

**Grantee: Detroit, MI**

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

**July 1, 2011 thru September 30, 2011 Performance Report**

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**Grant Number:**

B-08-MN-26-0004

**Obligation Date:**

03/25/2009

**Award Date:****Grantee Name:**

Detroit, MI

**Contract End Date:**

03/25/2013

**Review by HUD:**

Rejected - Await for Modification

**Grant Amount:**

\$47,137,690.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/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);

As a projection, we will demolish 1,400 units. However, the physical inspection

median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

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

Response:

Background

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

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

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

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

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

o Acquisition for rehabilitation structures will meet the LMMH national objective

o Acquisition for demolition possible green spaces or land bank will meet the LMMA

national objective

o Acquisition for land bank use will meet the LMMA national objective<sup>1</sup>

<sup>1</sup> Acquisition and management activities of the land bank may provide sufficient benefit to an area generally to meet a national objective (LMMA) prior to final disposition of the banked property. HUD notes that the grantee must determine the actual service area benefiting from a land bank's activities, in accordance with the regulations. The Land bank may not hold a property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance 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	\$7,764,129.76	\$21,880,828.47
Program Funds Drawdown	\$7,764,129.76	\$21,880,828.47
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,989,090.05	\$21,880,828.47
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	\$0.00	\$0.00
Limit on Admin/Planning	\$0.00	\$219,946.58
Limit on State Admin	\$0.00	\$219,946.58

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

### Acquisition

During the quarter rehabilitation acquisition expenditures totaled \$70,400. During this reporting period, hard and soft cost payments were processed including acquisition funds reimbursed for one home.

### Acquisition-Land Bank

During the quarter acquisition expenditures totaled \$564,568.38. Expenditures included direct program costs (legal activity as well as land purchases). Property acquisitions are expected to continue into the next quarter. The DLBA plans to close on an additional two properties through October 2011 and is actively pursuing contracts for 10 properties.

### Disposition-Land Bank

During the quarter disposition expenditures totaled \$367,861.89. Over 300 participants toured houses and gardens located in NSP's East English Village area. Four homes toured were NSP-acquired assets. DLBA plans to showcase additional assets in the Boston-Edison area during the Historic Boston Edison Association Holiday Tour in December 2011.



In addition, DLBA has made arrangements for the rehabilitation and disposition of eight NSP1 acquired assets. In May 2011 DLBA's Board of Directors approved a resolution authorizing DLBA to set up a pool of qualified developers/builders and a pool of qualified contractors. During August 2011 the pool of 13 developers/builders was invited to bid on the rehabilitation work for eight NSP1 acquired assets. Construction is scheduled to begin during October 2011. The DLBA will provide an opportunity to bid on additional assets in the near future.

**Demolition**

During the quarter demolition expenditures totaled \$3,429,769.40. The City of Detroit has demolished approximately 452 housing units this quarter. Actual property demolitions took place in all nine NSP areas.

Demolitions by NSP1 area are shown below:

Brightmoor	47	
Far East/English Village	46	
Grand River/Greenfield	81	
Herman Gardens		18
Kettering	62	
North Central	24	
North End	31	
Osborn	104	
Southwest	39	

Individual addresses for demolished structures are included in the QPR.

**Administration**

Administrative expenditures during the quarter totaled \$69,282.45 for professional legal services.

Discussions are currently underway with HUD consultants to accelerate administrative expenditures by charging appropriate staff costs to administration.

**New Construction**

During the quarter new construction expenditures totaled \$2,171,677.33. There are a total of four new construction projects under way. These projects are 90 percent complete. Completion is scheduled during the next quarter.

**Rehabilitation**

During the quarter rehabilitation expenditures totaled \$1,090,570.31. During the quarter next quarter seven developers will begin phase 2 of their projects if they progress as planned. Five Notices to Proceed were issued this quarter with an additional eight anticipated during the next quarter. It is also anticipated that nine rehabilitation projects currently under construction will be completed by the end of the next quarter.

Next quarter a lease purchase agreement will be designed for homebuyers that can become mortgage ready at the end of their lease term. In addition, meetings will take place with developers to confirm project completion schedules.

