

**Grantee: Detroit, MI**

**Grant: B-08-MN-26-0004**

**July 1, 2013 thru September 30, 2013 Performance Report**

---



**Grant Number:**

B-08-MN-26-0004

**Obligation Date:**

03/25/2009

**Award Date:****Grantee Name:**

Detroit, MI

**Contract End Date:****Review by HUD:**

Original - In Progress

**LOCCS Authorized Amount:**

\$47,137,690.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated P/RL Funds:**

\$0.00

**Total Budget:**

\$47,137,690.00

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

### Distribution and Uses of Funds:

The goals of the City of Detroit Neighborhood Strategy Program are: Continue to implement the City's Master Plan to reinforce, revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values; Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development; Demolish existing structures to accommodate future development or alternative uses.

### Definitions and Descriptions:

1. Definition of "Blighted Structures" in context of state or local law.

According to State of Michigan Act 344 of 1945, Section 125.72, "Blighted property or structures,"

means property that meets any of the following criteria:

- (a) The property has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (b) The property is an attractive nuisance because of physical condition or use.
- (c) The property has had the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of one (1) year or more so that the property is unfit for its intended use.
- (d) The property is tax reverted property owned by a municipality, by a county, or by this state, the sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- (e) The property is owned or is under the control of a land bank fast track authority



under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not City of Detroit NSP 12/08

34

result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

(f) The property is improved real property that has remained vacant for five (5) consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.

(g) The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within one (1) year after the receipt of notice to rehabilitate from the appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of "affordable rents"

Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability

Response:

2. Definition of "Affordable Rents"

For the purpose of the NSP grant, affordable rents will be defined as follows: "The rent does not exceed 30% of the annual income of a family, whose income equals 50% of the median income of the area as determined by HUD, with adjustments for smaller and larger families.

(The City of Detroit is adopting its "HOME Program Rent Limits)

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The City of Detroit, as part of the NSP requirement, for the "for-sale" property, "rental units" and "lease-to-own" properties will require a "deed restriction" and/or "affordable housing restriction" that will mandate and require compliance during the continued period of affordability, described in the City of Detroit's NSP requirements, policies and procedures.

In addition, the continued affordability compliance will be a part of any Development Agreement implemented between the City and the Developer/Non-profit owner.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The City of Detroit, Planning and Development Department (P&DD) continually upgrades and enhances its "contractor rehabilitation "Performance Standards". The most recent City of Detroit NSP 12/08

35

revision was completed October 2008, which incorporated "Green Building" communities recommendations and standards and "Energy Star" specifications and standards. In addition, the rehabilitation standards must address lead based paint, environmental standards and all local code requirements. Energy Star specifications and standards exceed the Model Energy Codes (MEC), published by the Council of American Building Officials. (Each Developer will be provided a copy of the revised 2008 Contractor Performance Standards and it will also be listed on the P&DD's website.)

## Low Income Targeting:

### LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose income do not exceed 50% of area median income: \$ 11,784,422.50

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The City of Detroit will use at least \$11,784,422.50 of the NSP grant and 25% of any program income received to provide subsidy assistance to offset acquisition and construction/rehabilitation costs, of single family and multi-family residential properties for households whose incomes do not exceed 50% of Area Median Income (AMI). The City will issue a public Notice of Funding Availability (NOFA) to eligible for-profit and non-profit developers and sponsors to submit projects that are "ready to go" for NSP consideration and funding approval. Section 8 certificates may also be available to targeted low-income rental households.



**Acquisition and Relocation:**

**ACQUISITIONS & RELOCATION**

The City of Detroit is projecting to demolish 1,400 dwelling units that are < 80% of area median income. If so, include:

• The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income. The NSP program includes two low- and moderate-income requirements at section 2301(f)(3)(A) that supersede existing CDBG income qualification requirements. NSP allows the use of only the low- and moderate income National Objective.

