

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-08-MN-26-0004

Obligation Date:

03/25/2009

Award Date:**Grantee Name:**

Detroit, MI

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

Submitted - Await for Review

Grant Amount:

\$47,137,690.00

Grant Status:

Active

QPR Contact:

Fern Clement

Estimated P/RL Funds:

\$0.00

Total Budget:

\$47,137,690.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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

Distribution and Uses of Funds:

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

Definitions and Descriptions:

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

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

means property that meets any of the following criteria:

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



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

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

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

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

(2) Definition of "affordable rents."

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

Response:

2. Definition of "Affordable Rents"

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

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

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

Response:

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

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

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

Response:

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

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

Low Income Targeting:

LOW INCOME TARGETING

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

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

Response:

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



Acquisition and Relocation:

ACQUISITIONS & RELOCATION

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

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

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

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

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

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

Response:

Background

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

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

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

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

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

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

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

Public Comment:

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$47,137,690.00
Total Budget	\$0.00	\$47,137,690.00
Total Obligated	\$0.00	\$47,137,690.00
Total Funds Drawdown	\$8,415,119.02	\$42,040,519.11
Program Funds Drawdown	\$8,415,119.02	\$42,040,519.11
Program Income Drawdown	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,996,932.02	\$42,078,769.11
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,070,653.50	\$0.00
Limit on Admin/Planning	\$4,713,769.00	\$412,535.42
Limit on State Admin	\$0.00	\$412,535.42

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

OVERALL PROGRESS NARRATIVE

During the first quarter of 2013, the City of Detroit met its NSP1 land bank, demolition, and rehabilitation expenditure deadline of March 19, 2013.

During the first quarter of 2013, in an effort to meet the expenditure deadline, the City focused on addressing challenges facing the homeownership and rental projects. The City continued to carefully review the circumstances (development budget, schedule, progress, local market, appraisals, etc.) of each of the homes under development, and tracked the construction and occupancy status of each house in one spreadsheet. Obstacles and risks that could affect the completion of the NSP1 projects were identified and the City met with each developer as appropriate to work through these obstacles. The City also worked with developers to approve homeownership, lease purchase and land contract client packages. Developers submitted requests to transfer several of the properties from homebuyer to rental properties. The City reviewed the rental property operating budgets, property management company credentials, and tenant surveys. The City worked with many of the homebuyer developers administering units converting to rental and a property management firm to help create a template for the firm to contract with the developers. This helped to overcome the issue that the developers faced individually of trying to contract an experienced and professional property management firm for a very small number of units. In March for the first time the City began closing with homebuyers who were purchasing their homes through a land contract. Staff worked with the law firm contracted to provide legal services for the City's NSP Program to create an efficient closing process that allowed staff to carry out many functions of the closing process with support from an attorney. The City successfully closed with 4 homebuyers through land contracts in March and expects the remainder of the land contract closings to occur in April.

The City also worked with developers to ensure that they submitted all required invoices by the March 19 expenditure deadline. The City met with every developer at least once during the first quarter and held weekly conference calls/meetings with developers that had challenges. Minor amounts of funding allocated towards rehabilitation and new construction went unexpended and these funds will be reallocated to the Administration and



Demolition activity lines in the second quarter. At the end of March, the City continued to work towards close out on each project and will continue to do so during the second quarter of 2013.

NSP-04 NSP Demolition

During the first quarter, the City focused on obligating and expending NSP2 funds for demolition. The City also processed a Substantial Amendment moving additional funds to the demolition line for NSP 1.B&SEED and P&DD met with the demolition contractors regarding the expenditure deadline and established the process for payment. Attention was also given to improving processes for procurement, contracting, and financial management. There were bi-weekly demolition meetings including P&DD, B&SEED and Purchasing.

During the first quarter demolition funds drawn totaled \$429,100.90(includes take downs and non-take-down activities). During the quarter 6 housing units were demolished totaling \$37,349.50. Actual property demolitions took place in two target NSP areas North Central and Osborn.

