

Oct 1, 2013 thru Dec 31, 2013 Performance Report

Grant Number:
B-11-MN-26-0004

Grantee Name:
Detroit, MI

Grant Award Amount:
\$21,922,710.00

Obligation Date:

LOCCS Authorized Amount:
\$21,922,710.00

Award Date:

Estimated PI/RL Funds:
\$0.00

Contract End Date:

Total Budget:
\$21,922,710.00

Reviewed By HUD:
Original - In Progress

Grant Status:
Active

QPR Contact:
Fern Clement

Disasters:

Declaration Number

NSP

Summary of Distribution and Uses of NSP Funds:

Executive Summary

On October 19, 2010, HUD released the Neighborhood Stabilization Program Three (NSP3) Notice with the requirements for the new allocation of NSP funds that we authorized under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act). The Act provides \$970 million in new NSP funding to states and local governments to continue to assist in the redevelopment of abandoned and foreclosed homes. NSP3 represents a third round of funding through HUD's Neighborhood Stabilization Program. As one of the cities with the highest home foreclosure rate among the nation's 100 largest metropolitan areas, the city of Detroit has suffered tremendous impacts as a result of this crisis. With over 67,000 foreclosed properties, 65% of which remain vacant, the City of Detroit recognizes that the \$21.9 million allocation must be implement in a manner that is strategic, efficient and yields great results. Noting that Detroit faced several challenges prior to this crisis, including a shrinking population still spread across a large land mass, a market where the supply of housing exceeded the demand, a declining tax base, older housing stock, and an old infrastructure system to

name a few, we recognize the need to strategically utilize these funds to stabilize neighborhoods hardest hit by the foreclosure crisis, devise proactive remedies for anticipated future foreclosure activity, and foster market recovery for enhanced quality of life. This plan details the City of Detroit's strategy for utilizing these funds to achieve the

goals for which the program was designed. While the foreclosure problem is widespread, touching almost every neighborhood in the city, investing these funds on a citywide basis will not yield the impact or results needed. As such, we have used the data to determine a targeted approach, focusing on five neighborhoods. By targeting the allocation, the opportunity for sustained impact is significantly higher. Once implemented, this plan will result in stabilization of neighborhoods most severely impacted by foreclosure and abandonment, reversal of the decline of neighborhood housing values, significant elimination of blighted and abandoned structures, and stimulation of other investment in and around the target neighborhoods. To apply for the allocation of \$21,922,710, the City of Detroit, through the Planning and Development Department has proposed the following use of funds in the Substantial Amendment to the 2010-11 Consolidated Annual Action Plan. The proposed budget breakdown is as follows:

Planning and General Administration	\$ 2,192,271
Acquisition/Rehabilitation	\$13,538,168
Financing Mechanisms	\$ 3,500,000
Demolition	\$ 1,192,271
Redevelopment	\$ 1,500,000
Total	\$21,922,710

The City of Detroit NSP 3 Substantial Amendment proposes to use funds in the following target areas:

- **Grandmont Rosedale** (Census Tract 5431, Block Groups 001 and 002; Census Tract 5429, Block Group 002)

The area is composed of two non-contiguous areas (one to the north and another south). The area to the north is bounded by McNichols to the north, Southfield Freeway to the east, Florence to the south and Sunderland to the west. The area to the south is bounded by Fenkell to the north, Southfield Freeway to the east, Lyndon to the south and Faust to the west.

- **Warrendale** (Census Tract 5463, Block Group 002 and Census Tract 5462, Block Group 007)

The area is bounded by Elmira and Joy to the north, West Outer Drive, Trinity and Pierson to the east, Tireman and Warren to the south and Hazelton and Parkland to the west.

- **Palmer Woods / North Central** (Census Tract 5383, Block Group 001)

The area is bounded by Seven Mile to the north, Woodward to the east, McNichols to the south and Pontchartrain and Hamilton to the west.

- **Northend** (Census Tract 5325, Block Groups 001-003 and Census Tract 5324, Block Groups 002 and 003)

The area is bounded by Gladstone and Clairmont to the north, Woodward to the east, Grand Boulevard to the south and the Lodge Freeway to the west.

- **East English Village** (Census Tract 5018, Block Group 003)

The area is bounded by Waverly to the north, Kensington to the east, Mack to the south and Bedford to the west. NSP3 requires grantees to use at least 25% of the funds allocated, \$5,480,678, for the purchase and redevelopment of abandoned or foreclosed homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50% of the area median income (AMI). All activities funded by NSP3 must benefit low, moderate, and middle-income persons whose income does not exceed 120% of the area median income.

