

Grantee: Waterford Township, MI

Grant: B-08-MN-26-0015

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-26-0015

Obligation Date:**Grantee Name:**

Waterford Township, MI

Award Date:**Grant Amount:**

\$2,014,489.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Robert W Vallina

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****This Report Period**

N/A

N/A

\$774,016.78

\$774,016.78

\$774,016.78

To Date

\$2,014,489.00

\$2,014,489.00

\$1,226,139.00

\$1,226,139.00

\$1,226,139.00

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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$302,173.35	\$0.00
Limit on Admin/Planning	\$201,448.90	\$89,601.88
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	\$503,622.25	\$1,281,974.43

Overall Progress Narrative:

The Township continued to successfully implement its homeownership assistance program during this reporting period. 25 income-eligible applicants completed the homeownership counseling classes. The Township achieved 28 percent of its goal to assist 100 families to purchase, repair, and own/reside in formerly vacant foreclosed houses. Of the seventeen families assisted during this reporting period, eight are low-income and nine are moderate-income. There are an additional five applicants (3 low-income and 2 moderate-income) who have signed purchase agreements and are in the process of completing pre-closing processing with lending institutions. The Township also acquired one blighted vacant foreclosed property and anticipates acquiring one additional property and completing demolition during the next reporting period.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Acquisition/Demolition	\$0.00	\$0.00	\$0.00
002, Low Income Homebuyer's Assistance	\$0.00	\$0.00	\$0.00
003, Program Administration	\$0.00	\$0.00	\$0.00
004, Moderate-Middle-Income Homebuyer's Assistance	\$0.00	\$0.00	\$0.00
005, NSP1	\$774,016.78	\$2,014,489.00	\$1,226,139.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 08-001-AD

Activity Title: 08-001-AD

Activity Category:

Acquisition - general

Project Number:

005

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP1

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Waterford Community Planning and

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$86,510.14

Total CDBG Program Funds Budgeted

N/A

\$86,510.14

Program Funds Drawdown

\$11,679.71

\$12,354.71

Obligated CDBG DR Funds

\$11,679.71

\$12,354.71

Expended CDBG DR Funds

\$11,679.71

\$12,354.71

Charter Township of Waterford Community Planning and

\$11,679.71

\$12,354.71

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

\$100,000 in NSP funding is allocated to acquire at least one single-family residential property within the NSP Target Areas containing blighted structures and then demolishing such structure. Once the acquired property is cleared, the Township will select a qualified nonprofit subrecipient or partnered nonprofit subrecipients (such as Christmas in Action and Habitat for Humanity) to whom the property will be donated and new housing is constructed for the benefit of a low-moderate income homeowner. The Township shall ensure that such subrecipients provide for the continued affordability for this form of NSP assisted housing in accordance with the requirements outlined in Section C(3) above.

Location Description:

Charter Township of Waterford, County of Oakland, State of Michigan

Activity Progress Narrative:

\$11,364.46 in NSP funding was used to acquire one single-family residential property at 6019 Cooley Lake Road within the NSP Target Areas containing blighted structures. The demolition of the structures on this property will be accomplished through a fire-fighting training exercise conducted by the Waterford Township Fire Department. Once the acquired property is cleared, the Township will select a qualified nonprofit subrecipient or partnered nonprofit subrecipients (such as Christmas in Action and Habitat for Humanity) to whom the property will be donated and new housing is constructed for the benefit of low-income homeowners. The Township shall ensure that such subrecipients provide for the continued affordability for this form of NSP assisted housing in accordance with the requirements outlined in Section C(3) above. An additional \$990.25 in NSP funding was used this quarter for appraisals and legal work to acquire an additional blighted property. Negotiations are ongoing and the Township hopes to conclude negotiations with a successful acquisition in the next quarter.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total

# of Properties	1	1/1
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	1	1/1
Total acquisition compensation to	11365	11365/11500