## 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	\$634,968.38	\$2,963,462.00	\$1,527,804.43
NSP-02, NSP Disposition	\$367,861.89	\$3,897,695.00	\$726,385.18
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$3,429,769.40	\$16,000,000.00	\$14,587,453.58
NSP-10, NSP Administration	\$69,282.45	\$4,713,769.00	\$219,946.58
NSP-12, NSP New Construction	\$2,171,677.33	\$4,578,000.00	\$2,764,509.81
NSP-14, NSP Rehabilitation	\$1,090,570.31	\$14,984,764.00	\$2,054,728.89



## 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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$661,157.00
<b>Total Budget</b>	\$0.00	\$661,157.00
<b>Total Obligated</b>	\$0.00	\$661,157.00
<b>Total Funds Drawdown</b>	\$70,400.00	\$272,497.00
<b>Program Funds Drawdown</b>	\$70,400.00	\$272,497.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$70,400.00	\$272,497.00
City of Detroit Planning & Dev Dept	\$70,400.00	\$272,497.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

location to be determined in the 9 target areas

**Activity Progress Narrative:**

Acquisition

During the quarter rehabilitation acquisition expenditures totaled \$70,400. During this reporting period, hard and soft cost payments were processed including acquisition funds reimbursed for one home.

**Accomplishments Performance Measures**

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



## 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	0/350	0
# Owner Households	0	0	0	0/0	0/0	0/175	0
# Renter Households	0	0	0	0/0	0/0	0/175	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	

<b>Grantee Activity Number:</b>	<b>01A NSP ACQ</b>
<b>Activity Title:</b>	<b>Landbank Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct 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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,302,305.00
<b>Total Budget</b>	\$0.00	\$2,302,305.00
<b>Total Obligated</b>	\$0.00	\$2,302,305.00
<b>Total Funds Drawdown</b>	\$564,568.38	\$1,255,307.43
<b>Program Funds Drawdown</b>	\$564,568.38	\$1,255,307.43
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$564,568.38	\$1,255,307.43
City of Detroit Land Bank	\$564,568.38	\$1,255,307.43
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

The nine target areas.

**Activity Progress Narrative:**

Acquisition-Land Bank

During the quarter acquisition expenditures totaled \$564,568.38. Expenditures included direct program costs (legal activity as well as land purchases). Property acquisitions are expected to continue into the next quarter. The DLBA plans to close on an additional two properties through October 2011 and is actively pursuing contracts for 10 properties.

**Accomplishments Performance Measures**

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

  

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



# of Housing Units	0	0/50
# of Singlefamily Units	0	0/50

## 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	



<b>Grantee Activity Number:</b>	<b>02a NSP Disp</b>
<b>Activity Title:</b>	<b>Landbank Disposition</b>

**Activity Category:**

Disposition

**Activity Status:**

Under Way

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

09/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Land Bank

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,897,695.00
<b>Total Budget</b>	\$0.00	\$3,897,695.00
<b>Total Obligated</b>	\$0.00	\$3,897,695.00
<b>Total Funds Drawdown</b>	\$367,861.89	\$726,385.18
<b>Program Funds Drawdown</b>	\$367,861.89	\$726,385.18
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$592,822.18	\$726,385.18
City of Detroit Land Bank	\$592,822.18	\$726,385.18
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Nine Target areas

**Activity Progress Narrative:**

Disposition-Land Bank  
 During the quarter disposition expenditures totaled \$367,861.89. Over 300 participants toured houses and gardens located in NSP's East English Village area. Four homes toured were NSP-acquired assets. DLBA plans to showcase additional assets in the Boston-Edison area during the Historic Boston Edison Association Holiday Tour in December 2011. In addition, DLBA has made arrangements for the rehabilitation and disposition of eight NSP-acquired assets. In May 2011 DLBA's Board of Directors approved a resolution authorizing DLBA to set up a pool of qualified developers/builders and a pool of qualified contractors. During August 2011 the pool of 13 developers/builders was invited to bid on the rehabilitation work for eight NSP-acquired assets. Construction is scheduled to begin during October 2011. The DLBA will provide an opportunity to bid on additional assets in the near future.

