

Grantee: Washtenaw County, MI

Grant: B-08-UN-26-0005

October 1, 2009 thru December 31, 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:

Submitted - Await for Review

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	\$197,130.59	\$248,280.72
Obligated CDBG DR Funds	\$955,811.25	\$1,708,282.25
Expended CDBG DR Funds	\$78,312.25	\$230,584.02
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	\$43.48
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:

The County has made good progress on the Owner acquisition and rehabilitation program with commitments to 7/18 addresses. The County has a solide homebuyer education process and we are confident that we will meet our NSP committment deadline.

The County has made good progress on the demolition program with commitments to 11 demolition projects. The County is working with the Land Bank Board to create a functioning entity that is able to acquire and dispose of properties before the NSP committment deadline. One of the biggest challenges is the NSP restriction against using NSP funds to pay taxes for tax-foreclosed properties. This restriction severely limits the Land Bank from acquiring and redeveloping properties, because the County is in a financial crisis, has a \$30 million budget deficit and is laying off people and shutting down services. It is more fiscally prudent to sell off tax foreclosed properties to the highest bidder, even if the highest bidder is an absentee speculator, than to donate the properties to the Land Bank or a housing developer for redevelopment with NSP funds.

The County continues to work with Avalon Housing to secure funds to acquire and rehabilitate 1100 W Michigan Ave. It is difficult to secure financing because the need is so great in Michigan. The County is utilizing every dollar possible between NSP I, weatherization funds, and general funds but there is still a gap in financing. MSHDA is struggling to refinance projects in its portfolio all over the state that are failing and may not be able to contribute to this project.

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	\$39,061.34	\$302,471.00	\$90,211.47
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	\$158,069.25	\$1,182,248.00	\$158,069.25
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

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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$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:

101 Lamay: Owners partially demolished a single family property and did not finish it. the basement is open, but fenced in for safety purposes. RFP issued and contractor walk through on Dec 7th. Bids are due Dec 16th and a contractor was selected. Waiting for contractor bond to clear so that demolition can begin.

110 Johnson: Single family property is abandoned and is a dangerous property. It has been vacant more than 90 days. Court order is in process to demolish property.

1724 Michigan Ave: Single family home that is abandoned and dangerous. It has been vacant for more than 90 days. Court order is in process to demolish property.

2403 E Michigan is a 7-unit rental building. The Township has condemned the property. The owner is not able to bring the building up to code. The tenants are not eligible for relocation under URA according to Maureen Thompson from the Chicago URA office. However, Community Development has met with all of the tenants to discuss their situation and has paid for their moving costs. The township is waiting for the court order to approve the demolition. The township is writing the specs and will issue an RFP in February.

1735 S Congress is a vacant single family home. it is a dangerous building. The township is in the process of getting a court order to condemn the building and demolish it.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/20
# of buildings (non-residential)	0	0	0	0/0	0/0	0/3

Activity Locations

Address	City	State	Zip
101 Lamay	Ypsilanti	NA	48198
1735 S Congress	Ypsilanti	NA	48197
1724 Michigan	Ypsilanti	NA	48198
2403 E Michigan Ave	Ypsilanti	NA	48198
110 Johnson	Ypsilanti	NA	48198

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

Oct 1 thru Dec 31, 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	\$39,061.34	\$90,211.47
Obligated CDBG DR Funds	\$0.00	\$302,471.00
Expended CDBG DR Funds	\$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:

Managing homeowner, rental, demolition and land bank activities. Community Development is working with our attorneys to finalize the homebuyer mortgage and note for Habitat purchasers, and the affordability agreement, mortgage and note for homebuyers working with CHA. The County has decided to execute a 3-party agreement with CHA and the homebuyer to ensure compliance with NSP regulations. For demolition, Community Development has been working with contractors on Section 3 compliance. We are partnering with Workforce Development to recruit workers for Section 3 compliance. Community Development is working with Avalon and MSHDA to figure out how to finance 1100 W Michigan Ave. The County did not receive NSP II funds which were allocated to this project in the application. Therefore, other revenue sources must be secured. Community Development is working with the Land Bank Board, County Treasurer, and the Planning Dept to create a staffing plan for the Land Bank. We have shared our housing acquisition, housing rehabilitation and demolition guidelines, policies and procedures with the Land Bank staff. A contract has been drafted and will be executed in February. Community Development is beginning discussions with contractors and the Urban County Board about amending the NSP budget if needed. The Urban County Board will review the budget and assess commitments and expenditures to determine if funds need to be moved between projects to ensure that the County meets the NSP commitment deadline.

