

Grantee: Washtenaw County, MI

Grant: B-08-UN-26-0005

April 1, 2010 thru June 30, 2010 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:

Submitted - Await for Review

QPR Contact:

Jennifer Hall

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	\$8,789,980.00
Total CDBG Program Funds Budgeted	N/A	\$3,024,719.00
Program Funds Drawdown	\$184,866.69	\$659,394.18
Obligated CDBG DR Funds	\$0.00	\$1,934,719.00
Expended CDBG DR Funds	\$0.00	\$230,584.02
Match Contributed	\$509,727.00	\$509,727.00
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%	42.735%
Minimum Non-Federal Match	\$0.00	\$509,727.00
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

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$756,179.75	\$1,311,124.00

Overall Progress Narrative:

The County evaluated its NSP program activities and budgets to determine which activities would not be completed by the September 2010 commitment deadline.

As a consequence, the County requested and received a budget amendment from HUD. The Washtenaw County Land Bank Authority was originally allocated \$300,000. However, the Land Bank is not fully functional and is unable to commit \$300,000 in funding to property addresses by September 2010. The funding was moved to demolition and acquisition and rehabilitation of owner housing.

Superior Township was allocated \$50,000 for demolition. However, there were not any eligible properties for demolition and therefore, the funding was reallocated to the City of Ypsilanti and Ypsilanti Township for demolition.

Avalon Housing Inc., was allocated \$740,000 to acquire and rehabilitate A 43 unit apartment at 1100 Michigan

Avenue in Ypsilanti. However, Avalon was only able to secure about 50% of the funding needed, and therefore \$640,000 of the funding was reallocated to Habitat for Humanity to acquire and rehabilitate owner housing. \$100,000 was reallocated to the Ypsilanti Housing Commission and Chesapeake to acquire and rehabilitate a 144 unit HUD foreclosed property at 596 S. Hamilton.

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
Admin-1, Administration	\$28,312.94	\$302,471.00	\$147,865.68
WC Rental, WC Rental	\$0.00	\$100,000.00	\$0.00
WC-Demolition, WC Demolition	\$4,100.00	\$610,000.00	\$8,750.00
WC-Land Bank, WC Land Bank	\$0.00	\$0.00	\$0.00
WC-Owner, WC Owner	\$152,453.75	\$2,012,248.00	\$502,778.50
z CANCEL, z cancel	\$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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$280,000.00
Total CDBG Program Funds Budgeted	N/A	\$280,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$200,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Ypsilanti Township	\$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:

101 Lamay demolition is completed and the demolition and legal costs are being finalized for submission by Ypsilanti Township for reimbursement.

2403 E Michigan Ave: Court approval has been granted to demolish the home. The project has been bid and awarded to a contractor. Gas and electrical cuts have been completed. The bid amount is \$40,000. Demolition will begin on July 5, 2010. The contractor's performance bonds have cleared.

2421 E. Michigan Ave: The property is eligible and the environmental review was completed. Court approval has been granted to demolish the home. The project scope of service and bid docs were approved May 18th and the bids will go out as soon as the gas and electrical are cut. It is expected that the RFP will be bid and a contractor selected by July 2010. The estimated bid amount is \$80,000.

2158 Wooddale: This single family home is a health hazard and was condemned. The property is eligible and an environmental review was completed. Judge Sheldon, in District Court 14, ordered this home to be demolished as a high priority. As a consequence, the scope of service included having the contractor complete the lead and asbestos surveys and order the electrical and gas cuts, instead of the Township. Bid docs were approved on May 18th and the contractor was selected on June 21, 2010 for \$22,000. As soon as the asbestos and lead inspections are completed and the gas and electrical are cut, the demolition will begin.

855 Auburndale: This property is just a crawl space that had been partially demolished a number of years previously, and a delapidated garage. The property is eligible and an environmental review was completed. Court approval has been granted to demolish the home. The project scope of service and bid docs were approved May 18th. A request for gas cuts have been ordered, there is no electrical. The bids will go out by July 2010. A contractor will be selected in August 2010.

1810 George: This single family property is abandoned and blighted in an eligible NSP area. A court order has been received to demolish the home. The environmental review is being conducted.

724 Ford: This single family property is abandoned and blighted in an eligible NSP area. A court order has been received to demolish the home. The environmental review is being conducted.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	6/12
# of housing units	0	0	0	0/0	0/0	0/9
# of buildings (non-residential)	0	0	0	0/0	0/0	1/3
# of Businesses	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, 2010

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	\$28,312.94	\$147,865.68
Obligated CDBG DR Funds	\$0.00	\$302,471.00
Expended CDBG DR Funds	\$0.00	\$72,514.77
Washtenaw County	\$0.00	\$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:

The County closed with 4 homebuyers on properties that were acquired and rehabbed by Habitat. The County's attorney's spent several months working with Habitat and HUD to determine the appropriate lien amounts and positions of the 4 funding sources, and how to implement the recapture formula adopted by the County.

