

**Grantee: Detroit, MI**

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

**April 1, 2011 thru June 30, 2011 Performance Report**

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**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:**

Reviewed and Approved

**Grant Amount:**

\$47,137,690.00

**Grant Status:**

Active

**QPR Contact:**

Fern Clement

**Estimated PIRL Funds:**

\$0.00

**Total Budget:**

\$47,137,690.00

## Disasters:

### Declaration Number

No Disasters Found

## 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

## Definitions and Descriptions:

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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:

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);

As a projection, we will demolish 1,400 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 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

### Acquisition and Relocation:

ce 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>	\$5,308,871.28	\$14,116,698.71
<b>Program Funds Drawdown</b>	\$5,308,871.28	\$14,116,698.71
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,083,910.99	\$13,891,738.42
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<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	\$150,664.13
<b>Limit on State Admin</b>	\$0.00	\$150,664.13

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$11,784,422.50	\$19,562,764.00

## Overall Progress Narrative:

### Acquisition

During the quarter there were acquisition expenditures totaling \$48,250.

### Acquisition-Land Bank

During the quarter, the Detroit Land Bank Authority (DLBA) continued to engage in a continuous acquisition/due diligence process, closing on property throughout all three months.

As of July 29, 2011, the DLBA had closed on 72 properties. The DLBA is scheduled to close on an additional eight properties through September 2011, and is actively pursuing contracts for 10 properties. These numbers change on a daily/weekly basis due the continuous acquisition/due diligence process that is taking place and the real estate



market climate in Detroit.

#### Disposition-Land Bank

During the quarter included taking next steps toward moving the disposition strategy forward in the future. The following tasks were ordered and/or completed:

- All responses to an RFQ for Qualified Developers/Builders and Contractors were reviewed and scored. Successful respondents were put into a pool that was approved by the DLBA Board of Directors during their May 2011 Board Meeting.

- Housing inspections and specifications were ordered and/or completed (27 properties).

- Lead paint testing and asbestos surveys were ordered (43 properties).

Between May and June 2011 the DLBA also began completing due diligence necessary for the future development of its single family assets. These next steps included:

- Housing Inspections and Specifications: The DLBA placed an initial order during May 2011 for specifications on 16 of its NSP1 single family houses. This was done in order to gain the professional opinion of the actual condition of the house as well as the cost that would be incurred to completely rehabilitate the dwelling. These figures will be used to budget future redevelopment.

- Lead Paint Testing and Asbestos Surveys: The DLBA placed an order to have lead paint testing and asbestos surveys conducted in approximately 43 of its assets as of June 2011. These tests will be used in order to determine next steps for remediation, as all DLBA assets acquired were built prior to 1978 and laws outlawing the use of lead based paint.

#### Demolition

This quarter total demolition expenditures were \$ 3,415,249.06. The City of Detroit has demolished approximately 292 housing units this quarter. Actual property demolitions took place in all nine NSP areas with expenditures totaling \$1,373,231. Five of nine NSP areas had expenditures over \$200,000. Two had expenditures under \$115,000 and two areas had no expenditures. Individual addresses for demolished structures are included in the QPR.

#### Administration

Administrative expenditures during the quarter totaled \$59,503 for the following:

106 Reviews/Historic Clearances

109 Reviews.Legal Clearances

Project costs (new construction, rehabilitation)

Discussions are underway with HUD consultants regarding staff costs that can be allocated to NSP administration.

#### New Construction

To date, four (4) new construction rental projects are under construction. During the quarter \$350,896.73 in NSP new construction rental soft costs were disbursed. Additionally, the Housing Rehabilitation staff continues to performed site visits, project monitoring and conduct monthly draw request meetings, as required, for the four (4) new construction projects currently under construction.

#### Rehabilitation

A total of \$582,572.90 was expended on rehabilitation activities during the quarter for the following:

During the quarter loan closings continued on remaining properties. During the loan closing legal review process, it was determined that some of the foreclosed upon properties for seven (7) projects were initiated by the Mortgage Electronic Registration System (MERS) which clouded titles for all properties. The City required the developers to remove those properties from their development projects. However, eliminating the MERS properties required the developers to revise a number of documents and submit to the City for review and approval. Those developers were initially required to close by June 30, 2011 but the City agreed to close in escrow for up to 30 days, if necessary. It is anticipated that twelve (12) of the thirteen (13) projects will break escrow by the end of the month. The City extended the escrow date for one project to allow the developer to finalize activities to secure additional LIHTCs recently awarded. This additional funding will allow more extensive repairs and improvements to the development project. The City has started to conduct pre-construction conferences on projects that have closed in order to issue the notice to proceed to the developer/contractor, and explain project payment procedures and section 3 requirements. The City will allow developers to request soft cost reimbursement for eligible expenses associated with those MERS properties removed from the project.

During the next quarter, Housing Services anticipates meeting with developers that have completed rehabilitation activities and have homes for-sale. Given the soft mortgage market and the low after-rehab appraisals, the City, along with its legal counsel and Cloudburst, its technical assistance provider are looking at options to assist developers seeking to sell their NSP funded properties.

Additionally, the Housing Rehabilitation staff continues to perform site visits, project monitoring and monthly draw request meetings, as required, for eight (8) rehabilitation projects currently under construction.