During this quarter, the Detroit Land Bank Authority (DLBA) completed the rehabilitation of 14 units of housing in Historic Boston Edison and East English Village using NSP 1 funds. They also procured a new realtor with experience selling eastside properties to market the East English Village properties. Four units are expected to be approved and closed for sale in the second quarter. During this quarter, the DLBA also continued to land bank acquired units and conducted weekly inspections and routine property maintenance on all units. There were some instances of vandalism but all impacted properties were re-secured.

The following changes were made in DRGR during the quarter:

1. \$55,745.00 was deducted from the 14 Rehab activity and \$55,745.00 was added to the 14A Rehab (Homebuyer Subsidy) activity.

2. Reduced:

Name	Amount
Rehabilitation	\$ 250,000.00
Administration	\$1,691,618.00
Total	\$1,941,618.00

Increased:

Name	Amount
Demolition	\$1,941,618.00

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, NSP Acquisition	\$7,725.28	\$1,926,804.00	\$1,873,509.45
NSP-02, NSP Disposition	\$150,395.57	\$1,773,196.00	\$1,724,898.58
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$436,241.15	\$19,941,618.00	\$16,846,391.50
NSP-10, NSP Administration	\$19,901.18	\$500,000.00	\$412,535.42
NSP-12, NSP New Construction	\$0.00	\$4,578,000.00	\$4,254,649.70
NSP-14, NSP Rehabilitation	\$7,800,855.84	\$18,418,072.00	\$16,928,534.46



Activities

Grantee Activity Number: 01 NSP Acq

Activity Title: Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2013

To Date

N/A

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

location to be determined in the 9 target areas

Activity Progress Narrative:

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	01A NSP ACQ
Activity Title:	Landbank Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

09/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Land Bank

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,926,804.00
Total Budget	\$0.00	\$1,926,804.00
Total Obligated	\$0.00	\$1,926,804.00
Total Funds Drawdown	\$7,725.28	\$1,873,509.45
Program Funds Drawdown	\$7,725.28	\$1,873,509.45
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,873,509.45
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

The nine target areas.

Activity Progress Narrative:

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 02a NSP Disp

Activity Title: Landbank Disposition

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

NSP-02

Project Title:

NSP Disposition

Projected Start Date:

09/01/2009

Projected End Date:

03/30/2013

Benefit Type:

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit Land Bank

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,773,196.00
Total Budget	\$0.00	\$1,773,196.00
Total Obligated	\$0.00	\$1,773,196.00
Total Funds Drawdown	\$150,395.57	\$1,724,898.58
Program Funds Drawdown	\$150,395.57	\$1,724,898.58
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,724,898.58
City of Detroit Land Bank	\$0.00	\$1,724,898.58
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Nine Target areas

Activity Progress Narrative:

NSP-02A, Landbank Disposition

During this quarter, the Detroit Land Bank Authority (DLBA) completed the rehabilitation of 14 units of housing in Historic Boston Edison and East English Village using NSP 1 funds. They also procured a new realtor with experience selling eastside properties to market the East English Village properties. Four units are expected to be approved and closed for sale in the second quarter. During this quarter, the DLBA also continued to land bank acquired units and conducted weekly inspections and routine property maintenance on all units. There were some instances of vandalism but all impacted properties were re-secured.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 04 NSP Demolition

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NSP-04

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Demolition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Buildings & Safety Eng

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$19,941,618.00
Total Budget	\$1,941,618.00	\$19,941,618.00
Total Obligated	\$1,941,618.00	\$19,941,618.00
Total Funds Drawdown	\$436,241.15	\$16,846,391.50
Program Funds Drawdown	\$436,241.15	\$16,846,391.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$302,139.25	\$16,846,391.50
City of Detroit Buildings & Safety Eng	\$302,139.25	\$16,846,391.50
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolish blighted and abandoned structures

Location Description:

within the 9 NSP1 locations

Activity Progress Narrative:

NSP-04 NSP Demolition

During the first quarter, the City focused on obligating and expending NSP2 funds for demolition. The City also processed a Substantial Amendment moving additional funds to the demolition line for NSP 1. B&SEED and P&DD met with the demolition contractors regarding the expenditure deadline and established the process for payment. Attention was also given to improving processes for procurement, contracting, and financial management. There were bi-weekly demolition meetings including P&DD, B&SEED and Purchasing.