How Fund Use Addresses Market Conditions:

NSP3 funds will be used to implement activities in all of the Eligible use categories. The use of NSP funds will address market conditions described in the plan in the following ways that are intended to counter the negative effects:

- *The high volume of housing units that have been foreclosed upon in Detroit and their relatively low sales prices have created an opportune time for lower income households who typically may not qualify for market rate mortgages to enter the housing market. This will increase homeownership levels in many of eth target communities that are losing residents.*
- *The provision of first and second mortgages using NSP funding through financing mechanisms are intended to provide alternative mortgage sources and thereby stimulate lending through traditional lenders.*
- *The use of NSP for development financing and the City's work with lenders and the appraisal community is intended to slow down the decline in housing values in the City.*
- *The securing of vacant and foreclosed upon properties through the use of NSP and land banking strategies will reduce incidence of declining values due to the actions of irresponsible real estate*

investors in the target areas.

- *The removal of blighted structures and redevelopment through new construction has the dual effect of enhancing the physical environment and providing homeownership opportunities in the NSP target areas.*
- *The acquisition, redevelopment and resale or rental of vacant abandoned and foreclosed houses will reduce the attendant community decay caused by these structures and return revenue to the City coffers.*
- *The use of lease-purchase options for buyers who have no credit or poor credit will create phased homeownership opportunities and improve the financial conditions of families.*

NSP3 METHODOLOGY

The Neighborhood NSP3 Score.

The minimum needs score for NSP3 targeting eligibility within target area geography's state: the neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood

The high cost mortgage rate.

Home Mortgage Disclosure Act data showing the percent of primary mortgages executed between 2004 and 2007 that were high cost. This is the Census Tract level rate.

The estimated rate of mortgages Serious Delinquent (90+ or more days delinquent or in foreclosure) in June 2010.

HUD used a July 20 extract of county rates from McDash Analytics to develop a predictive model using public data that was available for every Census Tract in the United States. The predictive model, which was weighted on number of mortgages in each county, was able to predict most of the variance between counties in their serious delinquency rate (R-square of 0.821). The model used is as follows:

NSP3 Downloadable Data Files – Data Reflect Market Conditions For the Second Quarter of 2010 0.523
(intercept)

+0.476 Unemployment Change 3/2005 to 3/2010 (BLS LAUS)

-0.176 Rate of low cost high leverage loans 2004 to 2007 (HMDA)

+0.521 Rate of high cost high leverage loans 2004 to 2007 (HMDA)

+0.090 Rate of high cost low leverage loans 2004 to 2007 (HMDA)

-0.188 Fall in Home Value Since Peak (FHFA Metro and Non-Metro Area)

The predictive model was applied at the Census Tract level to calculate a Serious Delinquency Rate for each Census Tract. Percent persons estimated less than 80% AMI in this target geography for purposes of determining Area Benefit eligibility for CDBG. From Census 2000. To qualify for area benefit under CDBG, the target area needs to be 51% or more LM.

Percent persons estimated less than 120% AMI in this target geography for purposes of determining Area Benefit eligibility for NSP.

From Census 2000. To qualify for area benefit under NSP, the target area needs to be 51% or more LMMI.

Estimated number of completed foreclosures in the target area in the past year.

Each geographic area was allocated its estimated share of completed foreclosures in the state (from RealtyTrac Count of REO completions July 2009 to June 2010) based on its estimated share of serious delinquent borrowers (calculated for each geographic area as $HMDA * SDQ_RATE$). Estimated number of properties needed to make an impact in identified target area. There is not magic to timber, it is presuming that a minimum of 20% of REO in a target area would need to be addressed to make a visible impact. The purpose of this variable is to encourage grantees to select target areas that are small

enough so that their NSP investment has a chance of stabilizing a neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

NSP 3 Methodology

The Neighborhood NSP3 Score.

The minimum needs score for NSP3 targeting eligibility within target area geography's state: the neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood

LOCAL DATA USED:

The Number of Owner-occupied Houses vs. Renter occupied.

This was used in order to see if there are enough homeowners to make an impact in this area with more funding. Data supplied by "Claritas 2008".

Housing vacancy rate and Owner Occupancy.

This is used to determine if vacancies are an issue, which could impact efforts to improve the area. Data supplied by "Data Driven Detroit".

2009 and 2010 Wayne County Tax Foreclosure Data.

Foreclosed Buildings was used to give a somewhat better indication of local foreclosure trends. This was used to better reflect the current active in Detroit, sometimes served as a better view of activity than the National data, which was supplied by HUD.

