

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

July 1, 2024 thru September 30, 2024 Performance

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

Grant Award Amount:

\$47,137,690.00

Grant Status:

Active

QPR Contact:

Jennifer Mahone

LOCCS Authorized Amount:

\$47,137,690.00

Estimated PI/RL Funds:

\$1,114,452.93

Total Budget:

\$48,252,142.93

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 Oc

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

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 abbreviated (LMMH);

As a projection, we will demolish 1,400 units. units. However, the physical inspection median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

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 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	\$0.00	\$48,252,142.93
Total Budget	\$0.00	\$48,252,142.93
Total Obligated	\$0.00	\$48,228,149.70
Total Funds Drawdown	\$0.00	\$48,044,316.31
Program Funds Drawdown	\$0.00	\$46,925,363.38
Program Income Drawdown	\$0.00	\$1,118,952.93
Program Income Received	\$90,380.00	\$1,221,572.93
Total Funds Expended	\$0.00	\$47,514,809.37
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
1800 Brainard LLC	\$ 0.00	\$ 1,117,000.00
Ferlito Construction	\$ 0.00	\$ 1,558,099.85
Harford Village	\$ 0.00	\$ 650,000.00
Kodiak Landarc, LLC	\$ 0.00	\$ 970,771.31
Manna McKinley	\$ 0.00	\$ 1,026,680.25
Maxwell Homes	\$ 0.00	\$ 875,000.00
NDNI Elderly LD HALP	\$ 0.00	\$ 1,285,000.00
Neighborhood Art	\$ 0.00	\$ 2,054,822.53
New Center Square	\$ 0.00	\$ 2,534,910.00
Northwest Unity Homes	\$ 0.00	\$ 1,020,000.00
Paradise Valley Estate LLC	\$ 0.00	\$ 198,915.00
American Residential Equities Herman Gardens	\$ 0.00	\$ 1,932,355.39
Paradise Valley Estates LLC	\$ 0.00	\$ 377,999.95
Paradise Valley HALP	\$ 0.00	\$ 438,998.60
S-Dot Collections, LLC	\$ 0.00	\$ 1,589,338.84
TJ American LLC	\$ 0.00	\$ 791,339.80
U Snap Bac	\$ 0.00	\$ 534,376.22
West Oakland Homes	\$ 0.00	\$ 1,020,000.00
Bailey Development Group	\$ 0.00	\$ 280,526.87
Citadel	\$ 0.00	\$ 365,963.29
City of Detroit Buildings & Safety Eng	\$ 0.00	\$ 19,536,183.07
City of Detroit Land Bank	\$ 0.00	\$ 6,475,317.72
City of Detroit Planning & Dev Dept	\$ 0.00	\$ 646,040.61
City of Detroit1	\$ 0.00	\$ 0.00
City of Detroit2	\$ 0.00	\$ 235,170.07

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00



Overall Benefit Amount	\$46,543,955.58	\$.00	\$.00
Limit on Public Services	\$7,070,653.50	\$.00	\$.00
Limit on Admin/Planning	\$4,713,769.00	\$1,703,532.49	\$1,495,705.92
Limit on Admin	\$.00	\$1,703,532.49	\$1,495,705.92
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$12,063,035.73		\$12,689,777.81

Overall Progress Narrative:

The City of Detroit will use its remaining NSP-1 and NSP-3 funds to support Grandmont Rosedale Park Collective II, a rehab project in Northwest Detroit. This will require \$212,326.62 of NSP-1 and \$149,121.85 of NSP-3. The City has already appropriated these funds, with the Director of Housing Underwriting submitting a resolution to City Council. All future NSP program income will be directed to CDBG.

**REQUEST FOR PUBLIC COMMENT
CITY OF DETROIT
MICHAEL E. DUGGAN, MAYOR
NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT TO
HUD CONSOLIDATED PLANS**

The City of Detroit, through the Housing and Revitalization Department (HRD) is proposing an Amendment to the 2008 and 2010 HUD Consolidated Plans for the Neighborhood Stabilization Program 1 and 3 (NSP 1) and (NSP 3). The purpose of the amendment is to assist in facilitating changes in restructuring the NSP 1 and 3 programs and closeout the remaining funding of the programs.

In accordance with Consolidated Plan requirements at 24 CFR Part 91 Subpart B and the City’s Citizen Participation Plan, HRD has posted the changes to the Plans through this Reprogramming Amendment in order to provide opportunity for public comment.