During the first quarter demolition funds drawn totaled \$429,100.90 (includes take downs and non-take-down activities). During the quarter 6 housing units were demolished totaling \$37,349.50. Actual property demolitions took place in the target NSP areas as shown below:

Three take-downs took place in the NSP1 North Central area and three took place in the NSP1 Osborn area. Non take-downs totaled \$391,751.40 for the quarter.

Individual addresses for demolished structures are included in the QPR.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	3086/1600

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	1704/1600
# of Singlefamily Units	6	1704/1600

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
17186 Orleans	Detroit		Michigan	48203-	Match / N
14237 Fordham	Detroit		Michigan	48205-	Match / N
14231 Fordham	Detroit		Michigan	48205-	Match / N
17874 McDougall	Detroit		Michigan	48212-	Match / N
17179 McDougall	Detroit		Michigan	48212-	Match / N
5816 Helen	Detroit		Michigan	48211-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 10 NSP Admin

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP-10

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	(\$1,691,618.00)	\$500,000.00
Total Obligated	(\$1,691,618.00)	\$500,000.00
Total Funds Drawdown	\$19,901.18	\$412,535.42
Program Funds Drawdown	\$19,901.18	\$412,535.42
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,901.18	\$412,535.42
City of Detroit Planning & Dev Dept	\$19,901.18	\$412,535.42
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration and management of the NSP program

Location Description:

Activity Progress Narrative:

NSP 10- NSP Administration

The City analyzed NSP Administrative funds that can be charged based on time spent as reflected on employee PAR forms. It was determined that funds could not be drawn back to the last fiscal year, so the City reprogrammed an additional amount of admin dollars to demolition. The City also began the process of finalizing a personal services contract to retain an embedded contractor that was hired to work on NSP 2 so he can assist with NSP 3 implementation.

There was one administrative draw during the quarter totaling \$19,901.18. The payment was for legal fees. Remaining funds to be drawn total \$87,464.58.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 12 NSP New Construction

Activity Title: New Construction

Activity Category:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,578,000.00
Total Budget	\$0.00	\$4,578,000.00
Total Obligated	\$0.00	\$4,578,000.00
Total Funds Drawdown	\$0.00	\$4,254,649.70
Program Funds Drawdown	\$0.00	\$4,254,649.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,292,899.70
City of Detroit Planning & Dev Dept	\$0.00	\$4,292,899.70
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

NSP-12 New Construction

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, all of which contribute to the L.I.S.A. Construction is complete and all units are occupied. The City worked closely with the developer to expend all funds and initiate the closeout process of this project. To complete the expenditures, the City decided to process the drawdown of the remaining funds for retainage and is working with the title company to insure clean title in lieu of receipt of the lien waivers.

NDNI Elderly LDHALD. This rental project includes the new construction of a 48 unit apartment building, of which 8 units are funded with NSP and contribute to the L.I.S.A., in the Osborn neighborhood. Construction is complete and all units are occupied. The City has been attempting to work closely with the developer to expend all funds and initiate the closeout process of this project. To complete the expenditures, the City decided to process the drawdown of the remaining funds for retainage and is working with the title company to insure clean title in lieu of receipt of the lien waivers.

Northwest Unity Homes II LDHALP. This rental project includes the new construction of a 45 single family scattered site rental units in the Grand River Greenfield neighborhood. 6 of the 30 units are funded with NSP and contribute to the L.I.S.A. Construction is complete and all units are occupied. The City has been attempting to work closely with the developer to expend all funds and initiate the closeout process of this project. To complete the expenditures, the City decided to process the drawdown of the remaining funds for retainage and is working with the title company to insure clean title in lieu of receipt of the



lien waivers.