The Number of Single Family Structures that are Owner Occupied.

This is used to determine if enough owners reside in the area to positively impact our efforts. Data supplied by "Data Driven Detroit" and "Claritas 2008", respectively.

The Number of Vacant Residences.

This is used to determine if there are opportunities to get structures to rehab, if not badly damaged. Data supplied by "Data Driven Detroit".

The Number of Demolition Permits issued in 2010, and number of structures that were a part of the City's BING 3000 program demolition program.

This is used to determine demolition activity in the area. Data supplied by the City of Detroit.

The Number of City-owned Residential Structures.

This is used to determine if there are opportunities to get city-owned structures to rehab, if not badly damaged. Data supplied by the City of Detroit.

The following is additional HUD/NSP3 data used in this Report:

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 476

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 88.80

Percent Persons Less than 80% AMI: 73.10

Neighborhood Attributes (Estimates)

USPS Residential Addresses in Neighborhood: 404

Residential Addresses Vacant 90 or more days (USPS, March 2010): 96

Residential Addresses NoStat (USPS, March 2010):

Foreclosure Estimates

Total Housing Units to receive a mortgage between 2004 and 2007: 110 Percent of Housing Units with a high cost mortgage between 2004 and

2007: 67.10

Percent of Housing Units 90 or more days delinquent or in foreclosure: 24.6

Number of Foreclosure Starts in past year: 14

Number of Housing Units Real Estate Owned July 2009 to June 2010: 12

Supporting Data

Housing Finance Agency Home Price Index through June 2010): -34

Place (if place over 20,000) or county unemployment rate June 2005*: 13.5

Place (if place over 20,000) or county unemployment rate June 2010*: 22.9

Ensuring Continued Affordability:

The City of Detroit, as part of the NSP 3 requirement, “forsale” 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/sponsor.

Definition of Blighted Structure:

The City of Detroit’s definition of blighted structure is as follows: (A) "Blighted area" and "slum" mean an area in which at least seventy per cent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use.

(B) "Blighted parcel" means either of the following:

(1) A parcel that has one or more of the following conditions:

(a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;

(b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;

(c) Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.

Definition of Affordable Rents:

The City of Detroit shall use, as a minimum, the HOME regulations definition for affordable rents. The NSP program adopted section 92.252(a), (c), (d) and (f) of the HOME rental requirements and therefore the maximum HOME rents that can be charged are the lesser of: (1) the fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR Part 888.111; or (2) A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The City of Detroit has adopted that HOME Low rents can be used for families below 50% AMI, the HOME High rents for persons between 51 and 80% and the HUD fair market rents for families between 81% and 120% of AMI.

The NSP assisted rental units shall remain affordable for terms relative to per unit subsidy. (Affordable terms will range from five (5) to twenty (20) years, based on per unit subsidy).

The maximum HOME rent limits are recalculated by HUD periodically after determination of fair market rents

and median incomes. The City will issue the most current affordable rent charts as they become available from HUD. Regardless of changes in fair market rents and median income over time, the rents for a NSP project are not required to be lower than the rent limits for the project in effect at the time of the project commitment.

Housing Rehabilitation/New Construction Standards:

The City of Detroit, Planning and Development Department (P&DD) continually reviews, upgrades and enhances its property rehabilitation standards. The last formal comprehensive revision to the Performance Standards occurred in November 2008. In addition to rehabilitation and new construction standards, all projects must address lead based paint and other environmental hazards. "Green Building Practices" are strongly encouraged and energy efficiency upgrades are required. Please be advised that additional requirements are listed below:

- All moderate rehabilitation must meet these standards, which shall include replacing older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural

elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.

- All gut rehabilitation or new construction of mid - or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for

multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

- Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed.

Vicinity Hiring:

The City of Detroit, to the maximum extent possible, will encourage the hiring of qualified and skilled City of Detroit residents for employment opportunities resulting from the implementation of the NSP 3 program, who reside within the vicinity of the NSP 3 project. In addition, the City will seek to contract with contractors and small-business owners who reside within the vicinity of the project. Contractors will be encouraged to advertise in the local newspapers and conduct outreach with local non-profit partnerships and the City's Detroit Workforce Development Department to identify eligible residents for employment opportunities, when feasible.

Procedures for Preferences for Affordable Rental Dev.:

Beneficiaries will be permitted to rent for a period consistent with the HOME Program guidelines relative to per unit subsidy. (Affordable terms will range from five (5) to fifteen (15) years, based on per unit subsidy).