**Accomplishments Performance Measures**

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



	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	

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**Grantee Activity Number:** 04 NSP Demolition

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP-04

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Area 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**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

City of Detroit Buildings & Safety Eng

**Match Contributed**

**Jul 1 thru Sep 30, 2011**

N/A

\$0.00

\$0.00

\$3,429,769.40

\$3,429,769.40

\$0.00

\$0.00

\$3,429,769.40

\$3,429,769.40

\$0.00

**To Date**

\$16,000,000.00

\$16,000,000.00

\$16,000,000.00

\$14,587,453.58

\$14,587,453.58

\$0.00

\$0.00

\$14,587,453.58

\$14,587,453.58

\$0.00

**Activity Description:**

Demolish blighted and abandoned structures

**Location Description:**

within the 9 NSP1 locations

**Activity Progress Narrative:**

Demolition

During the quarter demolition expenditures totaled \$3,429,769.40. The City of Detroit has demolished approximately 452 housing units this quarter. Actual property demolitions took place in all nine NSP areas. Demolitions by NSP1 area are shown below:

Brightmoor	47	
Far East/English Village	46	
Grand River/Greenfield	81	
Herman Gardens		18
Kettering	62	
North Central	24	
North End	31	
Osborn	104	
Southwest	39	

Individual addresses for demolished structures are included in the QPR.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	638	1479/1600

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1479	1479/1600
# of Singlefamily Units	1479	1479/1600

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
2584 Livernois	Detroit	NA	NA	48209	Not Validated / N
14246 Coyle	Detroit	NA	NA	48227	Not Validated / N
13690 Park Grove	Detroit	NA	NA	48205	Not Validated / N
14816 Bentler	Detroit	NA	NA	48223	Not Validated / N
11303 Penrod	Detroit	NA	NA	48228	Not Validated / N
5532 Philip	Detroit	NA	NA	48224	Not Validated / N
20227 ANNOTT	Detroit	NA	NA	48205	Not Validated / N
14368 Strathmoor	Detroit	NA	NA	48227	Not Validated / N
3677 Zender	Detroit	NA	NA	48207	Not Validated / N
14591 Dacosta	Detroit	NA	NA	48223	Not Validated / N
14101 Westbrook	Detroit	NA	NA	48223	Not Validated / N
3281 Meldrum	Detroit	NA	NA	48207	Not Validated / N
12771 Hubbell	Detroit	NA	NA	48227	Not Validated / N
15365 Wisconsin	Detroit	NA	NA	48227	Not Validated / N
14921 Northlawn	Detroit	NA	NA	48238	Not Validated / N
454 W.Robinwood	Detroit	NA	NA	48203	Not Validated / N
13199 Schoolcraft	Detroit	NA	NA	48227	Not Validated / N
14645 Cheyenne	Detroit	NA	NA	48227	Not Validated / N
14136 Terry	Detroit	NA	NA	48227	Not Validated / N
2266 Gladstone	Detroit	NA	NA	48206	Not Validated / N
19632 Reno	Detroit	NA	NA	48205	Not Validated / N
8740 Cameron	Detroit	NA	NA	48211	Not Validated / N
5011 VINEWOOD	Detroit	NA	NA	48208	Not Validated / N
18031 Cardoni	Detroit	NA	NA	48203	Not Validated / N
14637 Stansbury	Detroit	NA	NA	48227	Not Validated / N
15351 Cloverlawn	Detroit	NA	NA	48238	Not Validated / N
5922 Epworth	Detroit	NA	NA	48210	Not Validated / N



