

# Oct 1, 2013 thru Dec 31, 2013 Performance Report

**Grant Number:**

B-08-MN-26-0004

**Grantee Name:**

Detroit, MI

**Grant Award Amount:**

\$47,137,690.00

**Obligation Date:**

03/25/2009

**LOCCS Authorized Amount:**

\$47,137,690.00

**Award Date:****Estimated PI/RL Funds:**

\$55,013.53

**Contract End Date:****Total Budget:**

\$47,192,703.53

**Reviewed By HUD:**

Original - In Progress

**Grant Status:**

Active

**QPR Contact:**

Fern Clement

Disasters:

**Declaration Number**

NSP

**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 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 rack 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

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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

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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**

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);

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

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

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

**Public Comment:**

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

	<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	47,247,717.06	
<b>Total Budget</b>	55,013.53	47,192,703.53	
<b>Total Obligated</b>	\$55,013.53	\$47,192,703.53	
<b>Total Funds Drawdown</b>	\$1,553,442.87	\$45,471,052.00	
<b>Program Funds Drawdown</b>	\$1,498,429.34	\$45,416,038.47	
<b>Program Income Drawdown</b>	\$55,013.53	\$55,013.53	
<b>Program Income Received</b>	\$55,013.53	\$55,013.53	
<b>Total Funds Expended</b>	(\$186,089.62)	\$46,264,611.87	
<b>Match Contributed</b>	\$0.00	\$0.00	

Progress Toward Required Numeric Targets			
<b>Requirement</b>	<b>Required</b>	<b>To Date</b>	
<b>Overall Benefit Percentage (Projected):</b>		0%	
<b>Overall Benefit Percentage (Actual):</b>		0%	
<b>Minimum Non-Federal Match</b>	0	0	
<b>Limit on Public Services</b>	7,070,653.5	0	
<b>Limit on Admin/Planning</b>	4,713,769	646,040.61	
<b>Limit on State Admin</b>	0	646,040.61	

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Progress Toward National Objective Targets		
<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	11,784,422.5	19,868,176

Overall Progress Narrative:

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

During the fourth quarter of 2013, in an effort to expend all funds, the City continued focused on addressing the expenditures that were incurred before the expenditure deadline and the reallocation of funds. The City continues to carefully review and track the occupant information of each of the homes developed. Obstacles and risks that could affect the completion of the NSP1 projects were identified and the City met with developers as appropriate to work through these obstacles. The City also worked with developers to approve the sale of additional homebuyers. The City successfully closed with 2 homebuyers in this quarter.

The City has established procedures to prevent the issues experienced with the Fire Insurance Escrow Funds. Since the demolition activity was moved to the Planning & Development Department, staff has been working to ensure all contractor complaints and issues have been addressed and ensuring that the files are in compliance. P&DD has been working with B&SEED and Purchasing to ensure a smooth transition of duties and responsibilities.

During this quarter, the Detroit Land Bank Authority (DLBA) sold 2 units of housing in Historic Boston Edison and East English Village. The City has verified the program income calculations and made the necessary budget adjustments. The City also worked with the DLBA to create a disposition strategy and budget for properties that were acquired but not rehabilitated.

The City anticipates receipt of program income from the DLBA, some of which may be allowed to be used to address properties that were acquired but not rehabilitated. The City will also complete the required close-out documents and continue to market vacant NSP 1 properties. The remaining funds expended but not drawn down were identified and are set to be exhausted in the first quarter of 2014.

