

**Grantee: Westland, MI**

**Grant: B-08-MN-26-0016**

**October 1, 2009 thru December 31, 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

**QPR Contact:**

Joanne Inglis

**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**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,061,722.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,061,722.00
<b>Program Funds Drawdown</b>	\$444,815.27	\$475,140.46
<b>Obligated CDBG DR Funds</b>	\$459,900.00	\$660,722.00
<b>Expended CDBG DR Funds</b>	\$444,989.27	\$444,989.27
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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	\$18,767.31
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

October 1 – December 31, 2009

Demolition:

- State Historic Preservation approval for demolition: 10 properties
- Demolitions completed: 1
- Norwayne Subdivision - historic narrative draft completed.

Acquisition:

Total:

- Wayne County Tax Foreclosure: 0                  6
- HUD Foreclosure: 1                                  6
- Wayne County Nuisance Abatement Program: 0      3
- Private Sale: 3    9
- Offers Pending: 8
- Offers denied: 6

Rehabilitation/Reconstruction:

- Acquisition/Rehabilitation/Resale: Developer Agreements signed with Home Renewal Systems and Guy Construction, \$400,000 each for completion of at least 20 homes by December 31, 2010.
- Rental Rehabilitation: Renovations continue for four projects, total of 8 units.
- Habitat for Humanity: Dedication of Vincent Street home; renovations started for Christine Street home.
- Wayne/Westland Building Trades Program: Negotiating Partnership Agreement for new construction on Birchwood Street.

Homeownership:

- Met with National Faith Homebuyers regarding homebuyer component management for Guy Construction and homebuyer counseling for Home Renewal Systems.
- Met with Home Renewal Systems regarding Homebuyer Orientation.

Goals for the next quarter:

- City Council approval of Partnership Agreement with Wayne Westland Community Schools Building Trades Program.
- Acquisition of 5 additional properties in Norwayne subdivision.
- Demolition of 15 properties in the Norwayne subdivision.

- Completion of 3 Rental Rehabilitation projects.
- Dedication of Habitat for Humanity &ndash Christine Street property.
- Acquisition of 20 properties under the Acquisition/Rehabilitation/Resale (ARR) component.
- Sale of 5 properties under the ARR component.
- State Historic Preservation of Norwayne Historic Narrative.
- Obligate 85 percent of program grant.
- Expend 25 percent additional funding.

## 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	\$444,815.27	\$2,061,722.00	\$475,140.46

## 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	Oct 1 thru Dec 31, 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	\$22,075.56	\$22,075.56
Obligated CDBG DR Funds	\$30,000.00	\$30,000.00
Expended CDBG DR Funds	\$22,075.56	\$22,075.56
City of Westland	\$22,075.56	\$22,075.56
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:**

- SHPO approval for demolition: 10 properties
- Demolitions completed: 1
- Norwayne Subdivision - historic narrative draft completed.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/40

**Activity Locations**

Address	City	State	Zip
28130 Eton	Westland	NA	48186

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number: 2**

**Activity Title: Acquisition**

**Activity Category:**

Acquisition - general

**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**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$600,000.00
<b>Program Funds Drawdown</b>	\$284,476.40	\$284,563.40
<b>Obligated CDBG DR Funds</b>	\$309,900.00	\$310,000.00
<b>Expended CDBG DR Funds</b>	\$284,650.40	\$284,650.40
City of Westland	\$284,650.40	\$284,650.40
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Wayne County Tax Foreclosure: 0
- HUD Foreclosure: 1
- Wayne County Nuisance Abatement Program: 0
- Private Sale: 3
- Offers Pending: 8
- Offers denied: 6

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	4	0/0	0/0	14/60

**Activity Locations**

Address	City	State	Zip
32222 Oscoda	Westland	NA	48186
34242 Dayton	Westland	NA	48186
32503 Newago	Westland	NA	48186

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>3</b>
<b>Activity Title:</b>	<b>Rehab/Redevelop Demolished or Vacant Properties</b>

**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	Oct 1 thru Dec 31, 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	\$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:**

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:**

- Acquisition/Rehabilitation/Resale: Developer Agreements signed with two developers, Home renewal Systems and Guy Construction, for \$400,000 each for completion of at least 20 homes each by December 31, 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	2/30

**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

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<b>Grantee Activity Number:</b>	<b>3a</b>
<b>Activity Title:</b>	<b>Rehab/Redevelop Demolished or Vacant Properties</b>

### 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

## Oct 1 thru Dec 31, 2009

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$515,430.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$515,430.00
<b>Program Funds Drawdown</b>	\$119,496.00	\$119,496.00
<b>Obligated CDBG DR Funds</b>	\$120,000.00	\$120,000.00
<b>Expended CDBG DR Funds</b>	\$119,496.00	\$119,496.00
City of Westland	\$119,496.00	\$119,496.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:

- Rental Rehabilitation: Renovations continue for 6 units.
- Habitat for Humanity: Dedication of Vincent Street home; Renovations started for Christine Street home.
- Wayne/Westland Building Trades Program: Negotiating Partnership Agreement for new construction on Birchwood Street.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	11	0/0	0/0	22/30

## Activity Locations

Address	City	State	Zip
2017-19-21-23 Eastport	Westland	NA	48186
0 Hanover	Westland	NA	48186
2601 Christine	Westland	NA	48186
28130 Eton	Westland	NA	48186
37241 Vincent	Westland	NA	48186
32262 Hillsdale	Westland	NA	48186
32230 Oscoda Ct	Westland	NA	48186

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 4

**Activity Title:** Down Payment Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**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**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$100,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$100,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 regarding program management for Guy Construction and homebuyer counseling for Home Renewal Systems.
- Met with Home Renewal Systems regarding Homebuyer Orientation.
- Developed Homebuyer Guidelines.

**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

### Oct 1 thru Dec 31, 2009

### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$200,722.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,722.00
<b>Program Funds Drawdown</b>	\$18,767.31	\$49,005.50
<b>Obligated CDBG DR Funds</b>	\$0.00	\$200,722.00
<b>Expended CDBG DR Funds</b>	\$18,767.31	\$18,767.31
City of Westland	\$18,767.31	\$18,767.31
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 documents: Developer Agreement, Habitat for Humanity Partnership Agreement, Wayne/Westland Schools Partnership Agreement and Homebuyer Assistance Guidelines, various program tracking forms.
- Training: Michigan Community Development Association, HUD Affordability Requirements.
- Meetings: FannieMae, Home Renewal Systems, Guy Construction, National Faith Homebuyers
- Newspaper articles: -
  - 
  - 
  - November 12, "so Happy to Own a House"
  - November 15, Cleaning up Blight
  - December 6, Family Gets Keys to Home
  - October 8, Habitat Homes Everywhere

## 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

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