Housing Services staff will continue to process payments on the thirteen projects currently under construction. It is



anticipated that all projects closed during this quarter will be under construction next quarter. Staff will also work with developers to process all NSP soft cost reimbursement payments by the end of the next quarter.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-01, NSP Acquisition	\$675,689.05	\$2,963,462.00	\$892,836.05
NSP-02, NSP Disposition	\$224,960.29	\$3,897,695.00	\$358,523.29
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$3,415,249.06	\$16,000,000.00	\$11,157,684.18
NSP-10, NSP Administration	\$59,503.25	\$4,713,769.00	\$150,664.13
NSP-12, NSP New Construction	\$350,896.73	\$4,578,000.00	\$592,832.48
NSP-14, NSP Rehabilitation	\$582,572.90	\$14,984,764.00	\$964,158.58



## 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 ( HouseHold )

**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	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$661,157.00
<b>Total Budget</b>	\$0.00	\$661,157.00
<b>Total Obligated</b>	\$0.00	\$661,157.00
<b>Total Funds Drawdown</b>	\$48,250.00	\$202,097.00
<b>Program Funds Drawdown</b>	\$48,250.00	\$202,097.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$48,250.00	\$202,097.00
City of Detroit Planning & Dev Dept	\$48,250.00	\$202,097.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Vacant, abandoned or foreclosed property will be acquired in the nine target areas for rehabilitation, demolition or redevelopment including new construction

**Location Description:**

location to be determined in the 9 target areas

**Activity Progress Narrative:**

Acquisition  
 During the quarter there were acquisition expenditures totaling \$48,250.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/350





### 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

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<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 ( HouseHold )

**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**

	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,302,305.00
<b>Total Budget</b>	\$0.00	\$2,302,305.00
<b>Total Obligated</b>	\$0.00	\$2,302,305.00
<b>Total Funds Drawdown</b>	\$627,439.05	\$690,739.05
<b>Program Funds Drawdown</b>	\$627,439.05	\$690,739.05
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$627,439.05	\$690,739.05
City of Detroit Land Bank	\$627,439.05	\$690,739.05
<b>Match Contributed</b>	\$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:**

Acquisition-Land Bank

During the quarter, the Detroit Land Bank Authority (DLBA) continued to engage in a continuous acquisition/due diligence process, closing on property throughout all three months.

As of July 29, 2011, the DLBA had closed on 72 properties. The DLBA is scheduled to close on an additional eight properties through September 2011, and is actively pursuing contracts for 10 properties. These numbers change on a daily/weekly basis due the continuous acquisition/due diligence process that is taking place and the real estate market climate in Detroit.

**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	0/50



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

### 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	

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**Grantee Activity Number:** 02 NSP Disp

**Activity Title:** Disposition

**Activity Category:**

Disposition

**Activity Status:**

Planned

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

06/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<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	\$0.00
City of Detroit	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Maintain properties pending disposition including legal services, financial services, appraisals, surveys and transfer costs.

**Location Description:**

Location to be determined based upon the acquisition, rehabilitation, or demolition activity in the 9 target areas

**Activity Progress Narrative:**

Disposition-Land Bank

During the quarter included taking next steps toward moving the disposition strategy forward in the future. The following tasks were ordered and/or completed:

- All responses to an RFQ for Qualified Developers/Builders and Contractors were reviewed and scored. Successful respondents were put into a pool that was approved by the DLBA Board of Directors during their May 2011 Board Meeting.
- Housing inspections and specifications were ordered and/or completed (27 properties).
- Lead paint testing and asbestos surveys were ordered (43 properties).

Between May and June 2011 the DLBA also began completing due diligence necessary for the future development of its single family assets. These next steps included:

- Housing Inspections and Specifications: The DLBA placed an initial order during May 2011 for specifications on 16 of its NSP1 single family houses. This was done in order to gain the professional opinion of the actual condition of the house as well as the cost that would be incurred to completely rehabilitate the dwelling. These figures will be used to budget future redevelopment.



· Lead Paint Testing and Asbestos Surveys: The DLBA placed an order to have lead paint testing and asbestos surveys conducted in approximately 43 of its assets as of June 2011. These tests will be used in order to determine next steps for remediation, as all DLBA assets acquired were built prior to 1978 and laws outlawing the use of lead based paint.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/800

### 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	



<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>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,897,695.00
<b>Total Budget</b>	\$0.00	\$3,897,695.00
<b>Total Obligated</b>	\$0.00	\$3,897,695.00
<b>Total Funds Drawdown</b>	\$224,960.29	\$358,523.29
<b>Program Funds Drawdown</b>	\$224,960.29	\$358,523.29
<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	\$133,563.00
<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>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<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

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**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 ( )

**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**

**Apr 1 thru Jun 30, 2011**

N/A

**To Date**

\$16,000,000.00

**Total Budget**

\$0.00

\$16,000,000.00

**Total Obligated**

\$0.00

\$16,000,000.00

**Total Funds Drawdown**

\$3,415,249.06

\$11,157,684.18

**Program Funds Drawdown**

\$3,415,249.06

\$11,157,684.18

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$3,415,249.06

\$11,157,684.18

City of Detroit Buildings & Safety Eng

\$3,415,249.06

\$11,157,684.18

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Demolish blighted and abandoned structures