All NSP funding will be spent on individuals and families at or below 120 percent of the area median income. At least 25 percent of appropriated funds must be spent on housing for individuals or families with incomes that do not exceed 50% AMI. For the purposes of NSP an activity may meet the HERA low- and moderate income national objective if the assisted activity:

o provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (LMMH);

o As a projection, we will demolish 1,400 units. However, the physical inspection of the property and the likelihood of it being sold in the existing market conditions will be the criteria

and/ or appraisal will ultimately, determine the actual numbers. The cost to rehabilitate the property and the likelihood of it being sold in the existing market conditions will be the criteria

Response:

Background

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).

o serves an area in which at least 51 percent of the residents have incomes at or below 120 percent of area median income (LMMA);

o creates or retains jobs for persons whose household incomes are at or below 120 percent of median income (LMMJ); or

o serves a limited clientele whose incomes are at or below 120 percent of area median income (LMMC).

Property acquisition activities are dependent on the national objective met by the subsequent reuse of the property. Activities identified by the City of Detroit will comply with a national objective as follows:

- o Acquisition for rehabilitation structures will meet the LMMH national objective
- o Acquisition for demolition possible green spaces or land bank will meet the LMMA national objective
- o Acquisition for land bank use will meet the LMMA national objective<sup>1</sup>

<sup>1</sup> Acquisition and management activities of the land bank may provide sufficient benefit to an area generally to meet a national objective (LMMA) prior to final disposition of the banked property. HUD notes that the grantee must determine the actual service area benefiting from a land bank's activities, in accordance with the regulations. The Land bank may not hold a property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

**Public Comment:**

The City of Detroit posted a notice in the newspaper November 5, 2008 announcing the Neighborhood Stabilization Program (NSP) funds allocated to Detroit and the substantial amendment to the Consolidated Plan. A revision was also posted on November 19, 2008 to correct a typo regarding the website. We took citizen comments into consideration and worked with the Detroit City Council and their staff to decide the best use of NSP funds. We modified the allocation amounts and added some additional activities based on comments from citizens and City Council. However, some of the comments did not apply to NSP and others were not eligible. The City of Detroit conducted community level meetings to obtain additional citizen input regarding program implementation. Meeting dates, requests for proposals, and program updates were posted on the Detroit website as well as any amendments. A summary of the comments received from our NSP website during the comment period is summarized in the substantial amendment. The City of Detroit received 119 comments regarding demolition, historic structures, location questions, suggested projects, use of NSP funding, tax questions and miscellaneous comments.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$47,137,690.00
<b>Total Budget</b>	\$0.00	\$47,137,690.00
<b>Total Obligated</b>	\$0.00	\$47,137,690.00
<b>Total Funds Drawdown</b>	\$775,085.59	\$43,917,609.13
<b>Program Funds Drawdown</b>	\$775,085.59	\$43,917,609.13
<b>Program Income Drawdown</b>	\$0.00	\$0.00



<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$434,476.45	\$46,450,701.49
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$7,070,653.50	\$0.00
<b>Limit on Admin/Planning</b>	\$4,713,769.00	\$534,040.61
<b>Limit on State Admin</b>	\$0.00	\$534,040.61

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$11,784,422.50	\$19,868,176.00

## Overall Progress Narrative:

### OVERALL PROGRESS NARRATIVE

During the third quarter of 2013, the City of Detroit continued to close its NSP1 land bank, demolition, and rehabilitation projects.

During the third quarter of 2013, in an effort to expend all funds, the City focused on addressing the expenditures that were incurred before the expenditure deadline and the reallocation of funds. The City continues to carefully review and track the occupant information of each of the homes developed. Obstacles and risks that could affect the completion of the NSP1 projects were identified and the City met with developers as appropriate to work through these obstacles. The City also worked with developers to approve additional homebuyers and land contract purchasers. The City successfully closed with 7 homebuyers through a land contract in this quarter.

Demolition activity was completed (including final grade) and the funds were drawn down. The City also continues to establish mechanisms to prevent the issues experienced with the Fire Insurance Escrow Funds. Since the demolition activity was moved to the Planning & Development Department, staff has been working to ensure all contractor complaints and issues have been addressed and ensuring that the files are in compliance. P&DD has been working with B&SEED and Purchasing to ensure a smooth transition of duties and responsibilities.

During this quarter, the Detroit Land Bank Authority (DLBA) sold 8 of 14 units of housing in Historic Boston Edison and East English Village. The City is working with the DLBA to verify program income calculations and to monitor files associated with NSP 1 transactions. The City is also working with the DLBA to create a disposition strategy for properties that were acquired not rehabilitated.