15083 Ilene	Detroit	NA	NA	48238	Not Validated / N
6551 Woodrow	Detroit	NA	NA	48210	Not Validated / N
5512 Moran	Detroit	NA	NA	48211	Not Validated / N
18915 Anglin	Detroit	NA	NA	48234	Not Validated / N
4693 Manistique	Detroit	NA	NA	48215	Not Validated / N
5928 Grandy	Detroit	NA	NA	48211	Not Validated / N
4409 Courville	Detroit	NA	NA	48224	Not Validated / N
3346 Leland	Detroit	NA	NA	48207	Not Validated / N
135 W Montana	Detroit	NA	NA	48203	Not Validated / N
3875 Junction	Detroit	NA	NA	48210	Not Validated / N
14657 Chapel	Detroit	NA	NA	48223	Not Validated / N
12689 Filbert	Detroit	NA	NA	48205	Not Validated / N
6025 Barrett	Detroit	NA	NA	48213	Not Validated / N
14607 Greydale	Detroit	NA	NA	48223	Not Validated / N
5910 Maryland	Detroit	NA	NA	48224	Not Validated / N
6344 Whitewood	Detroit	NA	NA	48210	Not Validated / N
19640 Hoyt	Detroit	NA	NA	48205	Not Validated / N
9087 Vaughan	Detroit	NA	NA	48228	Not Validated / N
15779 Hazelton	Detroit	NA	NA	48223	Not Validated / N
735 W Brentwood	Detroit	NA	NA	48203	Not Validated / N
2540 Fischer	Detroit	NA	NA	48214	Not Validated / N
18089 HICKORY	Detroit	NA	NA	48205	Not Validated / N
1931 Merrick	Detroit	NA	NA	48208	Not Validated / N
3302 Leland	Detroit	NA	NA	48207	Not Validated / N
12303 STATE FAIR	Detroit	NA	NA	48205	Not Validated / N
14435 Flanders	Detroit	NA	NA	48205	Not Validated / N
15825 Marlowe	Detroit	NA	NA	48235	Not Validated / N
12700 Filbert	Detroit	NA	NA	48205	Not Validated / N
721 Pingree	Detroit	NA	NA	48202	Not Validated / N
4612 Helen	Detroit	NA	NA	48207	Not Validated / N
3900 Helen	Detroit	NA	NA	48207	Not Validated / N
3600 Courville	Detroit	NA	NA	48224	Not Validated / N
3115 McClellan	Detroit	NA	NA	48214	Not Validated / N
14702 HAZELRIDGE	Detroit	NA	NA	48205	Not Validated / N
14561 BENTLER	Detroit	NA	NA	48223	Not Validated / N
15337 Lamphere	Detroit	NA	NA	48223	Not Validated / N
19177 Greeley	Detroit	NA	NA	48203	Not Validated / N
4251 Belvidere	Detroit	NA	NA	48214	Not Validated / N
5467 25th St	Detroit	NA	NA	48208	Not Validated / N
13980 Monte Vista	Detroit	NA	NA	48238	Not Validated / N
14384 Burgess	Detroit	NA	NA	48223	Not Validated / N
14966 Tracey	Detroit	NA	NA	48227	Not Validated / N
12677 Westbrook	Detroit	NA	NA	48223	Not Validated / N



13533 Ardmore	Detroit	NA	NA	48227	Not Validated / N
14948 Rosemary	Detroit	NA	NA	48213	Not Validated / N
2475 W Philadelphia	Detroit	NA	NA	48206	Not Validated / N
14670 Saratoga	Detroit	NA	NA	48205	Not Validated / N
14966 Lannette	Detroit	NA	NA	48213	Not Validated / N
3671 Baldwin	Detroit	NA	NA	48214	Not Validated / N
14677 Ohio	Detroit	NA	NA	48238	Not Validated / N
14477 Eastwood	Detroit	NA	NA	48205	Not Validated / N
4764 Wayburn	Detroit	NA	NA	48224	Not Validated / N
14831 Indiana	Detroit	NA	NA	48238	Not Validated / N
5951 Lakewood	Detroit	NA	NA	48213	Not Validated / N
3694 Livernois	Detroit	NA	NA	48210	Not Validated / N
6104 Guilford	Detroit	NA	NA	48224	Not Validated / N
5025 35th St	Detroit	NA	NA	48210	Not Validated / N
14935 Wilfred	Detroit	NA	NA	48213	Not Validated / N
14503 ROBSON	Detroit	NA	NA	48227	Not Validated / N
2748 W Euclid	Detroit	NA	NA	48206	Not Validated / N
17411 HULL	Detroit	NA	NA	48203	Not Validated / N
19601 Reno	Detroit	NA	NA	48205	Not Validated / N
8989 CAMERON	Detroit	NA	NA	48211	Not Validated / N
16213 Chatham	Detroit	NA	NA	48219	Not Validated / N
14169 Darcy	Detroit	NA	NA	48223	Not Validated / N
7038 Lambert	Detroit	NA	NA	48213	Not Validated / N
6890 Rutherford	Detroit	NA	NA	48228	Not Validated / N
21143 Orchard	Detroit	NA	NA	48219	Not Validated / N
15495 Mark Twain	Detroit	NA	NA	48227	Not Validated / N
13922 Monte Vista	Detroit	NA	NA	48238	Not Validated / N
14378 BLACKSTONE	Detroit	NA	NA	48223	Not Validated / N
19194 Runyon	Detroit	NA	NA	48234	Not Validated / N
12460 Westphalia	Detroit	NA	NA	48205	Not Validated / N
14268 Saratoga	Detroit	NA	NA	48205	Not Validated / N
15468 Roselawn	Detroit	NA	NA	48238	Not Validated / N
15738 Woodingham	Detroit	NA	NA	48238	Not Validated / N
6435 Vaughan	Detroit	NA	NA	48228	Not Validated / N
12725 Loretto	Detroit	NA	NA	48205	Not Validated / N
14499 Wilfred	Detroit	NA	NA	48213	Not Validated / N
19336 Reno	Detroit	NA	NA	48205	Not Validated / N
12476 Westphalia	Detroit	NA	NA	48205	Not Validated / N
14817 Dolphin	Detroit	NA	NA	48223	Not Validated / N
265 HORTON	Detroit	NA	NA	48202	Not Validated / N
14400 Glenwood	Detroit	NA	NA	48205	Not Validated / N
15727 Braille	Detroit	NA	NA	48223	Not Validated / N
6030 Hartford	Detroit	NA	NA	48210	Not Validated / N