**Location Description:**

within the 9 NSP1 locations

**Activity Progress Narrative:**

Demolition

This quarter total demolition expenditures were \$ 3,415,249.06. The City of Detroit has demolished approximately 292 housing units this quarter. Actual property demolitions took place in all nine NSP areas with expenditures totaling \$1,373,231. Five of nine NSP areas had expenditures over \$200,000. Two had expenditures under \$115,000 and two areas had no expenditures. Individual addresses for demolished structures are included in the QPR.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	292	841/1600

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>





# of Housing Units	0	0/1600
# of Singlefamily Units	0	0/1600

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
5110 Helen	Detroit		Michigan	48211-	Not Validated / N
1158 Calvert	Detroit		Michigan	48202-	Not Validated / N
19681 Albion	Detroit		Michigan	48234-	Not Validated / N
15507 Santa Rosa	Detroit		Michigan	48238-	Not Validated / N
15803 Monica	Detroit		Michigan	48238-	Not Validated / N
17400 Woodward	Detroit		Michigan	48203-	Not Validated / N
12831 Stout	Detroit		Michigan	48223-	Not Validated / N
14238 Troster	Detroit		Michigan	48205-	Not Validated / N
9193 Robson	Detroit		Michigan	48228-	Not Validated / N
9719 Cameron	Detroit		Michigan	48211-	Not Validated / N
19142 Justine	Detroit		Michigan	48234-	Not Validated / N
12728 Westbrook	Detroit		Michigan	48223-	Not Validated / N
4417 Baldwin	Detroit		Michigan	48214-	Not Validated / N
14302 Terry	Detroit		Michigan	48227-	Not Validated / N
8222 Sirron	Detroit		Michigan	48234-	Not Validated / N
15882 Blackstone	Detroit		Michigan	48219-	Not Validated / N
16535 Santa Rosa	Detroit		Michigan	48221-	Not Validated / N
600 Brentwood	Detroit		Michigan	48203-	Not Validated / N
14822 Westbrook	Detroit		Michigan	48223-	Not Validated / N
16256 Ardmore	Detroit		Michigan	48235-	Not Validated / N
12682 Goulburn	Detroit		Michigan	48205-	Not Validated / N
19158 Albion	Detroit		Michigan	48234-	Not Validated / N
19675 Coventry	Detroit		Michigan	48203-	Not Validated / N
15725 Riverdale	Detroit		Michigan	48223-	Not Validated / N
5075 Maryland	Detroit		Michigan	48224-	Not Validated / N
19435 Hanna	Detroit		Michigan	48203-	Not Validated / N
6396 30th Street	Detroit		Michigan	48210-	Not Validated / N
17267 St. Aubin	Detroit		Michigan	48212-	Not Validated / N
21424 Glenco	Detroit		Michigan	48219-	Not Validated / N
14275 Mapleridge	Detroit		Michigan	48205-	Not Validated / N
16891 Greydale	Detroit		Michigan	48219-	Not Validated / N
4146 Pennsylvania	Detroit		Michigan	48227-	Not Validated / N
13942 Auburn	Detroit		Michigan	48223-	Not Validated / N
13370 Mark twain	Detroit		Michigan	48227-	Not Validated / N



15410 Virgil	Detroit	Michigan	48223-	Not Validated / N
6420 28th Street	Detroit	Michigan	48210-	Not Validated / N
4702 Seyburn	Detroit	Michigan	48213-	Not Validated / N
13634 Carlisle	Detroit	Michigan	48205-	Not Validated / N
73 Mt. Vernon	Detroit	Michigan	48202-	Not Validated / N
4493-95 Baldwin	Detroit	Michigan	48214-	Not Validated / N
6155 Rohns	Detroit	Michigan	48213-	Not Validated / N
713 Annin	Detroit	Michigan	48203-	Not Validated / N
432 Brentwood	Detroit	Michigan	48234-	Not Validated / N
15705 Iliad	Detroit	Michigan	48223-	Not Validated / N
911 Annin	Detroit	Michigan	48203-	Not Validated / N
19454 Omira	Detroit	Michigan	48203-	Not Validated / N
19196 Gallagher	Detroit	Michigan	48234-	Not Validated / N
1221 E. Nevada	Detroit	Michigan	48203-	Not Validated / N
2501 Pennsylvania	Detroit	Michigan	48214-	Not Validated / N
20909 Fenkell	Detroit	Michigan	48223-	Not Validated / N
5130 Mitchell	Detroit	Michigan	48211-	Not Validated / N
14629 Mapleridge	Detroit	Michigan	48205-	Not Validated / N
14615 Cherrylawn	Detroit	Michigan	48238-	Not Validated / N
412 Brentwood	Detroit	Michigan	48203-	Not Validated / N
3198 Hunt	Detroit	Michigan	48207-	Not Validated / N
17348 Woodward	Detroit	Michigan	48203-	Not Validated / N
3692 Sylvester	Detroit	Michigan	48214-	Not Validated / N
16808 Liac	Detroit	Michigan	48221-	Not Validated / N
4511 Fischer	Detroit	Michigan	48214-	Not Validated / N
15376 Rockdale	Detroit	Michigan	48223-	Not Validated / N
14247 Terry	Detroit	Michigan	48227-	Not Validated / N
4168 St. Aubin	Detroit	Michigan	48207-	Not Validated / N
19150 Rowe	Detroit	Michigan	48205-	Not Validated / N
910 Euclid	Detroit	Michigan	48211-	Not Validated / N
5811 Seneca	Detroit	Michigan	48214-	Not Validated / N
19650 Hanna	Detroit	Michigan	48203-	Not Validated / N
7634 Plainview	Detroit	Michigan	48228-	Not Validated / N
550 Euclid	Detroit	Michigan	48202-	Not Validated / N
642 E. Brentwood	Detroit	Michigan	48203-	Not Validated / N
19144 Rowe	Detroit	Michigan	48205-	Not Validated / N
3419 Heidelberg	Detroit	Michigan	48207-	Not Validated / N
283 Euclid	Detroit	Michigan	48202-	Not Validated / N
14640 Dacosta	Detroit	Michigan	48223-	Not Validated / N
12346 Garnet	Detroit	Michigan	48205-	Not Validated / N
476 Fernhill	Detroit	Michigan	48234-	Not Validated / N
17151 Greely	Detroit	Michigan	48203-	Not Validated / N
17604 Marx	Detroit	Michigan	48203-	Not Validated / N