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	1/0	0/1	1/1	100.00

Activity Locations

Address	City	State	Zip
6019 Cooley Lake Road	Waterford	NA	48327-

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: 08-001-LIDPA

Activity Title: 08-001-LIDPA

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

005

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

NSP1

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Waterford Community Planning and

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,281,974.43
Total CDBG Program Funds Budgeted	N/A	\$1,281,974.43
Program Funds Drawdown	\$497,296.32	\$847,718.20
Obligated CDBG DR Funds	\$497,296.32	\$847,718.20
Expended CDBG DR Funds	\$497,296.32	\$847,718.20
Charter Township of Waterford Community Planning and	\$497,296.32	\$847,718.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

\$1,230,000 in funding is allocated under this activity. On a first-come, first-serve basis, eligible low-income home buyers participating in this NSP activity will be able to receive up to \$60,000 in down payment assistance. This amount will be used to assist the home buyer with the closing costs and/or prepaid expenses to purchase an NSP eligible single family home they will occupy as their primary residence, the required down payment, and mortgage principal subsidy. NSP eligible single-family homes requiring repairs necessary to achieve compliance with the Michigan Rehabilitation Code for Existing Buildings shall be coordinated through FHA's streamlined 203(k) program and the assistance from the Township will also be available to provide a subsidy for FHA 203(k) rehabilitation assistance provided by the lender. The assistance the homebuyer receives from the Township will be a loan subject to recapture in accordance with the requirements outlined in Section C(3) above. All homebuyers who benefit from this activity shall be required to participate in the NSP Housing Counseling Assistance Program.

Location Description:

Charter Township of Waterford, County of Oakland, State of Michigan.

Activity Progress Narrative:

On a first-come, first-serve basis, eligible low-income home buyers participating in this NSP activity will be able to receive homebuyer assistance. Eight low-income households were assisted this quarter in purchasing a foreclosed house. Each household received an average \$55,000 in homebuyer assistance. This amount was used for assistance with the closing costs and/or prepaid expenses, the required down payment, paying down the mortgage principal subsidy, and subsidizing repairs necessary to achieve compliance with the Michigan Rehabilitation Code for Existing Buildings funded through FHA's streamlined 203(k) program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	15/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	8	0	8	15/23	0/0	15/23	100.00
# Owner Households	8	0	8	15/23	0/0	15/23	100.00

Activity Locations

Address	City	State	Zip
3252 Pirrin	Waterford	NA	48329-
811 N. Cass Lake Road	Waterford	NA	48328-
1047 Meadowlark	Waterford	NA	48327-
1361 Mill Creek	Waterford	NA	48327-
2622 Driftwood	Waterford	NA	48328-
4083 Olmstead	Waterford	NA	48329-
666 Preda	Waterford	NA	48328-
5860 Artesian	Waterford	NA	48327-

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: 08-001-PA

Activity Title: 08-001-PA

Activity Category:

Administration

Project Number:

005

Projected Start Date:

11/26/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Completed

Project Title:

NSP1

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Waterford Community Planning and

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$134,267.55

Total CDBG Program Funds Budgeted

N/A

\$134,267.55

Program Funds Drawdown

\$45,438.24

\$89,601.88

Obligated CDBG DR Funds

\$45,438.24

\$89,601.88

Expended CDBG DR Funds

\$45,438.24

\$89,601.88

Charter Township of Waterford Community Planning and

\$45,438.24

\$89,601.88

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

General NSP administration.