The County also closed with homebuyers participating in the Homebuyer Purchase and Rehabilitation Program through Community Housing Alternatives as the developer.

Staff participated in the HUD webinars on obligating NSP funds on 5.17.10, and Asbestos and Lead Surveys on 6.22.10.

Staff have designed a Section 3 compliance process and are working with all of our contractors to determine who is a Section 3 contractor and how to comply with Section 3 requirements. Staff created a Section 3 training component as part of a mandatory contractor training that occurred on June 24th, 2010.

One of the biggest barriers to timely demolition is receiving clearance for cutting and capping gas and electrical lines by DTE, due to the volume of demolitions in Southeast Michigan, particularly Wayne County. It takes 6-8 weeks from the time of notification to cut and cap utilities.

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:

Cancelled

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, 2010

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
Washtenaw County	\$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 Ypsilanti Township and Ypsilanti City.

Location Description:

Washtenaw Urban County eligible NSP census tracts

Activity Progress Narrative:

There were no eligible demolition properties and therefore the budget was amended and the funding was moved to Ypsilanti City and Ypsilanti Township 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	0/22
# of housing units	0	0	0	0/0	0/0	0/13
# of buildings (non-residential)	0	0	0	0/0	0/0	0/9
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/9
# 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

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$330,000.00
Total CDBG Program Funds Budgeted	N/A	\$330,000.00
Program Funds Drawdown	\$4,100.00	\$8,750.00
Obligated CDBG DR Funds	\$0.00	\$250,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Ypsilanti	\$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:

The Water Street Demolition and Redevelopment Site includes 7 properties: The Environmental Review was completed. Asbestos abatement was completed in April, 2010. The demolition contractor was selected through an RFP process and was been trained on Section 3 and Davis-Bacon requirements. The demolition began on May 3rd, 2010. As of June 30, 2010, 5 buildings have been demolished and the materials are being sorted for recycling. Davis-Bacon interviews have been conducted.

107 Cross Street: This single family home was fire damaged. A court order was recieved to demolish the home. A contractor was selected, asbestos was abated, and demolition was completed in May 2010. The total cost was \$8,500. We are waiting for asbestos receipts from the land fill from the contractor.

The County Treasurer acquired 5 residential properties through tax foreclosure that are all blighted and on the South side of Ypsilanti. The Treasurer has given permission to demolish the properties at 30 Kramer, 435 Worden, 822 Short, 463 First, and 810 Harriet. A request for utility cut and cap was sent in May 2010. DTE indicated that it will take 6-8 weeks, due to the volume of requests in SE Michigan. As of June 30, 2010, DTE has not cut the electrical or gas yet. Asbestos and lead surveys are completed on all 5 properties. Once these reports are received, the bid specs will be completed and the RFP will be released for demolition contractors.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/11
# of housing units	0	0	0	0/0	0/0	0/4

# of buildings (non-residential)	0	0	0	0/0	0/0	0/7
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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-Owner Education

Activity Title: WC Owner Education

Activity Category:

Homeownership Assistance to low- and moderate-income

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:

Habitat for Humanity

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$60,000.00
Total CDBG Program Funds Budgeted	N/A	\$60,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Habitat for Humanity	\$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:

Homebuyer Education including orientation to the home purchase process (working with a realtor, inspections, title work, appraisals, down payment assistance programs), credit repair, financial literacy, one-on-one counseling to create a housing plan, and maintenance classes. Of the 500 potential homebuyers who attend homebuyer education classes, 30 will end up purchasing a home with NSP assistance.

Location Description:

Homebuyer Education classes provided by HUD and MSHDA certified counselors at MSU-Extension and POWER Inc. Habitat for Humanity is the fiduciary for the funds.

Activity Progress Narrative:

Over 500 households have attended homebuyer education workshops, individual counseling sessions, and home maintenance classes.

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
# of Households benefitting	0	0	0	0/400	0/100	0/500

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, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$741,124.00
Total CDBG Program Funds Budgeted	N/A	\$741,124.00
Program Funds Drawdown	\$50,635.00	\$90,147.50
Obligated CDBG DR Funds	\$0.00	\$591,124.00
Expended CDBG DR Funds	\$0.00	\$0.00
Community Housing Alternatives	\$0.00	\$0.00
Match Contributed	\$343,422.00	\$343,422.00
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:

80 S. Mansfield: Property was purchased on April 20, 2010. Specs have been written and approved. A contractor was selected on May 7th through an RFP and rehab is underway with completion expected in July 2010.