5051 Parker	Detroit	Michigan	48213-	Not Validated / N
15502 Roselawn	Detroit	Michigan	48238-	Not Validated / N
6760 Stahelin	Detroit	Michigan	48228-	Not Validated / N
15895 Dacosta	Detroit	Michigan	48223-	Not Validated / N
7557 Dunedin	Detroit	Michigan	48206-	Not Validated / N
2214-16 Clairmount	Detroit	Michigan	48206-	Not Validated / N
5917 Maryland	Detroit	Michigan	48224-	Not Validated / N
1031 W. Lantz	Detroit	Michigan	48203-	Not Validated / N
10224-26 Russell	Detroit	Michigan	48211-	Not Validated / N
16639 Santa Rosa	Detroit	Michigan	48221-	Not Validated / N
517 Margaret	Detroit	Michigan	48203-	Not Validated / N
5997 Iroquois	Detroit	Michigan	48213-	Not Validated / N
14130 Greyscale	Detroit	Michigan	48223-	Not Validated / N
17811 Goddard	Detroit	Michigan	48234-	Not Validated / N
4051 Wesson	Detroit	Michigan	48210-	Not Validated / N
2700 Chene	Detroit	Michigan	48207-	Not Validated / N
19615 Joann	Detroit	Michigan	48205-	Not Validated / N
4258 Herbert	Detroit	Michigan	48210-	Not Validated / N
867 Calvert	Detroit	Michigan	48202-	Not Validated / N
215 Robinwod	Detroit	Michigan	48203-	Not Validated / N
18903 Patton	Detroit	Michigan	48219-	Not Validated / N
9692 Cameron	Detroit	Michigan	48211-	Not Validated / N
445 Mt. Vernon	Detroit	Michigan	48202-	Not Validated / N
17183 St. Aubin	Detroit	Michigan	48212-	Not Validated / N
1580 W. Grand Blvd.	Detroit	Michigan	48208-	Not Validated / N
1519 Glynn Ct.	Detroit	Michigan	48206-	Not Validated / N
4725 Gray	Detroit	Michigan	48215-	Not Validated / N
13953 Patton	Detroit	Michigan	48223-	Not Validated / N
17935 Lumbkin	Detroit	Michigan	48212-	Not Validated / N
4140 Guilford	Detroit	Michigan	48224-	Not Validated / N
14750 Maddelein	Detroit	Michigan	48205-	Not Validated / N
17501 Heyden	Detroit	Michigan	48219-	Not Validated / N
18031 Fairport	Detroit	Michigan	48205-	Not Validated / N
18114 Barlow	Detroit	Michigan	48205-	Not Validated / N
17922 Charest	Detroit	Michigan	48234-	Not Validated / N
14531 Washburn	Detroit	Michigan	48238-	Not Validated / N
699 Blaine	Detroit	Michigan	48202-	Not Validated / N
14316 Dolphin	Detroit	Michigan	48223-	Not Validated / N
4647 Chene	Detroit	Michigan	48207-	Not Validated / N
4249 16th	Detroit	Michigan	48208-	Not Validated / N
20000 Bradford	Detroit	Michigan	48205-	Not Validated / N
5155 Maxwell	Detroit	Michigan	48213-	Not Validated / N
14516 Marlow	Detroit	Michigan	48227-	Not Validated / N