Location Description:

Charter Township of Waterford, County of Oakland, State of Michigan

Activity Progress Narrative:

General NSP administration.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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: 08-002-MMDPA

Activity Title: 08-002-MMDPA

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

005

Projected Start Date:

01/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

NSP1

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Waterford Community Planning and

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$216,404.05	\$266,980.83
Obligated CDBG DR Funds	\$216,404.05	\$266,980.83
Expended CDBG DR Funds	\$216,404.05	\$266,980.83
Charter Township of Waterford Community Planning and	\$216,404.05	\$266,980.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

\$500,000 in funding is allocated under this activity. On a first-come, first-serve basis, eligible low/moderate/middle-income home buyers participating in this NSP activity will be able to receive up to \$25,000 in down payment assistance. This amount will be used to assist the home buyer with the closing costs and/or prepaid expenses to purchase an NSP eligible single family home they will occupy as their primary residence, the required down payment, and mortgage principal subsidy. NSP eligible single-family homes requiring repairs necessary to achieve compliance with the Michigan Rehabilitation Code for Existing Buildings shall be coordinated through FHA's streamlined 203(k) program and the assistance from the Township will also be available to provide a subsidy for FHA 203(k) rehabilitation assistance provided by the lender. The assistance the homebuyer receives from the Township will be a loan subject to recapture in accordance with the requirements outlined in Section C(3) above. All homebuyers who benefit from this activity shall be required to participate in the NSP Housing Counseling Assistance Program.

Location Description:

Charter Township of Waterford, County of Oakland, State of Michigan.

Activity Progress Narrative:

Nine moderate-income families were provided homeownership assistance to purchase, repair, and own/occupy vacant foreclosed properties. The average amount of the assistance each family received during this reporting period was \$26,888. This homeownership assistance was applied to the required downpayment and pre-paid and closing costs and an amount to buy down FHA 203(k) streamlined home repair loan assistance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	9	13/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	9	9	0/0	13/23	13/23	100.00
# Owner Households	0	9	9	0/0	13/23	13/23	100.00

Activity Locations

Address	City	State	Zip
3407 Shaddick	Waterford	NA	48328-
2720 Walton	Waterford	NA	48329-
2606 Winkleman	Waterford	NA	48329-
4885 Oak Hill	Waterford	NA	48329-
1074 Lysue	Waterford	NA	48327-
392 Dover	Waterford	NA	48328-
3940 Sashabaw	Waterford	NA	48329-
2579 Frembes	Waterford	NA	48329-
535 Cristy	Waterford	NA	48328-

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: 08-003-HCDPA

Activity Title: 08-003-HCDPA

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

005

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

NSP1

Projected End Date:

07/15/2010

Completed Activity Actual End Date:

Responsible Organization:

Charter Township of Waterford Community Planning and

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$11,736.88

Total CDBG Program Funds Budgeted

N/A

\$11,736.88

Program Funds Drawdown

\$3,198.46

\$9,483.38

Obligated CDBG DR Funds

\$3,198.46

\$9,483.38

Expended CDBG DR Funds

\$3,198.46

\$9,483.38

Charter Township of Waterford Community Planning and

\$3,198.46

\$9,483.38

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

\$24,489 in funding is allocated under this activity to provide mandatory housing counseling services to those individuals receiving assistance through the Low-Income Down Payment Assistance Program and the Moderate/Middle Income Down Payment Assistance Program. The Housing Counseling Assistance Program identified in Waterford's NSP is not a separate program to assist 100 low/moderate/middle-income households, but rather the housing counseling assistance required to be provided to the 20 low-income households to be assisted through the Low-Income Down Payment Assistance Program and to the 80 moderate/middle-income households to be assisted through the Moderate/Middle-Income Down Payment Assistance Program. This direct association between the down payment assistance programs and the housing counseling assistance will be documented by the Township to ensure conformance with HUD regulations.

Location Description:

Charter Township of Waterford, County of Oakland, State of Michigan

Activity Progress Narrative:

Twenty-five income-eligible applicants completed the homeownership counseling classes during this reporting period and became ready to engage the services of a realtor to find an eligible vacant foreclosed house to purchase. Fourteen of this total are eligible to participate in the Township's low-income homeownership assistance program and eleven are eligible to participate in the moderate-middle-income homeownership assistance program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/100

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	14	11	25	32/20	28/80	60/100	100.00
# Owner Households	14	11	25	32/20	28/80	60/100	100.00

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	