West Oakland. This rental project consists of 45 units of new construction single family scattered site rental units in the North End neighborhood. Six of the units are funded with NSP and contribute to the L.I.S.A. Construction was complete as of December 2011 and tenants have moved into the units. The City has been attempting to work closely with the developer to expend all funds and initiate the closeout process of this project. To complete the expenditures, the City decided to process the drawdown of the remaining funds for retainage and is working with the title company to insure clean title in lieu of receipt of the lien waivers.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/168	0
# Renter Households	0	0	0	0/0	0/0	0/168	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14 NSP Rehab

Activity Title: Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$15,290,176.00
Total Budget	(\$3,022,151.00)	\$15,290,176.00
Total Obligated	(\$3,022,151.00)	\$15,345,921.00
Total Funds Drawdown	\$5,671,373.54	\$14,797,052.16
Program Funds Drawdown	\$5,671,373.54	\$14,797,052.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,709,623.54	\$14,797,052.16
City of Detroit Planning & Dev Dept	\$5,709,623.54	\$14,797,052.16
Match Contributed	\$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:

See attached document for rehabilitation narrative.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/212
#Energy Star Replacement Windows	1	1/212
#Additional Attic/Roof Insulation	0	0/118
#High efficiency heating plants	1	1/212



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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/212
# of Multifamily Units	0	0/94
# of Singlefamily Units	1	1/118

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/0	1/212	100.00
# Owner Households	0	1	1	0/0	1/0	1/118	100.00
# Renter Households	0	0	0	0/0	0/0	0/94	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	14A NSP REHAB
Activity Title:	Homebuyer Subsidy

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-14

Projected Start Date:

09/10/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$105,745.00
Total Budget	(\$250,000.00)	\$105,745.00
Total Obligated	(\$250,000.00)	\$50,000.00
Total Funds Drawdown	\$25,000.00	\$27,000.00
Program Funds Drawdown	\$25,000.00	\$27,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$25,000.00	\$27,000.00
City of Detroit	\$25,000.00	\$27,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Homebuyer subsidies to assist in closing costs

Location Description:

NSP1 Designated areas

Activity Progress Narrative:

NSP 14A Homebuyer Subsidy

The City provided homebuyer subsidy for 20 homebuyers this quarter, for a total of \$105,745.00. The remaining funds allocated for homebuyer subsidy will be reallocated.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 14B NSP Rehab

Activity Title: Landbank Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP-14

Project Title:

NSP Rehabilitation

Projected Start Date:

01/22/2013

Projected End Date:

03/19/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit Land Bank

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,022,151.00
Total Budget	\$3,022,151.00	\$3,022,151.00
Total Obligated	\$3,022,151.00	\$3,022,151.00
Total Funds Drawdown	\$2,104,482.30	\$2,104,482.30
Program Funds Drawdown	\$2,104,482.30	\$2,104,482.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,940,268.05	\$2,104,482.30
City of Detroit Land Bank	\$1,940,268.05	\$2,104,482.30
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

DLBA Rehab:
During this quarter, the Detroit Land Bank Authority (DLBA) completed the rehabilitation of 14 units of housing in Historic Boston Edison and East English Village using NSP 1 funds. They also procured a new realtor with experience selling eastside properties to market the East English Village properties. Four units are expected to be approved and closed for sale in the second quarter. During this quarter, the DLBA also continued to land bank acquired units and conducted weekly inspections and routine property maintenance on all units. There were some instances of vandalism but all impacted properties were re-secured.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12



#Energy Star Replacement Windows	0	0/75
#Additional Attic/Roof Insulation	0	0/12
#High efficiency heating plants	0	0/12
#Efficient AC added/replaced	0	0/12
#Replaced thermostats	0	0/12
#Replaced hot water heaters	0	0/12
#Light Fixtures (indoors) replaced	0	0/120
#Light fixtures (outdoors) replaced	0	0/60
#Refrigerators replaced	0	0/12
#Clothes washers replaced	0	0/12
#Dishwashers replaced	0	0/12
#Units with solar panels	0	0/0
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/12
#Units with bus/rail access	0	0/12
#Units exceeding Energy Star	0	0/12
#Sites re-used	0	0/12
#Units deconstructed	0	0/0
#Units \geq other green	0	0/12
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