In the fourth quarter, the City anticipates receipt of program income from the DLBA, some of which may be allowed to be used to address properties that were acquired but not rehabilitated. The City will also complete the required close-out documents and continue to market vacant NSP 1 properties. Meetings with developers will continue to address any outstanding issues. We also anticipate that the remaining funds (expended but not drawn down) will be exhausted.



# 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
NSP-01, NSP Acquisition	\$0.00	\$1,938,271.74	\$1,896,812.94
NSP-02, NSP Disposition	\$0.00	\$2,252,261.28	\$1,763,611.54
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$340,609.14	\$19,941,618.00	\$17,408,525.64
NSP-10, NSP Administration	\$117,114.19	\$647,002.23	\$534,040.61
NSP-12, NSP New Construction	\$0.00	\$4,578,000.00	\$4,577,999.95
NSP-14, NSP Rehabilitation	\$317,362.26	\$17,780,536.75	\$17,736,618.45



## Activities

<b>Grantee Activity Number:</b>	<b>01A NSP ACQ</b>
<b>Activity Title:</b>	<b>Landbank Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Acquisition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Land Bank

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$1,938,271.74

**Total Budget**

\$11,467.74

\$1,938,271.74

**Total Obligated**

\$11,467.74

\$1,938,271.74

**Total Funds Drawdown**

\$0.00

\$1,896,812.94

**Program Funds Drawdown**

\$0.00

\$1,896,812.94

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,896,812.94

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

**Location Description:**

The nine target areas.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/50



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	71/50
# of Singlefamily Units	0	71/50

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/50	0/0	0/50	0
# Owner Households	0	0	0	0/25	0/0	0/25	0
# Renter Households	0	0	0	0/25	0/0	0/25	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	

---





<b>Grantee Activity Number:</b>	<b>02a NSP Disp</b>
<b>Activity Title:</b>	<b>Landbank Disposition</b>

**Activity Category:**

Disposition

**Activity Status:**

Under Way

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

09/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Land Bank

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,252,261.28
<b>Total Budget</b>	\$479,065.28	\$2,252,261.28
<b>Total Obligated</b>	\$479,065.28	\$2,252,261.28
<b>Total Funds Drawdown</b>	\$0.00	\$1,763,611.54
<b>Program Funds Drawdown</b>	\$0.00	\$1,763,611.54
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,763,611.54
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

**Location Description:**

Nine Target areas

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/200
<b># of Housing Units</b>	0	0/200
<b># of Singlefamily Units</b>	0	0/200



## 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:** 04 NSP Demolition

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP-04

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Demolition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Buildings & Safety Eng

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$19,941,618.00
<b>Total Budget</b>	\$0.00	\$19,941,618.00
<b>Total Obligated</b>	\$0.00	\$19,941,618.00
<b>Total Funds Drawdown</b>	\$340,609.14	\$17,408,525.64
<b>Program Funds Drawdown</b>	\$340,609.14	\$17,408,525.64
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$19,941,618.00
City of Detroit Buildings & Safety Eng	\$0.00	\$19,941,618.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Demolish blighted and abandoned structures

**Location Description:**

within the 9 NSP1 locations

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3086/1600

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1704/1600
<b># of Singlefamily Units</b>	0	1704/1600



