

**Grantee: Taylor, MI**

**Grant: B-08-MN-26-0013**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**  
B-08-MN-26-0013

**Obligation Date:**

**Grantee Name:**  
Taylor, MI

**Award Date:**

**Grant Amount:**  
\$2,495,056.00

**Contract End Date:**

**Grant Status:**  
Active

**Review by HUD:**  
Reviewed and Approved

**Submitted By:**  
No Submitter Found

### Disasters:

**Declaration Number**  
NSP

### Plan Description:

Due to the current foreclosure crisis, there is a great need to acquire and redevelop abandoned and foreclosed houses and properties. Also, a need to demolish blighted vacant properties in order to have a positive impact on surrounding property values in the City of Taylor.

### Recovery Needs:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,495,056.00
Total CDBG Program Funds Budgeted	N/A	\$2,495,056.00
Program Funds Drawdown	\$124,095.68	\$124,095.68
Obligated CDBG DR Funds	\$124,095.68	\$124,095.68
Expended CDBG DR Funds	\$261,523.95	\$261,523.95
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	\$374,258.40	\$0.00
Limit on Admin/Planning	\$249,505.60	\$66,618.01
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Developed checklist for identification of properties/appraisal requirements. Working with local real estate agencies on all potential properties within identified tipping point neighborhoods. Properties purchased- 4, Properties under rehabilitation-3, 1 property scoped/ready to bid for rehabilitation. Properties pending acceptance of purchase agreements-5.

### 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	(\$249,500.00)	\$72,680.58	\$2,245,556.00	\$72,680.58
N/A, Admin Dollars	\$249,500.00	\$51,415.10	\$249,500.00	\$51,415.10

### Activities

**Grantee Activity Number:** 1  
**Activity Title:** 1

**Activity Category:**  
 Acquisition - buyout of residential properties  
**Project Number:**  
 BCKT  
**Projected Start Date:**  
 03/01/2009  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Planned  
**Project Title:**  
 Bucket Project  
**Projected End Date:**  
 03/01/2013  
**Responsible Organization:**  
 City of Taylor

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,320,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,320,000.00
Program Funds Drawdown	\$2,000.00	\$2,000.00
Obligated CDBG DR Funds	\$2,000.00	\$2,000.00
Expended CDBG DR Funds	\$124,125.36	\$124,125.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

NSP funds will be used to acquire foreclosed and vacant properties for the purpose of rehabilitation and resale to owner-occupants with incomes at or below 120% of area median income. These properties will be acquired at a cost not to exceed 95% of the current appraised value. Rehabilitation will be completed to meet NSP rehabilitation standards and buyers will be provided with both pre-homeownership counseling and assistance finding affordable fixed-rate financing. Program income from the sale proceeds will be reinvested in acquiring and rehabilitating additional properties or other NSP eligible activities.

**Location Description:**

Target areas are City-wide due to the high current foreclosure activity and high risk of future foreclosure and abandonment.

**Activity Progress Narrative:**

RE: 25705 Madden, Taylor, MI, 48180 (Wayne County)  
 The City of Taylor issued a check in the amount of \$2,000 to "ReMax Team 2000" for an earnest deposit for the acquisition of 25705 Madden Street, Taylor, MI. The property was appraised at \$73,500. The City of Taylor closed on the property on June 4, 2009 for the contract sales price of \$50,000. The house is currently in rehab and will be completed by August 15, 2009; for resale.  
 A total of 4 properties were purchased by June 30, 2009.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/20

**Activity Locations**

Address	City	State	Zip
25705 Madden (Acq.)	Taylor	NA	48180

**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: 2**

**Activity Category:**  
 Acquisition - buyout of residential properties  
**Project Number:**  
 BCKT  
**Projected Start Date:**  
 03/01/2009  
**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Activity Status:**  
 Planned  
**Project Title:**  
 Bucket Project  
**Projected End Date:**  
 03/01/2013  
**Responsible Organization:**  
 City of Taylor

	Apr 1 thru Jun 30, 2009	To Date
<b>Overall</b>		
<b>Total Projected Budget from All Sources</b>	N/A	\$625,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$625,000.00
<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:**

NSP funds will be used to acquire foreclosed, newly constructed vacant properties for the purpose of resale to senior owner-occupants with incomes at or below 50% of area median income. Buyers will be provided with both pre-homeownership counseling and assistance finding affordable fixed-rate financing. Program income for the sale proceeds will be reinvested in acquiring additional properties or other NSP eligible activities. If newly constructed vacant units are not available, scattered site acquisition and rehabilitation of single-family houses for seniors will be pursued. This activity is dedicated to senior housing.

