

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

October 1, 2012 thru December 31, 2012 Performance Report



Grant Number:

B-08-MN-26-0004

Obligation Date:

03/25/2009

Award Date:**Grantee Name:**

Detroit, MI

Contract End Date:

03/25/2013

Review by HUD:

Original - In Progress

Grant Amount:

\$47,137,690.00

Grant Status:

Active

QPR Contact:

Fern Clement

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

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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

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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:

- 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);

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.

Response: 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.

Background

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

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

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

- 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:

- Acquisition for rehabilitation structures will meet the LMMH national objective
- Acquisition for demolition possible green spaces or land bank will meet the LMMA national objective
- Acquisition for land bank use will meet the LMMA national objective¹

¹ 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
Total Projected Budget from All Sources	N/A	\$47,137,690.00
Total Budget	\$4,578,000.00	\$47,137,690.00
Total Obligated	\$0.00	\$47,137,690.00
Total Funds Drawdown	\$1,940,498.85	\$33,625,400.09
Program Funds Drawdown	\$1,940,498.85	\$33,625,400.09
Program Income Drawdown	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,975,489.89	\$34,081,837.09
Match Contributed	\$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	\$7,070,653.50	\$0.00
Limit on Admin/Planning	\$4,713,769.00	\$392,634.24
Limit on State Admin	\$0.00	\$392,634.24

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$11,784,422.50	\$19,923,921.00

Overall Progress Narrative:

During the fourth quarter of 2012, the City of Detroit made progress in its NSP1 land bank, demolition, and rehabilitation projects.

The City focused on addressing challenges facing the homeownership projects. During the fourth quarter of 2012, the City continued to carefully review the circumstances (development budget, schedule, progress, local market, appraisals, etc.) of each house under development, and tracked the construction and occupancy status of each house in one spreadsheet. Obstacles and risks that could affect the completion of the NSP1 projects were identified. Due to the difficulty of many potential NSP applicants to obtain private financing, the City developed lease purchase and land contract options for developers. Also, the City closed modified loan agreements with most of the homeownership developers to address changing market conditions.

In early October, City staff held separate workshops for homeownership and rental developers to ensure that they understood upcoming deadlines and NSP requirements. Topics included lease-purchase, land contracts, marketing, property management, approving homebuyers, security, monitoring, and insurance requirements.

For units that did not have an interested and eligible homebuyer identified (via lease-purchase, land contract or traditional sale) by November 15, 2012, the City required developers to convert these units to rental. During early December, the City held a workshop for homeownership developers outlining the requirements for utilizing Land Contracts and for converting formerly homeownership projects to rentals. The workshops were well attended and a good opportunity for developers to ask questions and get clarity from the City and the Cloudburst team.

Additionally, the City focused on obligating and expending NSP2 funds for demolition. Properties were previously identified as demolition targets under NSP2 but rejected by the state were analyzed to verify eligibility under NSP 1. It was determined that several properties had sufficient environmental review and were located in eligible NSP 1 target areas. These properties will be demolished under the NSP 1 program. NSP1 demolition will continue and conclude by the March expenditure deadline. Attention was also given to improving processes for procurement, contracting, and financial management with the Buildings, Safety Engineering & Environmental Department.

The DLBA continued progress with the rehabilitation of 14 units of housing in Historic Boston Edison



and East English Village using NSP 1 funds. Units are expected to be complete by mid-February.

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	\$1,926,804.00	\$1,865,784.17
NSP-02, NSP Disposition	\$0.00	\$1,773,196.00	\$1,574,503.01
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$197,032.04	\$18,000,000.00	\$16,410,150.35
NSP-10, NSP Administration	\$44,030.10	\$2,191,618.00	\$392,634.24
NSP-12, NSP New Construction	\$0.00	\$4,578,000.00	\$4,292,899.70
NSP-14, NSP Rehabilitation	\$1,699,436.71	\$18,668,072.00	\$9,089,428.62



Activities

Grantee Activity Number: 01 NSP Acq
Activity Title: Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

07/01/2009

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 Planning & Dev Dept

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$318,497.00)	\$0.00
City of Detroit Planning & Dev Dept	(\$318,497.00)	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

location to be determined in the 9 target areas

Activity Progress Narrative:

The acquisition activity was combined with rehabilitation. This left expenditures of \$318,497 in the activity. Total expenditures were manually zeroed out with a negative figure.