Grantee Contact Information:

NSP3 Program Administrator Contact Information:

Name (Last, First): Winters, Marja

Email Address: mwinters@detroitmi.gov

Phone Number: 313-224-1598

Mailing Address: 65 Cadillac Square, Suite 2300, Detroit, MI 48226

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	20,162,124
Total Budget	0	20,162,124
Total Obligated	\$10,475,509.92	\$15,606,065.92
Total Funds Drawdown	\$1,416,972.11	\$2,645,068.04
Program Funds Drawdown	\$1,416,972.11	\$2,645,068.04
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,385,697.39	\$2,617,406.68
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets		
Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	3,288,406.5	0
Limit on Admin/Planning	2,192,271	440,490.71
Limit on State Admin	0	440,490.71

Progress Toward Activity Type Targets		
Activity Type	Target	Actual
	2,192,271	1,542,710

Progress Toward National Objective Targets		
National Objective	Target	Actual

Overall Progress Narrative:

During the fourth quarter, the City of Detroit worked on committing funds and closing on the remaining projects. While there was not any substantial amount of spending, the City did make significant progress towards implementing its NSP3 program by closing four projects. The City also decided to complete the EEV/Morningside project in house to speed up the process.

During this period, the City worked to identify commercial properties for demolition and began the process by commencing asbestos survey work for properties that had been cleared through the Section 106 process. The City started the process of getting a Substantial Amendment approved to modify the target areas so implementation of this strategy can begin.

The City is utilizing two approaches to acquire and rehabilitate eligible properties for rent and sale in the target areas. The City solicited and selected developers to work on developer identified and/or City-identified properties acquired by the DLBA to produce NSP 3 assisted housing units. Of the City projects, one entails the renovation of single-family homes for homeownership, two projects include plans to renovate single-family and multi-family units for rental, one project includes the renovation of single-family and duplex units for a mix of homeownership and rental, and one includes five single-family units for rent. In addition to the five projects with developers noted above, the Detroit Land Bank Authority (DLBA) will also be rehabilitating three units of housing using one developer via its contract with the City. During the third quarter the DLBA closed and started construction on the 3 properties.

During the fourth quarter the City focused on closing projects on four of the five developers. The City is still working with the Chief Assessor to discuss obtaining a PILOT for three of the projects. The City hopes to have this resolved in the first quarter of 2014.

Activities in the fourth quarter will include closing all projects, commencing construction and enhancing demolition activity upon approval of the amendment to expand the target areas. The City predicts that the 50% expenditure requirement can be met in early December and the need for an extension of the 100% expenditure requirement as well.

Phoenix Development Project: This is a rental project which consists of seven duplexes (14 units and two single family homes for a total of 16 units. The project is located in the North End NSP 3 area. The City has closed the loan on this project and issued a proceed to start work. Construction started December of 2013.

EEV/Morningside: This is a rental project that consists of the rehab of 5 single family homes located in the Morningside neighborhood. The City is working with the developer to establish the final budget and get the project closed. The closing is projected for the first quarter of 2014.

Project#, Project Title	Project Summary		
	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Acquisition and Rehabilitation	1,184,337.86	15,380,000	2,167,404.41
002, Demolition	37,172.92	5,000,000	37,172.92
003, New Construction of Houses	0	0	0
004, Administration	195,461.33	1,542,710	440,490.71

005, Financing Mechanisms	0	0	0
9999, Restricted Balance	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
001	Acquisition and Rehabilitation	<u>NSP3 001-2A</u>	<u>Piety Hill LLC</u>
001	Acquisition and Rehabilitation	<u>NSP3 001-2A-LH-25% Set-Aside</u>	<u>Piety Hill LLC LH-25%</u>
001	Acquisition and Rehabilitation	<u>NSP3 001-2B</u>	<u>Grandmont Rosedale Development Corp</u>
001	Acquisition and Rehabilitation	<u>NSP3 001-2C</u>	<u>Villages Community Development Corp</u>
001	Acquisition and Rehabilitation	<u>NSP3 001-2C-LH-25% Set Aside</u>	<u>Villages Community Development Corp LH 25%</u>
001	Acquisition and Rehabilitation	<u>NSP3 001-2D</u>	<u>Northend Development LLC</u>
001	Acquisition and Rehabilitation	<u>NSP3 001-A DLBA</u>	<u>NSP3 DLBA Aquisition/Rehab</u>
001	Acquisition and Rehabilitation	<u>NSP3 001-A DLBA-LH - 25% Set-Aside</u>	<u>NSP3 DLBA Aquisition/Rehab - 25% Set-Aside</u>
001	Acquisition and Rehabilitation	<u>NSP3 001-rehabilitation</u>	<u>NSP3 Rehabilitation</u>
002	Demolition	<u>NSP3002-demolition</u>	<u>NSP 3 Demolition</u>
004	Administration	<u>NSP3004-administration</u>	<u>NSP 3 Administration</u>