Rehabilitation is underway with completion expected by August 1, 2010 at the following addresses: 8863 Martz, 7271 Streamwood, 1709 Collegewood.

A purchase agreement has been accepted for 7215 Rachel Drive. Property is expected to close on or before August 19, 2010.

Match

7271 Streamwood: Buyer \$1,000 Private Lender Mortgage \$92,951

>8863 Martz: Buyer \$2,527 Private Lender Mortgage \$74,048

>1709 Collegewood: Buyer \$1,226 Private Lender Mortgage \$94,677

>80 S. Mansfield: Buyer \$1,000 Private Lender Mortgage \$75,993

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/13
# of housing units	0	0	0	0/0	0/0	1/13
# of Households benefitting	0	0	0	1/0	0/13	1/13

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,376,385.00
Total CDBG Program Funds Budgeted	N/A	\$1,211,124.00
Program Funds Drawdown	\$101,818.75	\$412,631.00
Obligated CDBG DR Funds	\$0.00	\$591,124.00
Expended CDBG DR Funds	\$0.00	\$158,069.25
Habitat for Humanity	\$0.00	\$158,069.25
Match Contributed	\$166,305.00	\$166,305.00
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 completed rehabilitation and sold the following homes to homebuyers in June 2010: 1124 Shirley, 1474 S. Harris, 1223 Evelyn, and 1208 Share. All of the homebuyers met the 50% AMI set aside requirement

>

>Match:

>1474 S. Harris: Homebuyer: \$500, Habitat investment: \$42,743

>1124 Shirley: Homebuyer: \$500, Habitat investment: \$38,122

>1208 Share: Homebuyer: \$500, Habitat investment: \$43,043

>1223 Evelyn: Homebuyer: \$500, Habitat investment: \$40,447

>

>The following properties are under rehabilitation: 1229 Warner, 1579 Harvest Lane, 915 Ottawa, 1239 Hull Ave, 428 Elder, 1341 Candlewood, 809 Charles, and 606 Ferris Street.

570 Woodlawn, 1190 Hull, and 1256 S. Harris will be purchase in July, 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	7/20

# of housing units	0	0	0	0/0	0/0	7/20
# of Households benefitting	0	0	0	6/20	0/0	6/20

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-Parkview Apts

Activity Title: WC Rental Parkview Apts

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

WC Rental

Project Title:

WC Rental

Projected Start Date:

02/01/2010

Projected End Date:

03/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Avalon Housing

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$5,700,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Avalon Housing	\$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 subsidiary of the Ypsilanti Housing Commission will acquire this HUD foreclosed property. HUD will relocate the remaining tenants at HUD's expense (about 30 units are occupied). These tenants will be given the option of moving back in, once the units are rehabilitated. HUD will also provide a \$40,000/unit grant as a 1:1 match for any additional funds raised by the Housing Commission. Chesapeake Community Advisors has been hired as a consultant/developer to help the Housing Commission redevelop the property.

Location Description:

596 S Hamilton, Ypsilanti MI 48197

Activity Progress Narrative:

The Ypsilanti Housing Commission has hired Chesapeake Community Advisors as a development partner to acquire and rehabilitate 144 units of rental housing at 596 S. Hamilton in Ypsilanti City. The property, known as Parkview Apartments, is a HUD-foreclosed property.

HUD has been negotiating the sale of the property with the Ypsilanti Housing Commission, City of Ypsilanti, Legal Services of South Central Michigan and other stakeholders and a settlement was reached in May 2010. HUD has agreed to provide \$40,000/unit in matching funds, and funding for 68 housing vouchers. HUD will pay for the relocation of the remaining tenants as well. The Housing Commission is performing its due diligence and securing funds to redevelop the property.

The property will be developed in 2 phases. Phase I will be financed with HUD, NSP, HOME and private financing. Phase I will include 68 units with project based housing vouchers. Phase II may include Low Income Housing Tax Credit units, additional project-based vouchers, and/or partial demolition of units.

The County is working with the developers and the City of Ypsilanti on due diligence, feasibility, and eligibility requirements. An Environmental Review was completed and the project will require Noise Mitigation, due to the high decibel level related to highway traffic noise

Performance Measures

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

# of housing units	0	0	0	0/0	0/0	43/144
# of Households benefitting	0	0	0	43/144	0/0	43/144
#Units with bus/rail access	0	0	0	0/0	0/0	0/144
#Sites re-used	0	0	0	0/0	0/0	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources	Amount
Private Lenders	\$5,600,000.00
Subtotal Match Sources	\$5,600,000.00

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	\$5,600,000.00