## Beneficiaries Performance Measures

### Beneficiaries - Area Benefit Census Method

# of Persons	Low	Mod	Total Low/Mod%
	0	0	434343 0.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
11137 Outer Drive W	Detroit		Michigan	48223-	Match / N
1139 Calvert	Detroit		Michigan	48206-	Match / N
1227 Collingwood	Detroit		Michigan	48206-	Match / N
12745 Fournier	Detroit		Michigan	48205-	Match / N
13256 Prest	Detroit		Michigan	48227-	Match / N
13511 Meyers	Detroit		Michigan	48227-	Match / N
13908 Young	Detroit		Michigan	48205-	Match / N
14155 Gratiot	Detroit		Michigan	48205-	Match / N
14766 Lappin	Detroit		Michigan	48205-	Match / N
14969 Manning	Detroit		Michigan	48205-	Match / N
1525 Elm	Detroit		Michigan	48216-	Match / N
17511 Mack	Detroit		Michigan	48221-	Match / N
17624 Hoover	Detroit		Michigan	48205-	Match / N
1996 Davis Place	Detroit		Michigan	48211-	Match / N
2000 Davis Place	Detroit		Michigan	48211-	Match / N
2100 Warren W	Detroit		Michigan	48208-	Match / N
2231 Theodore	Detroit		Michigan	48211-	Match / N
2232 Kirby	Detroit		Michigan	48211-	Match / N
2420 Holcomb	Detroit		Michigan	48214-	Match / N
2445 Hancock W	Detroit		Michigan	48208-	Match / N
2544 Fischer	Detroit		Michigan	48214-	Match / N
2551 Hurlbut	Detroit		Michigan	48214-	Match / N
2578 Fischer	Detroit		Michigan	48214-	Match / N
2624 Ferry E	Detroit		Michigan	48211-	Match / N
2630 Ferry E	Detroit		Michigan	48211-	Match / N
2633 Garfield	Detroit		Michigan	48207-	Match / N
2645 Buchanan	Detroit		Michigan	48208-	Match / N
2683 Theodore	Detroit		Michigan	48211-	Match / N
2800 Leland	Detroit		Michigan	48207-	Match / N
2802 Hale	Detroit		Michigan	48207-	Match / N
2803 Harrison	Detroit		Michigan	48216-	Match / N
2934 Helen	Detroit		Michigan	48207-	Match / N
3103 McClellan	Detroit		Michigan	48214-	Match / N
3175 Pennsylvania	Detroit		Michigan	48214-	Match / N
3180 Heidelberg	Detroit		Michigan	48207-	Match / N



3336 16th St	Detroit	Michigan	48208-	Match / N
3485 Rohns	Detroit	Michigan	48214-	Match / N
3518 15th St	Detroit	Michigan	48208-	Match / N
3557 Ferry E	Detroit	Michigan	48211-	Match / N
3741 Mitchell	Detroit	Michigan	48207-	Match / N
3875 Eastlawn	Detroit	Michigan	48215-	Match / N
3887 Eastlawn	Detroit	Michigan	48215-	Match / N
3922 14th St	Detroit	Michigan	48208-	Match / N
4116 Newport	Detroit	Michigan	48215-	Match / N
4253 Hurlbut	Detroit	Michigan	48214-	Match / N
4262 Grandy	Detroit	Michigan	48207-	Match / N
4300 Dickerson	Detroit	Michigan	48215-	Match / N
4303 16th St	Detroit	Michigan	48208-	Match / N
4412 18th St	Detroit	Michigan	48208-	Match / N
4457 Humboldt	Detroit	Michigan	48208-	Match / N
4528 Lodewyck	Detroit	Michigan	48224-	Match / N
4671 Scotten	Detroit	Michigan	48210-	Match / N
4800 Concord	Detroit	Michigan	48211-	Match / N
4832 Lodewyck	Detroit	Michigan	48224-	Match / N
4843 Manistique	Detroit	Michigan	48224-	Match / N
4850 Lodewyck	Detroit	Michigan	48224-	Match / N
4874 Cooper	Detroit	Michigan	48213-	Match / N
5022 Chene	Detroit	Michigan	48211-	Match / N
5136 Burns	Detroit	Michigan	48213-	Match / N
5213 Vermont	Detroit	Michigan	48208-	Match / N
5258 16th St	Detroit	Michigan	48208-	Match / N
5301 Crane	Detroit	Michigan	48213-	Match / N
5411 Iroquois	Detroit	Michigan	48213-	Match / N
5563 Chene	Detroit	Michigan	48211-	Match / N
5739 Grandy	Detroit	Michigan	48211-	Match / N
5801 Grandy	Detroit	Michigan	48211-	Match / N
5804 Belvidere	Detroit	Michigan	48213-	Match / N
5874 Gunston	Detroit	Michigan	48213-	Match / N
5974 Eastlawn	Detroit	Michigan	48213-	Match / N
6051 Leidich	Detroit	Michigan	48213-	Match / N
6306 Lodewyck	Detroit	Michigan	48224-	Match / N
632 Bethune E	Detroit	Michigan	48202-	Match / N
6821 Ferry E	Detroit	Michigan	48211-	Match / N
6923 Westwood	Detroit	Michigan	48228-	Match / N
8103 Manila	Detroit	Michigan	48214-	Match / N
9396 Cutler	Detroit	Michigan	48214-	Match / N
9403 Jameson	Detroit	Michigan	48214-	Match / N
97 Englewood	Detroit	Michigan	48202-	Match / N



