket Project

Projected End Date:

01/31/2013

Responsible Organization:

City of Westland

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$100,000.00	\$100,000.00
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:

Funding will be allocated to income eligible candidates for the purpose of down payment/closing cost assistance.

Location Description:

Norwayne neighborhood and southeast and northeast corners of City.

Activity Progress Narrative:

- Met with National FAITH Homebuyers, administrator of City's HOME homebuyer assistance program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	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:	5
Activity Title:	NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

09/01/2008

Projected End Date:

01/31/2013

National Objective:

N/A

Responsible Organization:

City of Westland

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

Total Projected Budget from All Sources	N/A	\$200,722.00
Total CDBG Program Funds Budgeted	N/A	\$200,722.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$200,722.00	\$200,722.00
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:

This activity will provide the general administration and planning activities required to receive NSP funding and implement a successful NSP program, including preparation of the substantial amendment, required noticing, monitoring, financial reporting and other required administrative tasks.

Location Description:

Norwayne neighborhood and southeast and northeast corners of City.

Activity Progress Narrative:

- Prepared draw for 30,325.19 June 18. Received funds July 3, 2009.
- Administrative expenses include staff salaries, training sessions, public notices, etc.

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