Activities

Grantee Activity Number:

NSP3 001-2A

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Title:

Piety Hill LLC

Project Number:

001

Activity Status:

Under Way

Projected Start Date:

09/03/2013

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LMMI

Projected End Date:

04/01/2014

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
Total Projected Budget from All Sources:		N/A	\$1,525,336.00
Total Budget:		\$1,525,336.00	\$1,525,336.00
Total Obligated:		\$1,525,336.00	\$1,525,336.00
Total Funds Drawdown		\$226,592.74	\$226,592.74
Program Funds Drawdown:		\$226,592.74	\$226,592.74
Program Income Drawdown:		\$0.00	\$0.00
Program Income Received:		\$0.00	\$0.00
Total Funds Expended:		\$226,592.74	\$226,592.74
City of Detroit Planning & Dev Dept		\$226,592.74	\$226,592.74
Piety Hill LLc		\$0.00	\$0.00
Match Contributed:		\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12
#Energy Star Replacement Windows	0	0/195
#Additional Attic/Roof Insulation	0	0/7
#High efficiency heating plants	0	0/12
#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/12
#Replaced hot water heaters	0	0/12
#Light Fixtures (indoors) replaced	0	0/131
#Light fixtures (outdoors) replaced	0	0/14
#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	0/12

#Low flow showerheads	0	0/13
#Units with bus/rail access	0	0/12
#Units exceeding Energy Star	0	0/12
#Sites re-used	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/6	0/6	0/12	0
# Renter Households	0	0	0	0/6	0/6	0/12	0

Activity Description:

NSP3 Rehabilitation

Location Description:

Northend NSP Area

Activity Progress Narrative:

Piety Hill Project: This is a rental project which consists of two duplexes (4 units); a four unit apartment and four single family homes for a total of 12 units. The project is located in the North End NSP 3 area. The City has closed the loan on this project and issued a proceed to start work. Construction started November of 2013.

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**

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:**Supporting Documents**

None

Grantee Activity Number:

NSP3 001-2A-LH-25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Title:

Piety Hill LLC LH-25%

Project Number:

001

Activity Status:

Under Way

Projected Start Date:

09/03/2013

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LH - 25% Set-Aside

Projected End Date:

04/01/2014

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
Total Projected Budget from All Sources:	N/A	\$1,525,337.00
Total Budget:	\$1,525,337.00	\$1,525,337.00
Total Obligated:	\$1,525,337.00	\$1,525,337.00
Total Funds Drawdown	\$57,386.00	\$57,386.00
Program Funds Drawdown:	\$57,386.00	\$57,386.00
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$57,386.00	\$57,386.00
City of Detroit Planning & Dev Dept	\$57,386.00	\$57,386.00

Piety Hill LLc	\$0.00	\$0.00	
Match Contributed:		\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12
#Energy Star Replacement Windows	0	0/195
#Additional Attic/Roof Insulation	0	0/7
#High efficiency heating plants	0	0/12
#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/12
#Replaced hot water heaters	0	0/12
#Light Fixtures (indoors) replaced	0	0/131
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	0/12
#Clothes washers replaced	0	0/12
#Dishwashers replaced	0	0/12
#Units with solar panels	0	0/14
#Low flow toilets	0	0/12
#Low flow showerheads	0	0/13
#Units with bus/rail access	0	0/12
#Units exceeding Energy Star	0	0/12
#Sites re-used	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/6	0/6	0/12	0
# Renter Households	0	0	0	0/6	0/6	0/12	0

Activity Description:

NSP 3 Rehabilitation

Location Description:

Northend NSP area

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

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents

None

Grantee Activity Number:

NSP3 001-2B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Title:

Grandmont Rosedale Development Corp

Project Number:

001

Activity Status:

Under Way

Projected Start Date:

09/03/2013

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LMMI

Projected End Date:
04/01/2014

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
Total Projected Budget from All Sources:	N/A	\$2,250,000.00
Total Budget:	\$2,250,000.00	\$2,250,000.00
Total Obligated:	\$2,250,000.00	\$2,250,000.00
Total Funds Drawdown	\$443,121.62	\$443,121.62
Program Funds Drawdown:	\$443,121.62	\$443,121.62
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$443,121.62	\$443,121.62
City of Detroit Planning & Dev Dept	\$443,121.62	\$443,121.62
Grandmont Rosedale Development Corp	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9
#Energy Star Replacement Windows	0	0/188
#Additional Attic/Roof Insulation	0	0/17
#High efficiency heating plants	0	0/9
#Efficient AC added/replaced	0	0/9
#Replaced thermostats	0	0/17
#Replaced hot water heaters	0	0/9
#Light Fixtures (indoors) replaced	0	0/126
#Light fixtures (outdoors) replaced	0	0/9
#Refrigerators replaced	0	0/9
#Clothes washers replaced	0	0/9
#Dishwashers replaced	0	0/9
#Units with solar panels	0	0/9
#Low flow toilets	0	0/20
#Low flow showerheads	0	0/14
#Units with bus/rail access	0	0/9
#Units exceeding Energy Star	0	0/9
#Sites re-used	0	0/9

#Units deconstructed 0 0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

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	0/9	0
# Owner Households	0	0	0	0/0	0/0	0/9	0

Activity Description:

Location Description:

Activity Progress Narrative:

Grandmont Rosedale CDC Project: This is a for sale project that that consists of the rehab of 9 single family homes for sale located in the Grandmont Rosedale neighborhood. The City has closed the loan on this project and issued a proceed to start work. Construction started December of 2013.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

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:

NSP3 001-2C

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Title:

Villages Community Development Corp

Project Number:

001

Activity Status:

Under Way

Projected Start Date:

11/25/2013

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LMMI

Projected End Date:

04/01/2014

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
Total Projected Budget from All Sources:	N/A	\$1,431,065.00
Total Budget:	\$1,431,065.00	\$1,431,065.00
Total Obligated:	\$1,431,065.00	\$1,431,065.00
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
City of Detroit Planning & Dev Dept	\$0.00	\$0.00
Villages Community Development Corp	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7
#Energy Star Replacement Windows	0	0/193
#Additional Attic/Roof Insulation	0	0/49
#High efficiency heating plants	0	0/10
#Efficient AC added/replaced	0	0/10
#Replaced thermostats	0	0/10
#Replaced hot water heaters	0	0/7
#Light fixtures (outdoors) replaced	0	0/19
#Refrigerators replaced	0	0/7
#Clothes washers replaced	0	0/7
#Dishwashers replaced	0	0/7
#Low flow toilets	0	0/16
#Low flow showerheads	0	0/13
#Units with bus/rail access	0	0/7
#Units exceeding Energy Star	0	0/7
#Sites re-used	0	0/7
# ELI Households (0-30% AMI)	0	0/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

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	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/3	0/3	0
# Renter Households	0	0	0	0/0	0/2	0/2	0

Activity Description:

Rehab

Location Description:

NSP3 Areas

Activity Progress Narrative:

The Villages CDC Project: This project will include for sale and rental units in the West Village NSP 3 area. There will be a total of 7 units which will consist of 3 single family homes for sale and 2 duplexes (4 units) for rent. The City has closed the loan on this project. Construction is slated to start in January 2014.

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	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

NSP3 001-2C-LH-25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Title:

Villages Community Development Corp LH 25%

Project Number:

001

Activity Status:

Under Way

Projected Start Date:

11/25/2013

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LH - 25% Set-Aside

Projected End Date:

04/01/2014

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
Total Projected Budget from All Sources:	N/A	\$953,758.00
Total Budget:	\$953,758.00	\$953,758.00
Total Obligated:	\$953,758.00	\$953,758.00
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

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/31
#Additional Attic/Roof Insulation	0	0/49
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/30
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	0	0/2
#Units with solar panels	0	0/0
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/2
#Sites re-used	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

Beneficiaries Performance Measures

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

Activity Description:

Rehab

Location Description:

NSP3 Areas LH 25% Set Aside

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	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

NSP3 001-2D

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Title:

Northend Development LLC

Project Number:

001

Activity Status:

Under Way

Projected Start Date:

11/01/2013

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LMMI

Projected End Date:

04/01/2014

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
Total Projected Budget from All Sources:	N/A	\$2,237,489.00
Total Budget:	\$0.00	\$2,237,489.00
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
City of Detroit Planning & Dev Dept	\$0.00	\$0.00
Northend Development LLC	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7
#Energy Star Replacement Windows	0	0/143
#High efficiency heating plants	0	0/7