13871 Eastwood	Detroit	NA	NA	48205	Not Validated / N
714 Hollywood	Detroit	NA	NA	48203	Not Validated / N
5045 Maxwell	Detroit	NA	NA	48213	Not Validated / N
4667 Cope	Detroit	NA	NA	48215	Not Validated / N
5047 23rd street	Detroit	NA	NA	48208	Not Validated / N
5247 McDougall	Detroit	NA	NA	48211	Not Validated / N
5303 Townsend	Detroit	NA	NA	48213	Not Validated / N
5563 Barham	Detroit	NA	NA	48224	Not Validated / N
12482 Barlow	Detroit	NA	NA	48205	Not Validated / N
14337 DOLPHIN	Detroit	NA	NA	48223	Not Validated / N
4608 Joseph Campau	Detroit	NA	NA	48207	Not Validated / N
316 Owen	Detroit	NA	NA	48202	Not Validated / N
1656 Clairmont	Detroit	NA	NA	48206	Not Validated / N
1790 GRAND BLVD E	Detroit	NA	NA	48211	Not Validated / N
14811 Kentucky	Detroit	NA	NA	48238	Not Validated / N
3800 McDougall	Detroit	NA	NA	48207	Not Validated / N
18400 Joann	Detroit	NA	NA	48205	Not Validated / N
17565 Stout	Detroit	NA	NA	48219	Not Validated / N
12636 E. Canfield	Detroit	NA	NA	48215	Not Validated / N
6363 VAN COURT	Detroit	NA	NA	48210	Not Validated / N
3109 McClellan	Detroit	NA	NA	48214	Not Validated / N
5033 McClellan	Detroit	NA	NA	48213	Not Validated / N
48 Robinwood	Detroit	NA	NA	48203	Not Validated / N
23316 Sunnyside	Detroit	NA	NA	48223	Not Validated / N
14228 Liberal	Detroit	NA	NA	48205	Not Validated / N
4039 32ND ST	Detroit	NA	NA	48210	Not Validated / N
9551 Delmar	Detroit	NA	NA	48211	Not Validated / N
5935 Balfour	Detroit	NA	NA	48224	Not Validated / N
334 Rosedale Ct	Detroit	NA	NA	48202	Not Validated / N
19536 Dresden	Detroit	NA	NA	48205	Not Validated / N
8140 Brentwood	Detroit	NA	NA	48234	Not Validated / N
14730 Lappin	Detroit	NA	NA	48205	Not Validated / N
15861 Turner	Detroit	NA	NA	48221	Not Validated / N
5451 Barham	Detroit	NA	NA	48224	Not Validated / N
5990 Newport	Detroit	NA	NA	48213	Not Validated / N
5630 PLUMER	Detroit	NA	NA	48209	Not Validated / N
18494 Fairport	Detroit	NA	NA	48205	Not Validated / N
15898 Greenlawn	Detroit	NA	NA	48221	Not Validated / N
14889 San Juan	Detroit	NA	NA	48238	Not Validated / N
5211 RADNOR	Detroit	NA	NA	48224	Not Validated / N
5655 Parkdale Tr	Detroit	NA	NA	48210	Not Validated / N
4239 MANISTIQUE	Detroit	NA	NA	48215	Not Validated / N
14416 Stansbury	Detroit	NA	NA	48227	Not Validated / N