## 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:** 10 NSP Admin  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-10

**Projected Start Date:**

10/01/2008

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$647,002.23
<b>Total Budget</b>	\$147,002.23	\$647,002.23
<b>Total Obligated</b>	\$147,002.23	\$647,002.23
<b>Total Funds Drawdown</b>	\$117,114.19	\$534,040.61
<b>Program Funds Drawdown</b>	\$117,114.19	\$534,040.61
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$117,114.19	\$534,040.61
City of Detroit Planning & Dev Dept	\$117,114.19	\$534,040.61
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administration and management of the NSP program

**Location Description:**

**Activity Progress Narrative:**

The amount remaining in this activity line was expended in this third quarter from a reprogramming.

>

**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:** 12 NSP New Construction

**Activity Title:** New Construction

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-12

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP New Construction

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,578,000.00
<b>Total Budget</b>	\$0.00	\$4,578,000.00
<b>Total Obligated</b>	\$0.00	\$4,578,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$4,577,999.95
<b>Program Funds Drawdown</b>	\$0.00	\$4,577,999.95
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$4,577,999.95
City of Detroit Planning & Dev Dept	\$0.00	\$4,577,999.95
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Affordable housing projects will be developed for sale, rent, or lease-purchase

**Location Description:**

**Activity Progress Narrative:**

Maxwell Homes LDHALP. This rental project includes the new construction of 30 single family scattered site rental units in the Kettering neighborhood. Only 5 of the 30 units are funded with NSP. Construction is complete and all units are occupied. The City processed the drawdown of the remaining funds for retainage and closed this project out.

>

NDNI Elderly LDHALD. This rental project includes the new construction of a 48 unit apartment building, of which 8 units are funded with NSP, in the Osborn neighborhood. Construction is complete and all units are occupied. The City processed the drawdown of the remaining funds for retainage and closed this project out.

Northwest Unity Homes II LDHALP. This rental project includes the new construction of a 30 single family scattered site rental units in the Grand River Greenfield neighborhood. 6 of the 30 units are funded with NSP. Construction is complete and all units are occupied. The City processed the drawdown of the remaining funds for retainage and closed this project out.

West Oakland. This rental project consists of 45 units of new construction single family scattered site rental units in the North End neighborhood. 6 of the units are funded with NSP. Construction was complete as of December 2011 and tenants have moved into the units. The City processed the drawdown of the remaining funds for retainage and closed this project out.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/168	
#Low flow showerheads	0		0/168	
#Units with bus/rail access	0		0/168	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		0/0	
#Units & other green	0		0/168	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/168	
# of Multifamily Units	0		0/168	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/168	0
# Renter Households	0	0	0	0/0	0/0	0/168	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:** 14 NSP Rehab

**Activity Title:** Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

City of Detroit Planning & Dev Dept

**Match Contributed**

**Jul 1 thru Sep 30, 2013**

N/A

\$0.00

\$0.00

\$317,362.26

\$317,362.26

\$0.00

\$0.00

\$317,362.26

\$317,362.26

\$0.00

**To Date**

\$15,290,176.00

\$15,290,176.00

\$15,290,176.00

\$15,246,257.70

\$15,246,257.70

\$0.00

\$0.00

\$15,246,257.70

\$15,246,257.70

\$0.00

**Activity Description:**

Rehabilitation of single and multi-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI.

212 total units of single and multi-family housing estimated:

83% or 118 units of single-family housing estimated.

