

**Grantee: Detroit, MI**

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

**April 1, 2018 thru June 30, 2018 Performance Report**

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**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.

**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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$22,818,445.95
<b>Total Budget</b>	\$0.00	\$22,818,445.95
<b>Total Obligated</b>	\$0.00	\$22,798,445.95
<b>Total Funds Drawdown</b>	\$0.00	\$22,683,826.74
<b>Program Funds Drawdown</b>	\$0.00	\$21,788,090.79
<b>Program Income Drawdown</b>	\$0.00	\$895,735.95
<b>Program Income Received</b>	\$0.00	\$895,735.95
<b>Total Funds Expended</b>	\$0.00	\$22,359,490.92
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,288,406.50	\$0.00
Limit on Admin/Planning	\$2,192,271.00	\$2,268,898.01
Limit on Admin	\$0.00	\$2,268,898.01
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$5,704,611.49	\$6,235,906.64

## Overall Progress Narrative:

There were no changes since the last QPR of January 1, 2018 to March 31, 2018 in the activities. However, in moving toward closing out NSP Grants and to address open OIG audit findings referenced in June 29, 2017 letter from HUD. The City of Detroit submits the following: The City of Detroit Housing & Revitalization Department(H&RD) has established an NSP grants internal working group to help with the facilitation of the NSP closeout. The group will meet bi-weekly and as needed to discuss the status of closeout for both NSP-1 and NSP-3 and address bottlenecks during closeout as required. A HRD staff person has been assigned to lead each task associated with closeout.

The City of Detroit will be requesting an extension on its Technical Assistance contract with TDA to help with the DRGR uploads. As of 6/30/2018, NSP-3 was close to having all end beneficiary data uploaded thanks to help from TDA. Issues with accessing the DRGR and Microstrategies delayed some of the uploads this quarter, but they have since been addressed.

H&RD's goal is to closeout NSP-3 first, with an estimated timeline of December 31, 2018. There is a small balance in the Line of Credit (LOCC) that needs to be spent. An activity has been identified for these funds and is expected to be spent by September 2018.

The City of Detroit took action to close three open Recommendations that are part of OIG Audit Report 2014-CH-1002. Documentation was submitted to the Detroit Field Office related to demolition activities pursuant to the HUD Management Decision dated June 29, 2017 to resolve Recommendation 1E. To resolve Recommendation 1F, the City transferred \$3,833 of non-Federal funds to its local NSP-1 program account. Also, in regards to Recommendation 1H the City transferred \$14,250 of non-Federal funds to its local NSP-2 account. HUD was provided accounting records showing the source is from non-Federal funds.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Acquisition and Rehabilitation	\$0.00	\$17,120,015.50	\$16,247,410.50
002, Demolition	\$0.00	\$3,416,585.95	\$3,395,183.59
003, New Construction of Houses	\$0.00	\$0.00	\$0.00
004, Administration	\$0.00	\$2,281,844.50	\$2,145,496.70





## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** NSP3 001-acquisition & rehabilitation

**Activity Title:** NSP3 Acquisition & Rehabilitation

**Activity Category:**

Acquisition - general

**Project Number:**

001

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$258,000.00
<b>Total Budget</b>	\$0.00	\$258,000.00
<b>Total Obligated</b>	\$0.00	\$258,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$258,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$258,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$258,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**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:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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