Project#, Project Title	Project Summary		
	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
<b>9999, Restricted Balance</b>	0	0	0
<b>NSP-01, NSP Acquisition</b>	0	1,938,271.74	1,896,812.94
<b>NSP-02, NSP Disposition</b>	20,187.51	2,252,261.28	1,783,799.05
<b>NSP-03, NSP-Public Improvements</b>	0	0	0
<b>NSP-04, NSP Demolition</b>	1,366,241.83	19,941,618	18,774,767.47
<b>NSP-10, NSP Administration</b>	112,000	647,002.23	646,040.61
<b>NSP-12, NSP New Construction</b>	0	4,578,000	4,577,999.95
<b>NSP-14, NSP Rehabilitation</b>	0	17,780,536.75	17,736,618.45
<b>Program Income, DLBA Program Income</b>	0	55,013.53	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
NSP-01	NSP Acquisition	<b>01 NSP Acq</b>	<b>Acquisition</b>
NSP-01	NSP Acquisition	<b>01A NSP ACQ</b>	<b>Landbank Acquisition</b>
NSP-02	NSP Disposition	<b>02 NSP Disp</b>	<b>Disposition</b>
NSP-02	NSP Disposition	<b>02a NSP Disp</b>	<b>Landbank Disposition</b>
NSP-04	NSP Demolition	<b>04 NSP Demolition</b>	<b>Demolition</b>
NSP-10	NSP Administration	<b>10 NSP Admin</b>	<b>Administration</b>
NSP-12	NSP New Construction	<b>12 NSP New Construction</b>	<b>New Construction</b>
NSP-14	NSP Rehabilitation	<b>14 NSP Rehab</b>	<b>Rehabilitation</b>
NSP-14	NSP Rehabilitation	<b>14A NSP REHAB</b>	<b>Homebuyer Subsidy</b>
NSP-14	NSP Rehabilitation	<b>14B NSP Rehab</b>	<b>Landbank Rehabilitation</b>
Program Income	DLBA Program Income	<b>Program Income1</b>	<b>DLBA Program Income</b>

# Activities

**Grantee Activity Number:**

01A NSP ACQ

**Activity Category:**

Acquisition - general

**Activity Title:**

Landbank Acquisition

**Project Number:**

NSP-01

**Activity Status:**

Under Way

**Projected Start Date:**

09/01/2009

**Project Title:**

NSP Acquisition

**National Objective:**

NSP Only - LMMI

**Projected End Date:**

03/30/2013

**Responsible Organization:**

City of Detroit Land Bank

**Completed Activity Actual End Date:**

**Benefit Type:**

Direct Benefit (Households)

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$1,938,271.74
<b>Total Budget:</b>	\$0.00	\$1,938,271.74
<b>Total Obligated:</b>	\$0.00	\$1,938,271.74
<b>Total Funds Drawdown</b>	\$0.00	\$1,896,812.94
Program Funds Drawdown:	\$0.00	\$1,896,812.94
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$41,458.80	\$1,938,271.74
City of Detroit Land Bank	\$41,458.80	\$1,938,271.74
<b>Match Contributed:</b>	\$0.00	\$0.00

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

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:

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

02a NSP Disp

Activity Category:

Disposition

Activity Title:

Landbank Disposition

Project Number:

NSP-02

Activity Status:

Under Way

Projected Start Date:

09/01/2009

Project Title:

NSP Disposition

National Objective:

NSP Only - LMMI

Projected End Date:

03/30/2013

Responsible Organization:

City of Detroit Land Bank

Completed Activity Actual End Date:

Benefit Type:

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$2,252,261.28
<b>Total Budget:</b>	\$0.00	\$2,252,261.28
<b>Total Obligated:</b>	\$0.00	\$2,252,261.28
<b>Total Funds Drawdown</b>	\$20,187.51	\$1,783,799.05
Program Funds Drawdown:	\$20,187.51	\$1,783,799.05



Program Income Drawdown:		\$0.00	\$0.00
<b>Program Income Received:</b>		\$0.00	\$0.00
<b>Total Funds Expended:</b>		\$488,649.74	\$2,252,261.28
City of Detroit Land Bank	\$488,649.74		\$2,252,261.28
<b>Match Contributed:</b>		\$0.00	\$0.00

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

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:

Activity Location:

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Status / Accept</b>
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

<b>Match Sources</b>	<b>Amount</b>
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No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

<b>Supporting Documents</b>
None

Grantee Activity Number:

04 NSP Demolition

Activity Category:

Clearance and Demolition

**Project Number:**  
NSP-04

**Projected Start Date:**  
04/01/2009

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Detroit Buildings & Safety Eng