#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/7
#Replaced hot water heaters	0	0/7
#Light Fixtures (indoors) replaced	0	0/96
#Light fixtures (outdoors) replaced	0	0/15
#Clothes washers replaced	0	0/7
#Dishwashers replaced	0	0/7
#Low flow toilets	0	0/15
#Low flow showerheads	0	0/7
#Units with bus/rail access	0	0/7
#Units exceeding Energy Star	0	0/7
#Sites re-used	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7
# of Singlefamily Units	0	0/7

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	0/7	0/7	0
# Renter Households	0	0	0	0/0	0/7	0/7	0

Activity Description:

Rehab housing units

Location Description:

NSP3 area

Activity Progress Narrative:

Northend/Southwest Project: This is a for sale project that consists of the rehab of 2 single family homes located in the Northend neighborhood and 1 single family home located in the Southwest neighborhood. During the fourth quarter this project has had substantial work completed.

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

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents

None

Grantee Activity Number:

NSP3 001-A DLBA

Activity Category:

Acquisition - general

Activity Title:

NSP3 DLBA Aquisition/Rehab

Project Number:

001

Activity Status:

Under Way

Projected Start Date:

03/08/2013

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LMMI

Projected End Date:

04/30/2014

Responsible Organization:

City of Detroit Land Bank

Completed Activity Actual End Date:

Benefit Type:

Overall

Oct 1 thru Dec 31,

To Date

	2013	
Total Projected Budget from All Sources:	N/A	\$2,814,697.00
Total Budget:	(\$123,588.00)	\$2,814,697.00
Total Obligated:	(\$123,588.00)	\$2,814,697.00
Total Funds Drawdown	\$431,184.48	\$1,414,251.03
Program Funds Drawdown:	\$431,184.48	\$1,414,251.03
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$431,184.48	\$1,414,251.03
City of Detroit Land Bank	\$0.00	\$0.00
City of Detroit Planning & Dev Dept	\$431,184.48	\$1,414,251.03
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total /
	Total	Expected
# of Properties	Total	Total
	0	0/20

	This Report Period	Cumulative Actual Total /
	Total	Expected
# of Housing Units	Total	Total
	0	0/20
# of Singlefamily Units	Total	Total
	0	0/20

Activity Description:

Location Description:

Activity Progress Narrative:

Detroit Land bank Authority (DLBA): The DLBA has three properties being rehabilitated for sale in the Southwest and Virginia Park neighborhoods.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

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
None

Grantee Activity Number:

NSP3 001-A DLBA-LH - 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Title:

NSP3 DLBA Aquisition/Rehab - 25% Set-Aside

Project Number:

001

Activity Status:

Under Way

Projected Start Date:

03/01/2013

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LH - 25% Set-Aside

Projected End Date:

04/01/2014

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
Total Projected Budget from All Sources:	N/A	\$123,588.00
Total Budget:	\$123,588.00	\$123,588.00

Total Obligated:	\$123,588.00	\$123,588.00
Total Funds Drawdown	\$26,053.02	\$26,053.02
Program Funds Drawdown:	\$26,053.02	\$26,053.02
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$26,053.02	\$26,053.02
City of Detroit Land Bank	\$26,053.02	\$26,053.02
City of Detroit Planning & Dev Dept	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/3
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/5
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Low flow toilets	0	0/2
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Description:

Location Description:

NSP3 8810 W. Lafayette

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

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

NSP3 001-rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Title:

NSP3 Rehabilitation

Project Number:

001

Activity Status:

Planned

Projected Start Date:

05/01/2011

Project Title:

Acquisition and Rehabilitation

National Objective:

NSP Only - LH - 25% Set-Aside

Projected End Date:

04/30/2014

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
Total Projected Budget from All Sources:	N/A	\$758,144.00
Total Budget:	(\$5,843,664.00)	\$758,144.00
Total Obligated:	\$3,402,402.00	\$3,402,402.00
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

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/135
#Energy Star Replacement Windows	0	0/135
#Additional Attic/Roof Insulation	0	0/100
#High efficiency heating plants	0	0/135
#Efficient AC added/replaced	0	0/135
#Replaced thermostats	0	0/135
#Replaced hot water heaters	0	0/135
#Light Fixtures (indoors) replaced	0	0/135
#Light fixtures (outdoors) replaced	0	0/135
#Refrigerators replaced	0	0/35
#Clothes washers replaced	0	0/35
#Dishwashers replaced	0	0/135
#Units with solar panels	0	0/10
#Low flow toilets	0	0/135
#Low flow showerheads	0	0/135
#Units with bus/rail access	0	0/135
#Units exceeding Energy Star	0	0/10
#Units ; other green	0	0/135

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/100
# of Singlefamily Units	0	0/100

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	0/135	0
# Owner Households	0	0	0	0/0	0/0	0/70	0
# Renter Households	0	0	0	0/0	0/0	0/65	0

Activity Description:

Rehabilitation activities will be used to stabilize, redevelop and preserve the housing stock and help attract population to areas hard hit by foreclosures and property abandonment. Rehabilitation of single-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI.