17% or 94 units of multi-family housing estimated

**Location Description:**

**Activity Progress Narrative:**

See attached document entitled: "Attachment 1: Single Family and Rental Rehabilitation Projects" for single family and rental rehabilitation activities by project.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/212
#Energy Star Replacement Windows	0	2/212
#Additional Attic/Roof Insulation	0	0/118
#High efficiency heating plants	0	2/212



#Efficient AC added/replaced	0	2/212
#Replaced thermostats	0	2/212
#Replaced hot water heaters	0	2/212
#Light Fixtures (indoors) replaced	0	2/212
#Light fixtures (outdoors) replaced	0	2/212
#Refrigerators replaced	0	1/100
#Clothes washers replaced	0	0/94
#Dishwashers replaced	0	1/212
#Units with solar panels	0	0/0
#Low flow toilets	0	2/212
#Low flow showerheads	0	2/212
#Units with bus/rail access	0	2/212
#Units exceeding Energy Star	0	0/10
#Sites re-used	0	0/0
#Units & other green	0	0/94

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/212
# of Multifamily Units	0	0/94
# of Singlefamily Units	0	2/118

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	20/0	7/0	27/212	100.00
# Owner Households	0	0	0	7/0	4/0	11/118	100.00
# Renter Households	0	0	0	13/0	3/0	16/94	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	

## Activity Supporting Documents

Update Date	Update User	Document Name
10/30/2013	Fern Clement	ATTACHMENT 1 SINGLE FAMILY AND RENTAL REHABILITATION PROJECTS.docx

**Grantee Activity Number:** 14A NSP REHAB

**Activity Title:** Homebuyer Subsidy

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP-14

**Projected Start Date:**

09/10/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit2

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$105,745.00
<b>Total Budget</b>	\$0.00	\$105,745.00
<b>Total Obligated</b>	\$0.00	\$105,745.00
<b>Total Funds Drawdown</b>	\$0.00	\$105,745.00
<b>Program Funds Drawdown</b>	\$0.00	\$105,745.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$105,745.00
City of Detroit2	\$0.00	\$105,745.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Homebuyer subsidies to assist in closing costs

**Location Description:**

NSP1 Designated areas

**Activity Progress Narrative:**

The City provided homebuyer subsidy for 1 homebuyer, for a total of \$15,843.00. The remaining funds allocated for homebuyer subsidy have been reallocated. The Substantial Amendment also reflects a reduction in the subsidy amount due to the fact that many units will convert to rental.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/10
<b># of Singlefamily Units</b>	0	0/10



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/10	0/10	0
# Owner Households	0	0	0	0/0	0/10	0/10	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:** 14B NSP Rehab  
**Activity Title:** Landbank Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

01/22/2013

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/19/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Land Bank

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,384,615.75
<b>Total Budget</b>	(\$637,535.25)	\$2,384,615.75
<b>Total Obligated</b>	(\$637,535.25)	\$2,384,615.75
<b>Total Funds Drawdown</b>	\$0.00	\$2,384,615.75
<b>Program Funds Drawdown</b>	\$0.00	\$2,384,615.75
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,384,615.75
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The project involves the acquisition disposition and renovation of 12 properties for sale or rent in Detroit.

**Location Description:**

This 12 unit project is located on Detroit's Eastside in East English Village. The area is a border neighborhood to the city limits near Grosse Pointe Park.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/12
<b>#Energy Star Replacement Windows</b>	0	0/75
<b>#Additional Attic/Roof Insulation</b>	0	0/12
<b>#High efficiency heating plants</b>	0	0/12
<b>#Efficient AC added/replaced</b>	0	0/12
<b>#Replaced thermostats</b>	0	0/12



#Replaced hot water heaters	0	0/12
#Light Fixtures (indoors) replaced	0	0/120
#Light fixtures (outdoors) replaced	0	0/60
#Refrigerators replaced	0	0/12
#Clothes washers replaced	0	0/12
#Dishwashers replaced	0	0/12
#Units with solar panels	0	0/0
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/12
#Units with bus/rail access	0	0/12
#Units exceeding Energy Star	0	0/12
#Sites re-used	0	0/12
#Units deconstructed	0	0/0
#Units & other green	0	0/12
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/12	0/12	0
# Owner Households	0	0	0	0/0	0/2	0/2	0
# Renter Households	0	0	0	0/0	0/10	0/10	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	