**Benefit Type:**  
Area Benefit (Census)

**Activity Title:**  
Demolition

**Activity Status:**  
Under Way

**Project Title:**  
NSP Demolition

**Projected End Date:**  
03/30/2013

**Completed Activity Actual End Date:**

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$19,941,618.00
<b>Total Budget:</b>	\$0.00	\$19,941,618.00
<b>Total Obligated:</b>	\$0.00	\$19,941,618.00
<b>Total Funds Drawdown</b>	\$1,366,241.83	\$18,774,767.47
Program Funds Drawdown:	\$1,366,241.83	\$18,774,767.47
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	(\$828,198.16)	\$19,113,419.84
City of Detroit Buildings & Safety Eng	(\$828,198.16)	\$19,113,419.84
<b>Match Contributed:</b>	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Properties</b>	103	3,189/1,600
	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Housing Units</b>	103	1,807/1,600
<b># of Singlefamily Units</b>	103	1,807/1,600

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit / Census Method			
	Low	Mod	Total	Low/Mod%
<b># of Persons</b>	0	0	434,343	0

Activity Description:

Demolish blighted and abandoned structures

Location Description:

within the 9 NSP1 locations

Activity Progress Narrative:

During the fourth quarter, the additional work previously issued due to the funds in the NSP 1 account from the Fire Insurance Escrow was completed. As such, the remaining balance of NSP 1 demolition funds was significantly reduced and anticipated to be fully drawn down by the fourth quarter.

Planning and Development has been hosting monthly meetings with the Buildings & Safety, Engineering and Environmental Department to ensure all demolition activity can be closed out, properly recorded and drawn down.

NSP Area	Units Demolished
Brightmoor	27
Grand River/Greenfield	9
Herman Gardens	2
North Central	23
North End	2
Southwest	30
Osborn	10
<hr/>	
Total	103

Address	Activity Location: City	State	Zip	Status / Accept
45 Greendale E	Detroit	Michigan	48203-	Match / N
189 Margaret W	Detroit	Michigan	48203-	Match / N
481 Fernhill	Detroit	Michigan	48203-	Match / N
4030 35th St	Detroit	Michigan	48210-	Match / N
21141 Fenkell	Detroit	Michigan	48223-	Match / N
4269 24th St	Detroit	Michigan	48208-	Match / N
12681 Stoepel	Detroit	Michigan	48238-	Match / N
7450 Kipling	Detroit	Michigan	48206-	Match / N
3438 Warren W	Detroit	Michigan	48208-	Match / N
15400 Iliad	Detroit	Michigan	48223-	Match / N
8527 Ellsworth	Detroit	Michigan	48238-	Match / N
19221 Cardoni	Detroit	Michigan	48203-	Match / N
1352 Grand Blvd W	Detroit	Michigan	48208-	Match / N
6418 Northfield	Detroit	Michigan	48204-	Match / N
13419 Manning	Detroit	Michigan	48205-	Match / N
3145 Military	Detroit	Michigan	48210-	Match / N
3309 Warren W	Detroit	Michigan	48208-	Match / N
19640 Charleston	Detroit	Michigan	48203-	Match / N
19703 Cameron	Detroit	Michigan	48203-	Match / N
10864 Somerset	Detroit	Michigan	48224-	Match / N
1317 Grand Blvd W	Detroit	Michigan	48208-	Match / N
4415 Roosevelt	Detroit	Michigan	48208-	Match / N
5032 23rd St	Detroit	Michigan	48208-	Match / N
15713 Beaverland	Detroit	Michigan	48223-	Match / N
14250 Alma	Detroit	Michigan	48205-	Match / N
15129 Beaverland	Detroit	Michigan	48223-	Match / N
17303 Dequindre	Detroit	Michigan	48212-	Match / N
11143 W. Outer Drive	Detroit	Michigan	48223-	Match / N
10332 Rosa Parks Blvd	Detroit	Michigan	48206-	Match / N
16135 Kentucky	Detroit	Michigan	48221-	Match / N
1485 Grand Blvd W	Detroit	Michigan	48208-	Match / N
15465 Riverdale	Detroit	Michigan	48223-	Match / N
13948 Lesure	Detroit	Michigan	48227-	Match / N
4238 24th St	Detroit	Michigan	48208-	Match / N
15126 Stout	Detroit	Michigan	48223-	Match / N
13610 Heyden	Detroit	Michigan	48223-	Match / N
18948 Braile	Detroit	Michigan	48219-	Match / N
528 Robinwood W	Detroit	Michigan	48203-	Match / N
720 Annin	Detroit	Michigan	48203-	Match / N
750 Annin	Detroit	Michigan	48203-	Match / N