2527 Crane	Detroit	Michigan	48214-	Not Validated / N
19216 Havanna	Detroit	Michigan	48203-	Not Validated / N
14882 Tuller	Detroit	Michigan	48238-	Not Validated / N
17224 John R	Detroit	Michigan	48203-	Not Validated / N
3560 Lovett	Detroit	Michigan	48210-	Not Validated / N
5540 Chene	Detroit	Michigan	48211-	Not Validated / N
12905 Westbrook	Detroit	Michigan	48223-	Not Validated / N
18119 Greydale	Detroit	Michigan	48219-	Not Validated / N
16164 Wormer	Detroit	Michigan	48219-	Not Validated / N
14222 Mapleridge	Detroit	Michigan	48205-	Not Validated / N
1729 Grand Blvd.	Detroit	Michigan	48208-	Not Validated / N
14565 Maddelein	Detroit	Michigan	48205-	Not Validated / N
987 Mt. Vernon	Detroit	Michigan	48211-	Not Validated / N
3034 Elmwood	Detroit	Michigan	48207-	Not Validated / N
9370 Laura	Detroit	Michigan	48214-	Not Validated / N
5729 Belvidere	Detroit	Michigan	48213-	Not Validated / N
16574 Turner	Detroit	Michigan	48227-	Not Validated / N
3907 31st Street	Detroit	Michigan	48210-	Not Validated / N
3124 Concord	Detroit	Michigan	48207-	Not Validated / N
19164 Dean	Detroit	Michigan	48234-	Not Validated / N
8138 Ellsworth	Detroit	Michigan	48238-	Not Validated / N
15113 Trinity	Detroit	Michigan	48223-	Not Validated / N
212 Brentwood	Detroit	Michigan	48203-	Not Validated / N
4113 32nd Street	Detroit	Michigan	48210-	Not Validated / N
1231 W. Grand Blvd.	Detroit	Michigan	48210-	Not Validated / N
3316 Wesson	Detroit	Michigan	48210-	Not Validated / N
1979 Scott	Detroit	Michigan	48207-	Not Validated / N
6249 Canton	Detroit	Michigan	48211-	Not Validated / N
15840 Pierson	Detroit	Michigan	48219-	Not Validated / N
5339 Chene	Detroit	Michigan	48211-	Not Validated / N
14516 Cloverdale	Detroit	Michigan	48238-	Not Validated / N
4629 Scotten	Detroit	Michigan	48210-	Not Validated / N
15001 Lamphere	Detroit	Michigan	48223-	Not Validated / N
19196 Andover	Detroit	Michigan	48203-	Not Validated / N
2968 Townsend	Detroit	Michigan	48214-	Not Validated / N
15853 Monica	Detroit	Michigan	48227-	Not Validated / N
15128 Dacosta	Detroit	Michigan	48223-	Not Validated / N
14008 Park Grove	Detroit	Michigan	48205-	Not Validated / N
13856 Manning	Detroit	Michigan	48205-	Not Validated / N
13322 Wilfred	Detroit	Michigan	48213-	Not Validated / N
430 Hague	Detroit	Michigan	48202-	Not Validated / N
3543 Kirby	Detroit	Michigan	48211-	Not Validated / N
16249 Turner	Detroit	Michigan	48221-	Not Validated / N



6773 Rutherford	Detroit	Michigan	48228-	Not Validated / N
19126 Keating	Detroit	Michigan	48203-	Not Validated / N
15862 Greenlawn	Detroit	Michigan	48238-	Not Validated / N
13545 Appoline	Detroit	Michigan	48227-	Not Validated / N
19171 Exeter	Detroit	Michigan	48203-	Not Validated / N
18419 Burgess	Detroit	Michigan	48219-	Not Validated / N
12693 Barlow	Detroit	Michigan	48205-	Not Validated / N
15000 Dacosta	Detroit	Michigan	48223-	Not Validated / N
579 Marston	Detroit	Michigan	48202-	Not Validated / N
12800 Burt Road	Detroit	Michigan	48228-	Not Validated / N
14949 Griggs	Detroit	Michigan	48238-	Not Validated / N
19638 Andover	Detroit	Michigan	48203-	Not Validated / N
15803 Dacosta	Detroit	Michigan	48223-	Not Validated / N
1042 E. 7 Mile Ed.	Detroit	Michigan	48203-	Not Validated / N
15701 Riverdale	Detroit	Michigan	48223-	Not Validated / N
4209 Pennsylvania	Detroit	Michigan	48214-	Not Validated / N
14371 Robson	Detroit	Michigan	48227-	Not Validated / N
2737 Pingree	Detroit	Michigan	48206-	Not Validated / N
301 Euclid	Detroit	Michigan	48202-	Not Validated / N
15337 Stansbury	Detroit	Michigan	48227-	Not Validated / N
8056 E. Forest	Detroit	Michigan	48214-	Not Validated / N
8056 Brentwood	Detroit	Michigan	48234-	Not Validated / N
8210 Chalfonte	Detroit	Michigan	48238-	Not Validated / N
75 E. Margaret	Detroit	Michigan	48203-	Not Validated / N
5703 Hurlbut	Detroit	Michigan	48213-	Not Validated / N
12945 Westbrook	Detroit	Michigan	48223-	Not Validated / N
5805 Crane	Detroit	Michigan	48213-	Not Validated / N
14579 Novara	Detroit	Michigan	48205-	Not Validated / N
4481 35th Street	Detroit	Michigan	48210-	Not Validated / N
12445 E. State Fair	Detroit	Michigan	48205-	Not Validated / N
2643 15th Street	Detroit	Michigan	48216-	Not Validated / N
457 Margaret	Detroit	Michigan	48203-	Not Validated / N
13244 Freeland	Detroit	Michigan	48227-	Not Validated / N
6486 Hazlett	Detroit	Michigan	48210-	Not Validated / N
4314 Bangor	Detroit	Michigan	48208-	Not Validated / N
8233 Greenview	Detroit	Michigan	48228-	Not Validated / N
14850 Westbrook	Detroit	Michigan	48223-	Not Validated / N
15811 Ardmore	Detroit	Michigan	48227-	Not Validated / N
15459 Blackstone	Detroit	Michigan	48223-	Not Validated / N
14384 Chapel	Detroit	Michigan	48223-	Not Validated / N
15719 Riverdale	Detroit	Michigan	48223-	Not Validated / N
3535 23rd Street	Detroit	Michigan	48208-	Not Validated / N
14412 Dacosta	Detroit	Michigan	48223-	Not Validated / N