3271 Meldrum	Detroit	NA	NA	48207	Not Validated / N
5765 Chene	Detroit	NA	NA	48211	Not Validated / N
15053 Maddelein	Detroit	NA	NA	48205	Not Validated / N
3763 Fischer	Detroit	NA	NA	48214	Not Validated / N
17351 Barlow	Detroit	NA	NA	48205	Not Validated / N
3581 Garfield	Detroit	NA	NA	48207	Not Validated / N
17266 Fairport	Detroit	NA	NA	48205	Not Validated / N
8786 Desoto	Detroit	NA	NA	48238	Not Validated / N
14231 Dacosta	Detroit	NA	NA	48223	Not Validated / N
5027 Beaconsfield	Detroit	NA	NA	48224	Not Validated / N
18961 Dale	Detroit	NA	NA	48219	Not Validated / N
9059 Plainview	Detroit	NA	NA	48228	Not Validated / N
14901 CHERRYLAWN	Detroit	NA	NA	48238	Not Validated / N
17256 Mitchell	Detroit	NA	NA	48212	Not Validated / N
6612 Boxwood	Detroit	NA	NA	48210	Not Validated / N
14161 Whitcomb	Detroit	NA	NA	48227	Not Validated / N
13991 Sussex	Detroit	NA	NA	48227	Not Validated / N
8316 Stahelin	Detroit	NA	NA	48228	Not Validated / N
6015 GUILFORD	Detroit	NA	NA	48224	Not Validated / N
12810 Filbert	Detroit	NA	NA	48205	Not Validated / N
4915 Holcomb	Detroit	NA	NA	48213	Not Validated / N
14225 Saratoga	Detroit	NA	NA	48205	Not Validated / N
10114 Nottingham	Detroit	NA	NA	48224	Not Validated / N
14513 Liberal	Detroit	NA	NA	48205	Not Validated / N
300 Hague	Detroit	NA	NA	48202	Not Validated / N
5845 Chene	Detroit	NA	NA	48211	Not Validated / N
14816 Kentucky	Detroit	NA	NA	48238	Not Validated / N
19962 Fairport	Detroit	NA	NA	48205	Not Validated / N
13709 Saratoga	Detroit	NA	NA	48205	Not Validated / N
12714 Loretto	Detroit	NA	NA	48205	Not Validated / N
15338 PIERSON	Detroit	NA	NA	48223	Not Validated / N
13533 Ward	Detroit	NA	NA	48227	Not Validated / N
14660 Troester	Detroit	NA	NA	48205	Not Validated / N
5436 Field	Detroit	NA	NA	48213	Not Validated / N
15147 BENTLER	Detroit	NA	NA	48223	Not Validated / N
19929 Rowe	Detroit	NA	NA	48205	Not Validated / N
4225 15th St.	Detroit	NA	NA	48208	Not Validated / N
13600 Cherrylawn	Detroit	NA	NA	48238	Not Validated / N
14052 Linnhurst	Detroit	NA	NA	48205	Not Validated / N
6111 UNIVERSITY PL	Detroit	NA	NA	48224	Not Validated / N
228 Leicester Ct	Detroit	NA	NA	48202	Not Validated / N
270 KENILWORTH	Detroit	NA	NA	48202	Not Validated / N
4424 Milford	Detroit	NA	NA	48210	Not Validated / N