The descriptions of the proposed new activity are as follows:

- NSP 1:
Grandmont Rosedale Park Collective II – Rehab/Reconstruction.....\$
212,326.62
- NSP 3:
Grandmont Rosedale Park Collective II – Rehab/Reconstruction.....\$
149,121.85

**Grandmont Rosedale Park Collective II – NSP1 and NSP 3:
Rehabilitation/Reconstruction of residential structures, Low-moderate/medium
Income (LMMI) National Objective -**

The proposed project is located at 9710-9730 West Outer Drive, Detroit, Wayne County, MI, 48226. Grandmont Rosedale Development Corporation will rehabilitate the exterior and interior of two existing, vacant, historic apartment buildings. 9710 West Outer Drive consists of six large one-bedroom apartments of 697 square feet each and four small one-bedroom apartments of 536 square feet each for a total of 10 one bedroom apartments of 6,326 square feet. 9730 West Outer Drive consists of six two-bedroom apartments of 797 square feet each, 11 one-bedroom apartments of 637 square feet each, two small one-bedroom apartments of 499 square apartments each, and four efficiency apartments of 424 square feet each for a total of 23 apartments of 14,483 square feet. All 33 apartments are to be affordable units. The rehabilitation includes window replacement, exterior repairs, interior MEP upgrades, new kitchens, and new bathroom fixtures. The existing parking lot at the rear of the property will have new lighting and new fencing. The walkways around the building are proposed to be replaced in their existing configuration.



HRD is soliciting public comment regarding the above-reflected changes. The public comment period begins on September 17, 2024 and will continue through October 2, 2024. Hard copies of the detailed accounts are available and anyone wishing to comment on these proposed changes may transmit such comments in writing to HRD at the address below or by email:

City of Detroit, Housing and Revitalization Department
 2 Woodward Ave, Room 908
 Detroit, MI 48226
 E-mail address: HRDPublicComments@detroitmi.gov

In addition, questions may be directed to Housing and Revitalization Department at (313) 224-6380.

NOTICE OF NON-DISCRIMINATION: The City of Detroit does not discriminate on the basis of race, color, creed, national origin, age, handicap, sex or sexual orientation. Discrimination complaints may be filed with the City of Detroit, Civil Rights, Inclusion & Opportunity Department 2 Woodward Suite 1240 Coleman A. Young Municipal Center, Detroit, Michigan 48226. **IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS NOTICE AND DOCUMENTS LISTED CAN BE REQUESTED IN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST, WITH AT LEAST THREE DAYS' NOTICE CONTACT HRD AT (313) 224-6380.**

Project Summary

Project #, Project Title	This Report	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	\$2,097,416.70	\$1,783,799.05
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$0.00	\$19,216,024.70	\$19,216,024.70
NSP-10, NSP Administration	\$0.00	\$1,703,532.49	\$1,063,216.35
NSP-12, NSP New Construction	\$0.00	\$5,228,000.00	\$5,104,313.05
NSP-14, NSP Rehabilitation	\$0.00	\$18,013,883.77	\$17,861,197.29
Program Income, DLBA Program Income	\$0.00	\$55,013.53	\$0.00

Activities

Project # / NSP-12 / NSP New Construction



Grantee Activity Number: 12D NDNI Elderly LD HALP - LH25

Activity Title: NDNI Elderly LD HALP - LH25

Activity Type:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

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:

10/29/2024

Responsible Organization:

NDNI Elderly LD HALP

Overall	Jul 1 thru Sep 30, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$1,285,000.00
Total Budget	\$0.00	\$1,285,000.00
Total Obligated	\$0.00	\$1,285,000.00
Total Funds Drawdown	\$0.00	\$1,285,000.00
Program Funds Drawdown	\$0.00	\$1,285,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$12,850.00	\$121,912.33
Total Funds Expended	\$0.00	\$1,285,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Other Funds:

Overall	This Period	To Date
Match Funds	\$ 0.00	\$ 0.00

Activity Description:

The new construction of 48 affordable multi-family dwelling units in the Osborn neighborhood of Detroit, Michigan.

Location Description:

4663 East Outer Drive, Detroit, MI 48234 (Parcel: 17016350.002)

Activity Progress Narrative:

This project was completed



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow showerheads	1		1/8	
#Low flow toilets	1		1/8	
#Units exceeding Energy Star	1		1/8	
#Units with bus/rail access	1		1/8	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		1/8	
# of Multifamily Units	1		1/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/8	0/0	0/8	0
# Renter	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / NSP-14 / NSP Rehabilitation

Grantee Activity Number: 14 NSP Rehab

Activity Title: Rehabilitation

Activity Type:

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

Jul 1 thru Sep 30, 2024

To Date

\$0.00

\$1,452.93

Total Budget

\$0.00

\$1,452.93

Total Obligated

\$0.00

\$1,452.93

Total Funds Drawdown

\$0.00

\$1,452.93

Program Funds Drawdown

\$0.00

\$1,452.93

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$76,130.00

\$76,630.00

Total Funds Expended

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Other Funds

\$ 0.00

\$ 0.00

Match Funds

\$ 0.00

\$ 0.00

Non-Match Funds

\$ 0.00

\$ 0.00

Other Funds:

Overall

This Period

To Date

Match Funds

\$ 0.00

\$ 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:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
#Additional Attic/Roof		0		0/118
#Clothes washers replaced		0		0/94
#Dishwashers replaced		0		1/212
#Efficient AC added/replaced		0		2/212
#Energy Star Replacement		0		2/212
#High efficiency heating plants		0		2/212
#Light fixtures (outdoors)		0		2/212
#Light Fixtures (indoors)		0		2/212
#Low flow showerheads		0		2/212
#Low flow toilets		0		2/212
# of Properties		0		2/212
#Refrigerators replaced		0		1/100
#Replaced hot water heaters		0		2/212
#Replaced thermostats		0		2/212
#Sites re-used		0		0/0
#Units exceeding Energy Star		0		0/10
#Units with bus/rail access		0		2/212
#Units with other green		0		0/94
#Units with solar panels		0		0/0

	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	0	0	0	7/0	4/0	11/118	100.00
# Renter	0	0	0	13/0	3/0	16/94	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 14P New Center Square LH25

Activity Title: New Center Square

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

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:

New Center Square

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2024

To Date

\$0.00

\$2,534,910.00

Total Budget

\$0.00

\$2,534,910.00

Total Obligated

\$0.00

\$2,534,910.00

Total Funds Drawdown

\$0.00

\$2,534,910.00

Program Funds Drawdown

\$0.00

\$2,417,250.00

Program Income Drawdown

\$0.00

\$117,660.00

Program Income Received

\$1,000.00

\$11,000.00

Total Funds Expended

\$0.00

\$2,534,910.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Other Funds

\$ 0.00

\$ 0.00

Match Funds

\$ 0.00

\$ 0.00

Non-Match Funds

\$ 0.00

\$ 0.00

Other Funds:

Overall

This Period

To Date

Match Funds

\$ 0.00

\$ 0.00

Activity Description:

Rehabilitation of Multifamily Apartments

Location Description:

North End 628 Delaware and 112 Seward

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Additional Attic/Roof	0		2/19	
#Clothes washers replaced	0		5/6	
#Dishwashers replaced	0		48/19	
#Efficient AC added/replaced	0		51/19	
#Energy Star Replacement	0		349/760	
#High efficiency heating plants	0		51/2	
#Light fixtures (outdoors)	0		8/6	
#Light Fixtures (indoors)	0		367/319	
#Low flow showerheads	0		59/19	
#Low flow toilets	0		60/27	
# of Properties	0		49/19	
#Refrigerators replaced	0		48/19	
#Replaced hot water heaters	0		2/2	
#Replaced thermostats	0		51/19	
#Units exceeding Energy Star	0		49/19	
#Units with bus/rail access	0		49/19	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		49/19	
# of Multifamily Units	0		49/19	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	14/0	5/19	19/19	100.00
# Renter	0	0	0	14/0	5/19	19/19	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 14S 1800 Brainard (Phoenix Comm) LMMI
Activity Title: 1800 Brainard (Phoenix Comm) LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP-14
Projected Start Date:
 03/12/2010
Benefit Type:
 Direct Benefit (Households)
National Objective:
 NSP Only - LMMI

Activity Status:
 Completed
Project Title:
 NSP Rehabilitation
Projected End Date:
 03/30/2013
Completed Activity Actual End Date:

Responsible Organization:
 1800 Brainard LLC

Overall	Jul 1 thru Sep 30, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$1,117,000.00
Total Budget	\$0.00	\$1,117,000.00
Total Obligated	\$0.00	\$1,117,000.00
Total Funds Drawdown	\$0.00	\$1,117,000.00
Program Funds Drawdown	\$0.00	\$1,117,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$400.00	\$1,000.00
Total Funds Expended	\$0.00	\$1,117,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Other Funds:

Overall	This Period	To Date
Match Funds	\$ 0.00	\$ 0.00

Activity Description:

Rehab multi-family housing

Location Description:

1800 Brainard St., Detroit, MI 48208

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Additional Attic/Roof	1		1/1	
#Efficient AC added/replaced	1		1/17	
#Energy Star Replacement	0		0/32	
#High efficiency heating plants	0		0/17	
#Light fixtures (outdoors)	0		0/5	
#Light Fixtures (indoors)	0		0/29	
#Low flow showerheads	0		0/17	
#Low flow toilets	1		1/18	
# of Properties	0		0/17	
#Refrigerators replaced	0		0/17	
#Replaced hot water heaters	0		0/1	
#Replaced thermostats	0		0/17	
#Units with bus/rail access	0		0/17	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		1/17	
# of Multifamily Units	1		1/17	

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	0/17	0
# Renter	0	0	0	0/0	0/0	0/17	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