**Location Description:**

Foreclosed and vacant new construction housing units and foreclosed single-family homes located City-wide.

**Activity Progress Narrative:**

Project is underway. Housing units have been inspected, occupancy requirements developed. Legal documents are being drawn up by City Attorney and will be reviewed by the City of Taylor Planning Department/Planning Commission. Housing units to benefit LI persons/families.

**Performance Measures**

This Report Period			Cumulative Actual Total / Expected			
Low	Mod	Total	Low	Mod	Total	Total

# of Properties	0	0	0	0/0	0/0	0/8
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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	

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**Grantee Activity Number:** 3  
**Activity Title:** ADMIN Dollars

**Activity Category:**

Administration

**Project Number:**

N/A

**Projected Start Date:**

03/01/2009

**National Objective:**

N/A

**Activity Status:**

Planned

**Project Title:**

Admin Dollars

**Projected End Date:**

03/01/2013

**Responsible Organization:**

City of Taylor

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$249,500.00
Total CDBG Program Funds Budgeted	N/A	\$249,500.00
Program Funds Drawdown	\$51,415.10	\$51,415.10
Obligated CDBG DR Funds	\$51,415.10	\$51,415.10
Expended CDBG DR Funds	\$66,618.01	\$66,618.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

These funds will be used to provide administrative support activities for the Action Plan amendment and Implementation of identified projects and programs.

**Location Description:**

City of Taylor 23555 Goddard Road Taylor, Michigan 48180

**Activity Progress Narrative:**

General planning and administration through 6/30/2009.

**Performance Measures**

**No Performance Measures found.**

**Activity Locations**

Address	City	State	Zip
N/A	Taylor	NA	48180

**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:** 4

**Activity Category:**  
 Clearance and Demolition  
**Project Number:**  
 BCKT  
**Projected Start Date:**  
 03/01/2009  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Planned  
**Project Title:**  
 Bucket Project  
**Projected End Date:**  
 03/01/2013  
**Responsible Organization:**  
 City of Taylor

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$210,556.00
Total CDBG Program Funds Budgeted	N/A	\$210,556.00
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:**

NSP funds will be used to demolish foreclosed, blighted properties in neighborhoods meeting NSP income eligibility requirements. Demolition will be used to eliminate blighting influences and support neighborhood sustainability efforts. The resulting vacant lots may be sold, transferred to adjacent property owners or transferred to new ownership for redevelopment. This project is dedicated to the elimination of vacant structures which have a blighting influence on the neighborhood. The lots will not be landbanked for future redevelopment due to nonconforming situations.

**Location Description:**

Foreclosed and vacant housing units City-wide.

**Activity Progress Narrative:**

The City of Taylor is currently working with the Assessor's Office, Building Department and Code & Ordinance Department to compile list of vacant and/or foreclosed properties that are in disrepair beyond rehabilitation.

**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	0/25

**Activity Locations**

Address	City	State	Zip
N/A	Taylor	NA	48180

**Other Funding Sources Budgeted - Detail**  
**No Other Match Funding Sources Found**

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

Amount

**Grantee Activity Number:** 5  
**Activity Title:** 5

**Activity Category:**  
 Acquisition - buyout of residential properties  
**Project Number:**  
 BCKT  
**Projected Start Date:**  
 01/01/2009  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Planned  
**Project Title:**  
 Bucket Project  
**Projected End Date:**  
 03/01/2013  
**Responsible Organization:**  
 City of Taylor

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$90,000.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
Program Funds Drawdown	\$70,680.58	\$70,680.58
Obligated CDBG DR Funds	\$70,680.58	\$70,680.58
Expended CDBG DR Funds	\$70,780.58	\$70,780.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

The activity will involve the acquisition and demolition of a vacant, foreclosed single-family residential structure with subsequent consolidation of the parcel with abutting City park land that serves low, moderate and middle income persons.

**Location Description:**

The subject property is located in Census Tract 5841, Block Group 1.

**Activity Progress Narrative:**

The City of Taylor purchased 21528 Northline, Taylor, MI (Wayne County) on May 8, 2009. The property was appraised at \$86,500.00 and was both vacant/foreclosed. The property is abutting to a city-owned park (Heritage Park). The vacant home on this parcel of land is in extreme disrepair and will be demolished or moved within 12 months. The land will be utilized in conjunction with the park.

**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

**Activity Locations**

Address	City	State	Zip
21528 Northline	Taylor	NA	48180

**Other Funding Sources Budgeted - Detail**  
**No Other Match Funding Sources Found**

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

Amount