5668 25TH ST	Detroit	NA	NA	48208	Not Validated / N
4001 Baldwin	Detroit	NA	NA	48214	Not Validated / N
12484 RACINE	Detroit	NA	NA	48205	Not Validated / N
12523 Barlow	Detroit	NA	NA	48205	Not Validated / N
13613 Appoline	Detroit	NA	NA	48227	Not Validated / N
4114 Campbell	Detroit	NA	NA	48209	Not Validated / N
5820 Maryland	Detroit	NA	NA	48224	Not Validated / N
4879 Woodhall	Detroit	NA	NA	48224	Not Validated / N
18301 Ilene	Detroit	NA	NA	48221	Not Validated / N
4686 31 st	Detroit	NA	NA	48210	Not Validated / N
13409 Wilfred	Detroit	NA	NA	48213	Not Validated / N
1717 Taylor	Detroit	NA	NA	48206	Not Validated / N
13224 COYLE	Detroit	NA	NA	48227	Not Validated / N
15265 Rossini Dr	Detroit	NA	NA	48205	Not Validated / N
637 E. Savannah	Detroit	NA	NA	48203	Not Validated / N
5227 23rd street	Detroit	NA	NA	48208	Not Validated / N
14644 Cloverdale	Detroit	NA	NA	48238	Not Validated / N
18401 Heyden	Detroit	NA	NA	48219	Not Validated / N
16190 Indiana	Detroit	NA	NA	48221	Not Validated / N
15109 Lamphere	Detroit	NA	NA	48223	Not Validated / N
15335 Ilene	Detroit	NA	NA	48238	Not Validated / N
18110 Vaughan	Detroit	NA	NA	48219	Not Validated / N
13321 Terry	Detroit	NA	NA	48227	Not Validated / N
5048 Wayburn	Detroit	NA	NA	48224	Not Validated / N
5851 Chene	Detroit	NA	NA	48211	Not Validated / N
3510 Rohns	Detroit	NA	NA	48214	Not Validated / N
5223 Canton	Detroit	NA	NA	48211	Not Validated / N
5902 Lakewood	Detroit	NA	NA	48213	Not Validated / N
18364 Grayfield	Detroit	NA	NA	48219	Not Validated / N
6755 Westwood	Detroit	NA	NA	48228	Not Validated / N
14976 Stansbury	Detroit	NA	NA	48227	Not Validated / N
9044 Plainview	Detroit	NA	NA	48228	Not Validated / N
14142 Monte Vista	Detroit	NA	NA	48238	Not Validated / N
14507 Wilfred	Detroit	NA	NA	48213	Not Validated / N
203 Marston	Detroit	NA	NA	48202	Not Validated / N
4139 Canton	Detroit	NA	NA	48207	Not Validated / N
19616 Dresden	Detroit	NA	NA	48205	Not Validated / N
12500 Goulburn	Detroit	NA	NA	48205	Not Validated / N
14680 Hazelridge	Detroit	NA	NA	48205	Not Validated / N
14737 Tacoma	Detroit	NA	NA	48205	Not Validated / N
17184 Joann	Detroit	NA	NA	48205	Not Validated / N
5989 Iroquois	Detroit	NA	NA	48213	Not Validated / N
14084 Ardmore	Detroit	NA	NA	48227	Not Validated / N