To the extent required, a portion of the funds, used for this activity, will benefit individuals/households at or below 50% AMI.

Location Description:

NSP 3 target areas

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:

NSP3002-demolition

Activity Category:

Clearance and Demolition

Activity Title:

NSP 3 Demolition

Project Number:

002

Activity Status:

Planned

Projected Start Date:

05/01/2011

Project Title:

Demolition

National Objective:

NSP Only - LMMI

Projected End Date:

04/30/2014

Responsible Organization:

City of Detroit Planning & Dev Dept

Completed Activity Actual End Date:

Benefit Type:

Area Benefit (Census)

	Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources:		N/A	\$5,000,000.00
Total Budget:		\$2,807,729.00	\$5,000,000.00
Total Obligated:		\$37,172.92	\$37,172.92
Total Funds Drawdown		\$37,172.92	\$37,172.92
Program Funds Drawdown:		\$37,172.92	\$37,172.92
Program Income Drawdown:		\$0.00	\$0.00
Program Income Received:		\$0.00	\$0.00
Total Funds Expended:		\$37,172.92	\$37,172.92
City of Detroit Planning & Dev Dept		\$37,172.92	\$37,172.92
Match Contributed:		\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/119
# of Housing Units	0	0/119
# of Multifamily Units	0	0/49
# of Singlefamily Units	0	0/70

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit / Census Method			
	Low	Mod	Total	Low/Mod%
# of Persons	5,598	1,983	11,032	68.72

Activity Description:

Demolition activities will help secure areas devastated by foreclosure, property abandonment and vacant homes. To also stabilize areas and prevent further deterioration and decline in property values.

Location Description:

NSP 3 Target areas

Activity Progress Narrative:

During this period, the City worked to identify commercial properties for demolition and began the process by commencing asbestos survey work for properties that had been cleared through the Section 106 process. The City started the process of getting a Substantial Amendment approved to modify the target areas so implementation of this strategy can begin.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

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
None

Grantee Activity Number:

NSP3003-new construction

Activity Category:

Construction of new housing

Activity Title:

NSP 3 New Construction

Project Number:

003

Activity Status:

Cancelled

Projected Start Date:

05/01/2011

Project Title:

New Construction of Houses

National Objective:

NSP Only - LH - 25% Set-Aside

Projected End Date:

04/30/2014

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
Total Projected Budget from All Sources:	N/A	\$0.00
Total Budget:	(\$4,000,000.00)	\$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

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/2
#Low flow toilets	0	0/20
#Low flow showerheads	0	0/20
#Units with bus/rail access	0	0/20
#Units exceeding Energy Star	0	0/20
#Units ; other green	0	0/20
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20
# of Multifamily Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/20	0/0	0/20	0
# Owner Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/15	0/0	0/15	0

Activity Description:

New Construction activities will redevelop demolished or vacant properties to help stabilize neighborhoods and/or redevelop housing stock and regain population to areas hard hit by foreclosures and abandonment. Various affordable housing projects will be developed for sale, rent, or lease purchase.

Location Description:

NSP 3 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

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

NSP3004-administration

Activity Category:

Administration

Activity Title:

NSP 3 Administration

Project Number:

004

Activity Status:

Under Way

Projected Start Date:

05/01/2011

Project Title:

Administration

National Objective:

N/A

Projected End Date:

04/30/2014

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
Total Projected Budget from All Sources:	N/A	\$1,542,710.00
Total Budget:	(\$649,561.00)	\$1,542,710.00
Total Obligated:	(\$649,561.00)	\$1,542,710.00
Total Funds Drawdown	\$195,461.33	\$440,490.71
Program Funds Drawdown:	\$195,461.33	\$440,490.71
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$164,186.61	\$412,829.35
City of Detroit Planning & Dev Dept	\$164,186.61	\$412,829.35
Match Contributed:	\$0.00	\$0.00

Activity Description:

Administration of NSP 3 activities

Location Description:

NA

Activity Progress Narrative:

During the quarter administration expenditures totaled \$466,649.04. These expenditures included salaries, mileage, and legal services.

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

Review Checklist History

Status	Date
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