14138 Fenkell	Detroit	Michigan	48227-	Match / N
21145 Fenkell	Detroit	Michigan	48223-	Match / N
18872 Fleming	Detroit	Michigan	48234-	Match / N
3519 Michigan	Detroit	Michigan	48216-	Match / N
18428 Binder	Detroit	Michigan	48234-	Match / N
14567 Stout	Detroit	Michigan	48223-	Match / N
1481 Grand Blvd W	Detroit	Michigan	48208-	Match / N
18445 Binder	Detroit	Michigan	48234-	Match / N
14415 Fielding	Detroit	Michigan	48223-	Match / N
2831 Williams	Detroit	Michigan	48216-	Match / N
7731 Vaughan	Detroit	Michigan	48228-	Match / N
4235 Herbert	Detroit	Michigan	48210-	Match / N
49 Greendale E	Detroit	Michigan	48203-	Match / N
14875 Rockdale	Detroit	Michigan	48223-	Match / N
14014 Patton	Detroit	Michigan	48223-	Match / N
5166 Tillman	Detroit	Michigan	48208-	Match / N
14028 Fielding	Detroit	Michigan	48223-	Match / N
16711 Burt Rd	Detroit	Michigan	48219-	Match / N
12449 Lansdowne	Detroit	Michigan	48236-	Match / N
14021 Fielding	Detroit	Michigan	48223-	Match / N
6406 Ironwood	Detroit	Michigan	48210-	Match / N
19434 Hull	Detroit	Michigan	48203-	Match / N
15001 Chatham	Detroit	Michigan	48223-	Match / N
14800 Saratoga	Detroit	Michigan	48205-	Match / N
4586 Roosevelt	Detroit	Michigan	48208-	Match / N
5914 Northfield	Detroit	Michigan	48210-	Match / N
5211 25th St	Detroit	Michigan	48208-	Match / N
604 Robinwood W	Detroit	Michigan	48203-	Match / N
3523 Michigan	Detroit	Michigan	48216-	Match / N
12630 Bentler	Detroit	Michigan	48223-	Match / N
3439 Hammond	Detroit	Michigan	48210-	Match / N
12147 Whitehill	Detroit	Michigan	48224-	Match / N
3410 Warren W	Detroit	Michigan	48208-	Match / N
18562 Marx	Detroit	Michigan	48203-	Match / N
14303 Ohio	Detroit	Michigan	48238-	Match / N
6417 Whitewood	Detroit	Michigan	48210-	Match / N
18716 Van Dyke	Detroit	Michigan	48234-	Match / N
2012 Dalzelle	Detroit	Michigan	48216-	Match / N
4832 Toledo	Detroit	Michigan	48209-	Match / N
19459 Greeley	Detroit	Michigan	48203-	Match / N
400 Fernhill	Detroit	Michigan	48203-	Match / N
1360 Grand Blvd W	Detroit	Michigan	48208-	Match / N
3525 Jeffries	Detroit	Michigan	48208-	Match / N
19703 Omira	Detroit	Michigan	48203-	Match / N
11545 Wayburn	Detroit	Michigan	48224-	Match / N
12800 Terry	Detroit	Michigan	48227-	Match / N
3919 Milford	Detroit	Michigan	48210-	Match / N
3911 Nevada E	Detroit	Michigan	48234-	Match / N
14432 Braile	Detroit	Michigan	48223-	Match / N
15354 Santa Rosa	Detroit	Michigan	48238-	Match / N
14133 Vaughan	Detroit	Michigan	48223-	Match / N
19159 John R	Detroit	Michigan	48203-	Match / N
10238 Nottingham	Detroit	Michigan	48224-	Match / N
14054 Westwood	Detroit	Michigan	48223-	Match / N
14575 Kentfield	Detroit	Michigan	48223-	Match / N
14884 Pierson	Detroit	Michigan	48223-	Match / N
408 Fernhill	Detroit	Michigan	48203-	Match / N
7818 Faust	Detroit	Michigan	48228-	Match / N
15146 Patton	Detroit	Michigan	48223-	Match / N

14575 Dacosta	Detroit	Michigan	48223-	Match / N
10005 Somerset	Detroit	Michigan	48224-	Match / N
15736 Virgil	Detroit	Michigan	48223-	Match / N
14921 Birwood	Detroit	Michigan	48238-	Match / N