15850 Pierson	Detroit	Michigan	48219-	Not Validated / N
957 Mt. Vernon	Detroit	Michigan	48202-	Not Validated / N
17821 Charest	Detroit	Michigan	48212-	Not Validated / N
419 Alger	Detroit	Michigan	48202-	Not Validated / N
14516 Marlowe	Detroit	Michigan	48227-	Not Validated / N
3996 Sheridan	Detroit	Michigan	48214-	Not Validated / N
13312 Wilfred	Detroit	Michigan	48213-	Not Validated / N
19201 Albion	Detroit	Michigan	48234-	Not Validated / N
3244 Hubbard	Detroit	Michigan	48210-	Not Validated / N
8694 Ellsworth	Detroit	Michigan	48238-	Not Validated / N
277 Smith	Detroit	Michigan	48202-	Not Validated / N
2210 Gladstone	Detroit	Michigan	48206-	Not Validated / N
2475 Sheridan	Detroit	Michigan	48214-	Not Validated / N
15773 Chatham	Detroit	Michigan	48223-	Not Validated / N
2611 Harrison	Detroit	Michigan	48210-	Not Validated / N
1184 E. Grand Blvd.	Detroit	Michigan	48211-	Not Validated / N
3418 McDougall	Detroit	Michigan	48207-	Not Validated / N
512 Robinwood	Detroit	Michigan	48203-	Not Validated / N
5050 Newport	Detroit	Michigan	48213-	Not Validated / N
4812 Maynard	Detroit	Michigan	48215-	Not Validated / N
9962 Memorial	Detroit	Michigan	48227-	Not Validated / N
13564 Vaughan	Detroit	Michigan	48223-	Not Validated / N
222 Leicester	Detroit	Michigan	48202-	Not Validated / N
17176 Ilene	Detroit	Michigan	48221-	Not Validated / N
17917 St. Aubin	Detroit	Michigan	48212-	Not Validated / N
15014 Chatham	Detroit	Michigan	48223-	Not Validated / N
12450 Barlow	Detroit	Michigan	48205-	Not Validated / N
11407 St. Marys	Detroit	Michigan	48227-	Not Validated / N
4505 Bangor	Detroit	Michigan	48210-	Not Validated / N
14559 Novara	Detroit	Michigan	48205-	Not Validated / N
14040 Park Grove	Detroit	Michigan	48205-	Not Validated / N
15073 Littlefield	Detroit	Michigan	48227-	Not Validated / N
18581 Patton	Detroit	Michigan	48219-	Not Validated / N
19727 Hanna	Detroit	Michigan	48203-	Not Validated / N
15462 San Juan	Detroit	Michigan	48238-	Not Validated / N
18921 McNichols	Detroit	Michigan	48219-	Not Validated / N
17541 Goddard	Detroit	Michigan	48234-	Not Validated / N
7710 St. Marys	Detroit	Michigan	48228-	Not Validated / N
4463 Dubois	Detroit	Michigan	48207-	Not Validated / N
14261 Westbrook	Detroit	Michigan	48223-	Not Validated / N
8099 E. Brentwood	Detroit	Michigan	48234-	Not Validated / N
15073 Fordham	Detroit	Michigan	48205-	Not Validated / N
440 Robinwood	Detroit	Michigan	48203-	Not Validated / N