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

Oct 1 thru Dec 31, 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:

Superior Twp has several abandoned properties that are violating city building code. If the properties are not fixed up the twp will work with the owners to get approval to demolish the properties. They are reluctant to use the court system to acquire or demolish the property.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/40
# 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

Oct 1 thru Dec 31, 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	\$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:

All of these properties are adjacent to each other in an area known as the Water Street Redevelopment project. These properties are all abandoned commercial properties that were acquired by the City of Ypsilanti. An environmental consultant was hired and the Environmental Review was completed as well as a Baseline Environmental Assessment. The specs were completed in December 2009, the RFP was issued and a bid walkthrough occurred on December 18th and December 22nd. Bid closing was on January 15th. Community Development met with bidders to discuss Section 3 and Davis-Bacon requirements. All contractors will be required to follow Section 3 and Davis-Bacon. Bids are being reviewed and a contractor will be selected by February 1st.

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

Address	City	State	Zip
109 Parsons	Ypsilanti	NA	48197
102 Parsons Street	Ypsilanti	NA	48197
17 River Street	Ypsilanti	NA	48197

28 E Michigan Ave	Ypsilanti	NA	48197
202 River Street	Ypsilanti	NA	48197
160 E Michigan Ave	Ypsilanti	NA	48197
216 E Michigan Ave	Ypsilanti	NA	48197

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

Oct 1 thru Dec 31, 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:

Land Bank has adopted by-laws and articles of Incorporation. 2 Board meetings were held in December 2009. Policies and procedures have been drafted and are being discussed by the Land Bank Board, County Board of Commissioners and community members. No specific properties have been identified until the policies and procedures are adopted. A meeting was held in January and staffing was discussed. The Land Bank will contract with Planning Dept staff to administer the Land Bank activities.

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

Oct 1 thru Dec 31, 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:

Twelve homebuyers have gone through homebuyer education and are approved to purchase a home. CHA is working with these homebuyers to purchase foreclosed homes.

1219 Gault: A purchase agreement was executed January 16th, contingent on Environmental Review. CHA and Community Development have inspected the property and are writing specs. The Environmental Review is being completed,

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/18
# of housing units	0	0	1	0/0	0/0	1/18
# of Households benefitting	1	0	1	1/12	0/6	1/18

Activity Locations

Address	City	State	Zip
1219 Gault Drive	Ypsilanti	NA	48198

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

Oct 1 thru Dec 31, 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

\$158,069.25

\$158,069.25

Obligated CDBG DR Funds

\$215,811.25

\$215,811.25

Expended CDBG DR Funds

\$78,312.25

\$158,069.25

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:

1124 Shirley: Property was purchased 8/5/09. Rehab is completed.
1474 Harris: Property was purchased 9/1/09. Rehab is underway
1223 Evelyn: Property was purchased 9/4/09. Rehab is underway
Homebuyer education was billed in the amount of \$35,812.25 for 150 households. 150 households attended orientation, 7 attended pre-purchase education, 103 chad redit reports and 3rd-party verifications complted, and 76 attended financial literacy classes. 40 people were released to purchase.
1208 Share: Environmental Reviw completed. Closing scheduled for end of January 2010. specs completed and approved.
1229 Warner: purchase agreement executed, contingent on Environmental Review.
1579 Harvest Lane: purchase agreement executed, contingent on Environmental Review.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	6	0/0	0/0	7/9
# of housing units	0	0	6	0/0	0/0	7/9
# of Households benefitting	6	0	6	6/9	0/0	6/9

Activity Locations

Address	City	State	Zip
1579 Harvest Lane	Ypsilanti	NA	48198
1223 Evelyn	Ypsilanti	NA	48198
1229 Warner	Ypsilanti	NA	48197
1208 Share	Ypsilanti	NA	48198
1124 Shirley	Ypsilanti	NA	48198
1474 South Harris	Ypsilanti	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

Oct 1 thru Dec 31, 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	\$740,000.00	\$740,000.00
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:

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

Location Description:

1100 W Michigan Ave, Ypsilanti Twp

Activity Progress Narrative:

Avalon Housing was awarded \$740,000 in NSP funds to acquire and rehabilitate 43 units of affordable housing that was previously owned by another non-profit that has ceased operations. A capital needs assessment was completed and extensive rehabilitation is required to make the units marketable. The project was also awarded \$430,000 in Federal Home Loan Bank funds. Avalon is working with the weatherization program to secure weatherization funds. This project is included in the County's NSP II application as well. If NSP II funds are not secured, Avalon has been working with MSHDA to secure NSP I or NSP II funds as well.

Performance Measures

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

Activity Locations

Address	City	State	Zip
1100 E. Michigan Ave	Ypsilanti	NA	48198

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