Accomplishments Performance Measures

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



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	0/0	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: 01A NSP ACQ

Activity Title: Landbank Acquisition

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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,926,804.00
Total Budget	\$0.00	\$1,926,804.00
Total Obligated	\$0.00	\$1,926,804.00
Total Funds Drawdown	\$0.00	\$1,865,784.17
Program Funds Drawdown	\$0.00	\$1,865,784.17
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,725.32	\$1,873,509.45
City of Detroit Land Bank	\$7,725.32	\$1,873,509.45
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:

DLBA acquisitions total 92 properties and they have 14 units under construction. Five units are near 50% complete and the remaining 9 units are substantially complete. All units will be completed before the end of February 2013 They expect to utilize both mortgage and the land contract options to secure occupancy for these units.

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



Grantee Activity Number:	02a NSP Disp
Activity Title:	Landbank Disposition

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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,773,196.00
Total Budget	\$0.00	\$1,773,196.00
Total Obligated	\$0.00	\$1,773,196.00
Total Funds Drawdown	\$0.00	\$1,574,503.01
Program Funds Drawdown	\$0.00	\$1,574,503.01
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$150,395.57	\$1,724,898.58
City of Detroit Land Bank	\$150,395.57	\$1,724,898.58
Match Contributed	\$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:

DLBA expended \$150,395.57 during the month of January 2013.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Michigan	-	Not Validated / 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: 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

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 Buildings & Safety Eng

Match Contributed

Oct 1 thru Dec 31, 2012

N/A

\$0.00

\$0.00

\$197,032.04

\$197,032.04

\$0.00

\$0.00

\$331,133.94

\$331,133.94

\$0.00

To Date

\$18,000,000.00

\$18,000,000.00

\$18,000,000.00

\$16,410,150.35

\$16,410,150.35

\$0.00

\$0.00

\$16,544,252.25

\$16,544,252.25

\$0.00

Activity Description:

Demolish blighted and abandoned structures

Location Description:

within the 9 NSP1 locations

Activity Progress Narrative:

During the fourth quarter, the City focused on obligating and expending NSP2 funds for demolition. P&DD began receiving and paying invoices for eligible properties that were moved from NSP 2 to NSP 1. Attention was also given to improving processes for procurement, contracting, and financial management. There were bi-weekly demolition meetings including P&DD, B&SEED and Purchasing.

During the quarter demolition funds drawn totaled \$16,410,150.35 (includes take downs and non-takedown activities). During the quarter 37 housing units were demolished totaling \$168,517.07. Actual property demolitions took place in 7 NSP areas as shown below:

NSP1 Area	Units Demolished	Amount
Brightmoor	7	23,802.28
Grand River/Greenfield	3	8,023.20
HermanGardens	3	12,670.26
Kettering	3	18,623.40
North Central	13	57,702.35
North End	2	13,252.67



Osborn	6	34,442.91
Total	37	\$168,517.07

Individual addresses for demolished structures are included in the QPR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3080/1600

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1698/1600
# of Singlefamily Units	0	1698/1600