Other Funding Sources Budgeted - Detail

**Match Sources** **Amount**

No Other Match Funding Sources Found

**Other Funding Sources** **Amount**

No Other Funding Sources Found

Activity Supporting Documents:

**Activity Supporting Documents:**

<b>Supporting Documents</b>
None

**Grantee Activity Number:**

10 NSP Admin

**Activity Category:**

Administration

**Activity Title:**

Administration

**Project Number:**

NSP-10

**Activity Status:**

Under Way

**Projected Start Date:**

10/01/2008

**Project Title:**

NSP Administration

**National Objective:**

N/A

**Projected End Date:**

03/30/2013

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Completed Activity Actual End Date:**

**Benefit Type:**

N/A

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$647,002.23
<b>Total Budget:</b>	\$0.00	\$647,002.23
<b>Total Obligated:</b>	\$0.00	\$647,002.23
<b>Total Funds Drawdown</b>	\$112,000.00	\$646,040.61
Program Funds Drawdown:	\$112,000.00	\$646,040.61
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$112,000.00	\$646,040.61
City of Detroit Planning & Dev Dept	\$112,000.00	\$646,040.61
<b>Match Contributed:</b>	\$0.00	\$0.00

Activity Description:

Administration and management of the NSP program

Location Description:

Activity Progress Narrative:

Fourth quarter administration expenditures totaled \$112,000 for salary and fringes.

Address	Activity Location: City	State	Zip	Status / Accept
		Michigan	-	Not Validated / N

Other Funding Sources Budgeted - Detail Match Sources	Amount
--	--------

No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

**Grantee Activity Number:**

12 NSP New Construction

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-12

**Projected Start Date:**

07/01/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Benefit Type:**

Direct Benefit (Households)

**Activity Title:**

New Construction

**Activity Status:**

Under Way

**Project Title:**

NSP New Construction

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$4,578,000.00
<b>Total Budget:</b>	\$0.00	\$4,578,000.00
<b>Total Obligated:</b>	\$0.00	\$4,578,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$4,577,999.95
Program Funds Drawdown:	\$0.00	\$4,577,999.95

Program Income Drawdown:		\$0.00	\$0.00
<b>Program Income Received:</b>		\$0.00	\$0.00
<b>Total Funds Expended:</b>		\$0.00	\$4,577,999.95
City of Detroit Planning & Dev Dept	\$0.00	\$4,577,999.95	
<b>Match Contributed:</b>		\$0.00	\$0.00

Accomplishments Performance Measures		Cumulative Actual Total / Expected	
This Report Period		Total	
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 Only)	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				Cumulative Actual Total / Expected			
This Report Period				Total			
	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 Description:

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

Location Description:

Activity Progress Narrative:

Accomplishments will be entered into the QPR when Action Plan activities are revised (reflecting set-ups by developer). New Construction activity per developer is discussed below.

**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.

**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.

**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.

**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.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

**Activity Supporting Documents:**

Supporting Documents
None

**Grantee Activity Number:**

14 NSP Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Title:**

Rehabilitation

**Project Number:**

NSP-14

**Activity Status:**

Under Way

**Projected Start Date:**

07/01/2009

**Project Title:**

NSP Rehabilitation

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Projected End Date:**

03/30/2013

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Completed Activity Actual End Date:**

**Benefit Type:**

Direct Benefit (Households)

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$15,290,176.00
<b>Total Budget:</b>	\$0.00	\$15,290,176.00
<b>Total Obligated:</b>	\$0.00	\$15,290,176.00
<b>Total Funds Drawdown</b>	\$0.00	\$15,246,257.70
Program Funds Drawdown:	\$0.00	\$15,246,257.70
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$15,246,257.70
City of Detroit Planning & Dev Dept	\$0.00	\$15,246,257.70
<b>Match Contributed:</b>	\$0.00	\$0.00

Accomplishments Performance Measures  
This Report Period

Cumulative Actual Total / Expected



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

	This Report Period Total	Cumulative Actual Total / Expected 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
# Owner Households	0	0	0	7/0	4/0	11/118	100
# Renter Households	0	0	0	13/0	3/0	16/94	100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Black/African American	0	0	0	0	0	0	11	0	16	0	27	0
Households Female	0		0		0		0		0		0	

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:

Discussion of quarterly developer activity is attached as "Fourth Quarter 2013 QPR for Homebuyer and Rental Rehab Projects".