14678 Linnhurst	Detroit	Michigan	48234-	Not Validated / N
19603 Omira	Detroit	Michigan	48203-	Not Validated / N
8218 E. Robinwood	Detroit	Michigan	48234-	Not Validated / N
13255 Rochelle	Detroit	Michigan	48205-	Not Validated / N
69 Leicester	Detroit	Michigan	48211-	Not Validated / N
4177 Guilford	Detroit	Michigan	48224-	Not Validated / N
5127 31st Street	Detroit	Michigan	48210-	Not Validated / N
547 Hague	Detroit	Michigan	48202-	Not Validated / N
438 Hague	Detroit	Michigan	48202-	Not Validated / N
3422 Cochrane	Detroit	Michigan	48208-	Not Validated / N
14010 Vaughan	Detroit	Michigan	48223-	Not Validated / N
15720 Dacosta	Detroit	Michigan	48223-	Not Validated / N
15107 Trinity	Detroit	Michigan	48223-	Not Validated / N
19254 Keating	Detroit	Michigan	48203-	Not Validated / N
138 E. Grixdale	Detroit	Michigan	48203-	Not Validated / N
8326 Brentwood	Detroit	Michigan	48234-	Not Validated / N
457 Melbourn	Detroit	Michigan	48211-	Not Validated / N
19461 Anglin	Detroit	Michigan	48203-	Not Validated / N
3373 16th Street	Detroit	Michigan	48208-	Not Validated / N
19639 Justine	Detroit	Michigan	48234-	Not Validated / N
6003-05 Iroquois	Detroit	Michigan	48205-	Not Validated / N
17520 Bentler	Detroit	Michigan	48219-	Not Validated / N
5047 Maryland	Detroit	Michigan	48214-	Not Validated / N
6102 Van Dyke	Detroit	Michigan	48214-	Not Validated / N
2946 Baldwin	Detroit	Michigan	48214-	Not Validated / N
13209 Hubbell	Detroit	Michigan	48227-	Not Validated / N
480 Robinwood	Detroit	Michigan	48203-	Not Validated / N
14415 Fordham	Detroit	Michigan	48205-	Not Validated / N
19205 Exeter	Detroit	Michigan	48203-	Not Validated / N
19636 Regent	Detroit	Michigan	48205-	Not Validated / N
15476 Rockdale	Detroit	Michigan	48223-	Not Validated / N
15755 Patton	Detroit	Michigan	48223-	Not Validated / N
590 Robinwood	Detroit	Michigan	48203-	Not Validated / N
13390 Robson	Detroit	Michigan	48227-	Not Validated / N
13285 Mayfield	Detroit	Michigan	48205-	Not Validated / N
502 Marston	Detroit	Michigan	48202-	Not Validated / N
5446 Michigan	Detroit	Michigan	48210-	Not Validated / N
6358 30th Street	Detroit	Michigan	48210-	Not Validated / N
61 Greendale	Detroit	Michigan	48203-	Not Validated / N
17196 Salem	Detroit	Michigan	48219-	Not Validated / N
426 Mt. Vernon	Detroit	Michigan	48211-	Not Validated / N
14055 Burt	Detroit	Michigan	48223-	Not Validated / N
18092 Fairport	Detroit	Michigan	48205-	Not Validated / N



14336 Bentler	Detroit	Michigan	48223-	Not Validated / N
14620 Greydale	Detroit	Michigan	48223-	Not Validated / N
12690 Goulburn	Detroit	Michigan	48205-	Not Validated / N
2630 Hendie	Detroit	Michigan	48211-	Not Validated / N
19245 Irvington	Detroit	Michigan	48234-	Not Validated / N
14921 Marlowe	Detroit	Michigan	48227-	Not Validated / N
271 Euclid	Detroit	Michigan	48202-	Not Validated / N
14572 Auburn	Detroit	Michigan	48223-	Not Validated / N
12530 Goulburn	Detroit	Michigan	48205-	Not Validated / N
4810 Belvidere	Detroit	Michigan	48214-	Not Validated / N
14161 Manning	Detroit	Michigan	48205-	Not Validated / N
14684 Stoepel	Detroit	Michigan	48238-	Not Validated / N
14529 Maddelein	Detroit	Michigan	48205-	Not Validated / N
14820 Freeland	Detroit	Michigan	48227-	Not Validated / N
18513 Brinker	Detroit	Michigan	48234-	Not Validated / N
12515 Barlow	Detroit	Michigan	48205-	Not Validated / N
20212 Barlow	Detroit	Michigan	48205-	Not Validated / N
2905 Pennsylvania	Detroit	Michigan	48214-	Not Validated / N
15000 Brammel	Detroit	Michigan	48223-	Not Validated / N
927 Adeline	Detroit	Michigan	48203-	Not Validated / N
14620 Cherrylawn	Detroit	Michigan	48227-	Not Validated / N
18964 Patton	Detroit	Michigan	48219-	Not Validated / N
2215 Hale	Detroit	Michigan	48207-	Not Validated / N
15371 Blackstone	Detroit	Michigan	48223-	Not Validated / N
19154 Exeter	Detroit	Michigan	48203-	Not Validated / N
941 Philadelphia	Detroit	Michigan	48211-	Not Validated / N
63 Hollywood	Detroit	Michigan	48203-	Not Validated / N
19381 Blake	Detroit	Michigan	48203-	Not Validated / N
17138 Mackay	Detroit	Michigan	48212-	Not Validated / N
7661 Greenview	Detroit	Michigan	48288-	Not Validated / N
254 Euclid	Detroit	Michigan	48202-	Not Validated / N
80 Goldengate	Detroit	Michigan	48203-	Not Validated / N
19444 Bauman	Detroit	Michigan	48203-	Not Validated / N
4480 16th	Detroit	Michigan	48208-	Not Validated / N
15075 Rockdale	Detroit	Michigan	48223-	Not Validated / N
90 Collingwood	Detroit	Michigan	48202-	Not Validated / N
533 Melbourn	Detroit	Michigan	48202-	Not Validated / N
294 Kenilworth	Detroit	Michigan	48202-	Not Validated / N
568 Euclid	Detroit	Michigan	48202-	Not Validated / N
424 Brentwood	Detroit	Michigan	48234-	Not Validated / N
15081 Fordham	Detroit	Michigan	48205-	Not Validated / N
19719 Albion	Detroit	Michigan	48234-	Not Validated / N
1717 Philadelphia	Detroit	Michigan	48206-	Not Validated / N