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census Method			
	Low	Mod	Total Low/Mod%	
# of Persons	0	0	434343	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
17168 RIOPELLE	Detroit		Michigan	48203-	Not Validated / N
96 GOLDEN GATE	Detroit		Michigan	48203-	Not Validated / N
13994 WESTBROOK	Detroit		Michigan	48223-	Not Validated / N
14141 DOLPHIN	Detroit		Michigan	48223-	Not Validated / N
17451 HAWTHORNE	Detroit		Michigan	48203-	Not Validated / N
15377 KENTUCKY	Detroit		Michigan	48238-	Not Validated / N
19124 JUSTINE	Detroit		Michigan	48234-	Not Validated / N
3406 BENSON	Detroit		Michigan	48207-	Not Validated / N
12622 FAIRPORT	Detroit		Michigan	48205-	Not Validated / N
17421 KLINGER	Detroit		Michigan	48212-	Not Validated / N
1109 ANNIN	Detroit		Michigan	48203-	Not Validated / N
411 BRENTWOOD	Detroit		Michigan	48203-	Not Validated / N
13503 BRAILE	Detroit		Michigan	48223-	Not Validated / N
17380 MORAN	Detroit		Michigan	48212-	Not Validated / N
8041 BRENTWOOD	Detroit		Michigan	48234-	Not Validated / N
19662 OMIRA	Detroit		Michigan	48203-	Not Validated / N
16836 CHICAGO	Detroit		Michigan	48228-	Not Validated / N
14119 HOUSTON-WHITTIER	Detroit		Michigan	48205-	Not Validated / N
14656 SANTA ROSA	Detroit		Michigan	48238-	Not Validated / N
19211 ALBION	Detroit		Michigan	48234-	Not Validated / N
17857 ARLINGTON	Detroit		Michigan	48212-	Not Validated / N
14139 WHITCOMB	Detroit		Michigan	48227-	Not Validated / N
14145 BURGESS	Detroit		Michigan	48223-	Not Validated / N
7310 PIEDMONT	Detroit		Michigan	48228-	Not Validated / N



17130 GITRE	Detroit	Michigan	48205-	Not Validated / N
8437 CAMERON	Detroit	Michigan	48211-	Not Validated / N
137 ROBINWOOD	Detroit	Michigan	48203-	Not Validated / N
7775 WINTHROP	Detroit	Michigan	48228-	Not Validated / N
3662 MT ELLIOTT	Detroit	Michigan	48207-	Not Validated / N
169 SAVANNAH	Detroit	Michigan	48203-	Not Validated / N
17437 HAWTHORNE	Detroit	Michigan	48203-	Not Validated / N
15310 LAPPIN	Detroit	Michigan	48205-	Not Validated / N
18541 VAUGHAN	Detroit	Michigan	48219-	Not Validated / N
14635 BURGESS	Detroit	Michigan	48223-	Not Validated / N
5745 BELVIDERE	Detroit	Michigan	48213-	Not Validated / N
2286 PINGREE	Detroit	Michigan	48206-	Not Validated / N
17234 HEYDEN	Detroit	Michigan	48219-	Not Validated / 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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

N/A

To Date

\$2,191,618.00

Total Budget

\$0.00

\$2,191,618.00

Total Obligated

\$0.00

\$2,191,618.00

Total Funds Drawdown

\$44,030.10

\$392,634.24

Program Funds Drawdown

\$44,030.10

\$392,634.24

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$44,030.10

\$392,634.24

City of Detroit Planning & Dev Dept

\$44,030.10

\$392,634.24

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration and management of the NSP program

Location Description:

Activity Progress Narrative:

The City analyzed NSP Administrative funds that can be charged based on time spent as reflected on employee PAR forms. It was determined that funds could not be drawn back to the last fiscal year, so the City reprogrammed \$1 million from the Administrative budget to demolition. The public notice for the Substantial Amendment was published in December 2012.

Administrative drawdowns totaled \$44,030.10 during the quarter. Payments covered legal costs. Remaining funds to be drawn total \$1,798,983.76.

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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$4,578,000.00
Total Budget	\$4,578,000.00	\$4,578,000.00
Total Obligated	\$0.00	\$4,578,000.00
Total Funds Drawdown	\$0.00	\$4,292,899.70
Program Funds Drawdown	\$0.00	\$4,292,899.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,292,899.70
City of Detroit Planning & Dev Dept	\$0.00	\$4,292,899.70
Match Contributed	\$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 is working closely with the developer to initiate the closeout process of this project. There are still some minor administrative items that need to be resolved, prior to closeout. We anticipate these items to be resolved in February 2013 (1QR2013), based on a conference call with the consultant in December 2012.

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 is working closely with the developer to initiate the closeout process of this project. There are still some minor administrative items that need to be resolved, prior to closeout. We anticipate these items to be resolved in February 2013 (1QR2013).

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 is working closely with the developer to initiate the closeout process of this project. There are still some minor administrative items that need to be resolved, prior to closeout. We anticipate these items to be resolved in February 2013 (1QR2013), based on a conference call with the consultant in December 2012.