Address	Activity Location: City	State	Zip	Status / Accept
		Michigan	-	Not Validated / N

Other Funding Sources Budgeted - Detail  
Match Sources Amount

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
Document
<a href="#">FOURTH QUARTER 2013 QPR.docx</a>

Grantee Activity Number:

14A NSP REHAB

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Title:

Homebuyer Subsidy

Project Number:

NSP-14

Activity Status:

Under Way

Projected Start Date:

09/10/2012

Project Title:

NSP Rehabilitation

National Objective:

NSP Only - LMMI

Projected End Date:

03/30/2013

Responsible Organization:

City of Detroit2

Completed Activity Actual End Date:

Benefit Type:

Direct Benefit (Households)

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$105,745.00
<b>Total Budget:</b>	\$0.00	\$105,745.00
<b>Total Obligated:</b>	\$0.00	\$105,745.00
<b>Total Funds Drawdown</b>	\$0.00	\$105,745.00
Program Funds Drawdown:	\$0.00	\$105,745.00
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$105,745.00
City of Detroit2	\$0.00	\$105,745.00
<b>Match Contributed:</b>	\$0.00	\$0.00

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

	Beneficiaries Performance Measures			Cumulative Actual Total / Expected			
	This Report Period			Total			
	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 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 1 homebuyer, for a total of \$15,843.00. The remaining funds allocated for homebuyer subsidy have been reallocated. The Substantial Amendment also reflects a reduction in the subsidy amount due to the fact that many units will convert to rental.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

**Activity Supporting Documents:**

Supporting Documents
None

**Grantee Activity Number:**

14B NSP Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP-14

**Projected Start Date:**  
01/22/2013

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Detroit Land Bank

**Benefit Type:**  
Direct Benefit (Households)

**Activity Title:**  
Landbank Rehabilitation

**Activity Status:**  
Under Way

**Project Title:**  
NSP Rehabilitation

**Projected End Date:**  
03/19/2013

**Completed Activity Actual End Date:**

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$2,384,615.75
<b>Total Budget:</b>	\$0.00	\$2,384,615.75
<b>Total Obligated:</b>	\$0.00	\$2,384,615.75
<b>Total Funds Drawdown</b>	\$0.00	\$2,384,615.75
Program Funds Drawdown:	\$0.00	\$2,384,615.75
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$2,384,615.75
City of Detroit Land Bank	\$0.00	\$2,384,615.75
<b>Match Contributed:</b>	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected 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 Total	Cumulative Actual Total / Expected 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 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:

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

**Activity Supporting Documents:**

Supporting Documents
None

**Grantee Activity Number:**

Program Income1

**Activity Category:**

Land Banking - Disposition (NSP Only)

**Activity Title:**

DLBA Program Income

**Project Number:**

Program Income

**Activity Status:**

Under Way

**Projected Start Date:**

11/01/2013

**Project Title:**

DLBA Program Income

**National Objective:**

NSP Only - LMMI

**Projected End Date:**

02/05/2014

**Responsible Organization:**

City of Detroit Land Bank

**Completed Activity Actual End Date:**

**Benefit Type:**  
Area Benefit (Census)

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources:</b>	N/A	\$55,013.53
<b>Total Budget:</b>	\$55,013.53	\$55,013.53
<b>Total Obligated:</b>	\$55,013.53	\$55,013.53
<b>Total Funds Drawdown</b>	\$55,013.53	\$55,013.53
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$55,013.53	\$55,013.53
<b>Program Income Received:</b>	\$55,013.53	\$55,013.53
<b>Total Funds Expended:</b>	\$0.00	\$0.00
<b>Match Contributed:</b>	\$0.00	\$0.00

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

Activity Description:

DLBA Program Income

Location Description:

DLBA Program Income

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail  
**Match Sources**

**Amount**

No Other Match Funding Sources Found

Subtotal Match Sources 0

**Other Funding Sources**

**Amount**

DLBA Program Income 55,013.53

Total Other Funding Sources 55,013.53

Activity Supporting Documents:

**Activity Supporting Documents:**

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<b>Supporting Documents</b>
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None
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Review Checklist History

Status	Date
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