1704 Philadelphia	Detroit	Michigan	48206-	Not Validated / N
9605 Montrose	Detroit	Michigan	48227-	Not Validated / N
16826 Monica	Detroit	Michigan	48221-	Not Validated / N
3121 Crane	Detroit	Michigan	48214-	Not Validated / N
15503 Virgil	Detroit	Michigan	48223-	Not Validated / N
19150 Pelkey	Detroit	Michigan	48205-	Not Validated / N
14938 Cheyenne	Detroit	Michigan	48227-	Not Validated / N
8873 Yates	Detroit	Michigan	48214-	Not Validated / N
15750 Westbrook	Detroit	Michigan	48223-	Not Validated / N
1477 Blaine	Detroit	Michigan	48206-	Not Validated / N
10060 Nottingham	Detroit	Michigan	48224-	Not Validated / N
15403 Braile	Detroit	Michigan	48223-	Not Validated / N
6050 Northfield	Detroit	Michigan	48210-	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:**

( )

**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**

**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**

**Apr 1 thru Jun 30, 2011**

N/A

\$0.00

\$0.00

\$59,503.25

\$59,503.25

\$0.00

\$0.00

\$59,503.25

\$59,503.25

\$0.00

**To Date**

\$4,713,769.00

\$4,713,769.00

\$4,713,769.00

\$150,664.13

\$150,664.13

\$0.00

\$0.00

\$150,664.13

\$150,664.13

\$0.00

**Activity Description:**

Administration and management of the NSP program

**Location Description:**

**Activity Progress Narrative:**

Administration

Administrative expenditures during the quarter totaled \$59,503 for the following:

106 Reviews/Historic Clearances

109 Reviews. Legal Clearances

Project costs (new construction, rehabilitation)

Discussions are underway with HUD consultants regarding staff costs that can be allocated to NSP administration

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**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 ( HouseHold )

**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**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2011**

N/A

**To Date**

\$4,578,000.00

**Total Budget**

\$0.00

\$4,578,000.00

**Total Obligated**

\$0.00

\$4,578,000.00

**Total Funds Drawdown**

\$350,896.73

\$592,832.48

**Program Funds Drawdown**

\$350,896.73

\$592,832.48

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$350,896.73

\$592,832.48

City of Detroit Planning & Dev Dept

\$350,896.73

\$592,832.48

**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:**

New Construction

To date, four (4) new construction rental projects are under construction. During the quarter \$350,896.73 in NSP new construction rental soft costs were disbursed. Additionally, the Housing Rehabilitation staff continues to performed site visits, project monitoring and conduct monthly draw request meetings, as required, for the four (4) new construction projects currently under construction.

**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	0/168



## 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

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**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 ( HouseHold )

**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$14,984,764.00
<b>Total Budget</b>	\$0.00	\$14,984,764.00
<b>Total Obligated</b>	\$0.00	\$14,984,764.00
<b>Total Funds Drawdown</b>	\$582,572.90	\$964,158.58
<b>Program Funds Drawdown</b>	\$582,572.90	\$964,158.58
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$582,572.90	\$964,158.58
City of Detroit Planning & Dev Dept	\$582,572.90	\$964,158.58
<b>Match Contributed</b>	\$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:**

Rehabilitation  
A total of \$582,572.90 was expended on rehabilitation activities during the quarter for the following:

During the quarter loan closings continued on remaining properties. During the loan closing legal review process, it was determined that some of the foreclosed upon properties for seven (7) projects were initiated by the Mortgage Electronic Registration System (MERS) which clouded titles for all properties. The City required the developers to remove those properties from their development projects. However, eliminating the MERS properties required the developers to revise a number of documents and submit to the City for review and approval. Those developers were initially required to close by June 30, 2011 but the City agreed to close in escrow for up to 30 days, if necessary. It is anticipated that twelve (12) of the thirteen (13) projects will break escrow by the end of the month. The City extended the escrow date for one project to allow the developer to finalize activities to secure additional LIHTCs recently awarded. This additional funding will allow more extensive repairs and improvements to the development project. The City has started to conduct pre-construction conferences on projects that have closed in order to issue the notice to proceed to the developer/contractor, and explain project payment procedures and section 3 requirements. The City will allow developers to request soft cost reimbursement for eligible expenses associated with those



MERS properties removed from the project.

During the next quarter, Housing Services anticipates meeting with developers that have completed rehabilitation activities and have homes for-sale. Given the soft mortgage market and the low after-rehab appraisals, the City, along with its legal counsel and Cloudburst, its technical assistance provider are looking at options to assist developers seeking to sell their NSP funded properties.

Additionally, the Housing Rehabilitation staff continues to perform site visits, project monitoring and monthly draw request meetings, as required, for eight (8) rehabilitation projects currently under construction.

Housing Services staff will continue to process payments on the thirteen projects currently under construction. It is anticipated that all projects closed during this quarter will be under construction next quarter. Staff will also work with developers to process all NSP soft cost reimbursement payments by the end of the next quarter.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/212

### 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

### 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	