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 is working closely with the developer to initiate the closeout process of this project. There are still some minor administrative items that need to be resolved, prior to closeout. We anticipate these items to be resolved in February 2013 (1QR2013), based on a conference call with the consultant in December 2012.

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

Oct 1 thru Dec 31, 2012

N/A

\$0.00

\$0.00

\$1,697,436.71

\$1,697,436.71

\$0.00

\$0.00

\$1,595,487.71

\$1,595,487.71

\$0.00

To Date

\$15,345,921.00

\$15,345,921.00

\$18,368,072.00

\$9,087,428.62

\$9,087,428.62

\$0.00

\$0.00

\$9,087,428.62

\$9,087,428.62

\$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:

RENTAL PROJECTS: Manna Development. This rental project includes the rehab of two four-unit multi-family buildings in the Southwest neighborhood. All 8 units are funded with NSP. The project is more than substantially complete, with only a few minor punch list items remaining. The City is working to demolish two blighted properties across from the units and the developer is working with a management company to market the units.

New Center Square LDHALP. This rental project includes the rehab of two apartment buildings (49 units) in the North Central neighborhood. All 49 units are funded with NSP. It was planned to be a less intensive rehabilitation and then received Low Income Housing Tax Credits and Historic Tax Credits and became a gut rehab, which delayed the project timeline. The City met with the developer to ensure the project deadlines were clear and the work could be completed in accordance with the schedule. The project started construction in the 4th quarter and is on track to spend its NSP funds by the deadline.

Phoenix Communities. This rental project consists of moderate rehab of a 17 unit multifamily building in the Southwest neighborhood. All 17 units are funded with NSP funds. Construction is complete and all units are occupied. Project closeout will proceed in 1QR2013.



S Dot Collections. This rental project consists of rehab of 13 units in three buildings in the Southwest neighborhood. All 13 of the units are funded with NSP. Nine of these units are complete and have tenants occupying them. Due to fire damage, one building's construction completion has been delayed because the developer has had challenges with the insurance claim. The City is working with the developer to determine how to best proceed. Homebuyer projects are attached.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/212	
#Energy Star Replacement Windows	0		0/212	
#Additional Attic/Roof Insulation	0		0/118	
#High efficiency heating plants	0		0/212	
#Efficient AC added/replaced	0		0/212	
#Replaced thermostats	0		0/212	
#Replaced hot water heaters	0		0/212	
#Light Fixtures (indoors) replaced	0		0/212	
#Light fixtures (outdoors) replaced	0		0/212	
#Refrigerators replaced	0		0/100	
#Clothes washers replaced	0		0/94	
#Dishwashers replaced	0		0/212	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/212	
#Low flow showerheads	0		0/212	
#Units with bus/rail access	0		0/212	
#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		0/212	
# of Multifamily Units	0		0/94	
# of Singlefamily Units	0		0/118	

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	0/212	0
# Owner Households	0	0	0	0/0	0/0	0/118	0
# Renter Households	0	0	0	0/0	0/0	0/94	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: 14A NSP REHAB

Activity Title: Homebuyer Subsidy

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP-14

Project Title:

NSP Rehabilitation

Projected Start Date:

09/10/2012

Projected End Date:

03/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$300,000.00
Total Funds Drawdown	\$2,000.00	\$2,000.00
Program Funds Drawdown	\$2,000.00	\$2,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,000.00	\$2,000.00
City of Detroit	\$1,000.00	\$2,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Homebuyer subsidies to assist in closing costs

Location Description:

NSP1 Designated areas

Activity Progress Narrative:

NSP 14A Homebuyer Subsidy

The City provided homebuyer subsidy for one (1) buyer this quarter, for a total of \$1,000. The remaining funds allocated for homebuyer subsidy will be used for land contract purchases. 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

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

Activity Status:

Under Way

Project Number:

NSP-14

Project Title:

NSP Rehabilitation

Projected Start Date:

01/22/2013

Projected End Date:

03/19/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit Land Bank

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,022,151.00
Total Budget	\$0.00	\$3,022,151.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$164,214.25	\$164,214.25
City of Detroit Land Bank	\$164,214.25	\$164,214.25
Match Contributed	\$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:

DLBA Rehabilitation expenditures totaled \$164,214.25 in January 2013.

Accomplishments Performance Measures

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