13384 YOUNG	Detroit	NA	NA	48205	Not Validated / N
12808 Westbrook	Detroit	NA	NA	48223	Not Validated / N
15325 Cloverlawn	Detroit	NA	NA	48238	Not Validated / N
76 W. Savannah	Detroit	NA	NA	48203	Not Validated / N
18697 Marlowe	Detroit	NA	NA	48235	Not Validated / N
15722 Wyoming	Detroit	NA	NA	48238	Not Validated / N
8800 Desoto	Detroit	NA	NA	48238	Not Validated / N
12660 STOEPEL	Detroit	NA	NA	48238	Not Validated / N
15106 BENTLER	Detroit	NA	NA	48223	Not Validated / N
6817 Stuart	Detroit	NA	NA	48207	Not Validated / N
15362 Griggs	Detroit	NA	NA	48238	Not Validated / N
9365 Cutler	Detroit	NA	NA	48214	Not Validated / N
4460 Baldwin	Detroit	NA	NA	48214	Not Validated / N
2753 Charlevoix	Detroit	NA	NA	48207	Not Validated / N
16264 Turner	Detroit	NA	NA	48221	Not Validated / N
5902 Joseph Campau	Detroit	NA	NA	48211	Not Validated / N
15341 Hazelton	Detroit	NA	NA	48223	Not Validated / N
14906 Troester	Detroit	NA	NA	48205	Not Validated / N
98 Englewood	Detroit	NA	NA	48202	Not Validated / N
5785 Drexel	Detroit	NA	NA	48213	Not Validated / N
14225 Linnhurst	Detroit	NA	NA	48205	Not Validated / N
13211 Manning	Detroit	NA	NA	48205	Not Validated / N
5187 28TH ST	Detroit	NA	NA	48210	Not Validated / N
14691 Linnhurst	Detroit	NA	NA	48205	Not Validated / N
17190 Fenton	Detroit	NA	NA	48219	Not Validated / N
15900 Novara	Detroit	NA	NA	48205	Not Validated / N
505 W Brentwood	Detroit	NA	NA	48203	Not Validated / N
5501 Manistique	Detroit	NA	NA	48224	Not Validated / N
12938 CHAPEL	Detroit	NA	NA	48223	Not Validated / N
5088 23rd St	Detroit	NA	NA	48208	Not Validated / N
5514 Townsend	Detroit	NA	NA	48213	Not Validated / N
20303 Hamburg	Detroit	NA	NA	48205	Not Validated / N
14252 Eastwood	Detroit	NA	NA	48205	Not Validated / N
5863 Malcolm	Detroit	NA	NA	48213	Not Validated / N
5107 Nottingham	Detroit	NA	NA	48224	Not Validated / N
14624 Griggs	Detroit	NA	NA	48238	Not Validated / N
14537 Hubbell	Detroit	NA	NA	48227	Not Validated / N
13960 Marlowe	Detroit	NA	NA	48227	Not Validated / N
4465 30 th street	Detroit	NA	NA	48210	Not Validated / N
5735 Chene	Detroit	NA	NA	48211	Not Validated / N
15333 Bentler	Detroit	NA	NA	48223	Not Validated / N
4158 Newport	Detroit	NA	NA	48215	Not Validated / N
9330 Cutler	Detroit	NA	NA	48214	Not Validated / N



17560 Kentfield	Detroit	NA	NA	48219	Not Validated / N
15478 Hazelton	Detroit	NA	NA	48223	Not Validated / N
5931 Marlborough	Detroit	NA	NA	48224	Not Validated / N
1640 Merrick	Detroit	NA	NA	48208	Not Validated / N
5312 Cooper	Detroit	NA	NA	48213	Not Validated / N
4169 Roosevelt	Detroit	NA	NA	48208	Not Validated / N
18570 Braile	Detroit	NA	NA	48219	Not Validated / N
19635 Joann	Detroit	NA	NA	48205	Not Validated / N
15365 Chatham	Detroit	NA	NA	48223	Not Validated / N
17526 Orleans	Detroit	NA	NA	48203	Not Validated / N
16566 Littlefield	Detroit	NA	NA	48235	Not Validated / N
3506 E. Palmer	Detroit	NA	NA	48211	Not Validated / N
15360 Chatham	Detroit	NA	NA	48223	Not Validated / N
2509 Clairmount	Detroit	NA	NA	48206	Not Validated / N
7460 Mettetal	Detroit	NA	NA	48228	Not Validated / N
5668 Campbell	Detroit	NA	NA	48209	Not Validated / N
5115 Radnor	Detroit	NA	NA	48224	Not Validated / N
19691 Beland	Detroit	NA	NA	48234	Not Validated / N
64 Woodland	Detroit	NA	NA	48202	Not Validated / N
5442 Helen	Detroit	NA	NA	48211	Not Validated / N
14851 Houston-Whittier	Detroit	NA	NA	48205	Not Validated / N
8550 Chalfonte	Detroit	NA	NA	48238	Not Validated / N
15357 Strathmoor	Detroit	NA	NA	48227	Not Validated / N
20571 Barlow	Detroit	NA	NA	48205	Not Validated / N
18039 Dresden	Detroit	NA	NA	48205	Not Validated / N
3741 Ashland	Detroit	NA	NA	48215	Not Validated / N
14183 Steel	Detroit	NA	NA	48227	Not Validated / N
18425 Joann	Detroit	NA	NA	48205	Not Validated / N
5963 Burns	Detroit	NA	NA	48213	Not Validated / N
6311 Auburn	Detroit	NA	NA	48228	Not Validated / N
5107 University Pl	Detroit	NA	NA	48224	Not Validated / N
15381 Hartwell	Detroit	NA	NA	48227	Not Validated / N
17833 Orleans	Detroit	NA	NA	48203	Not Validated / N
12644 Joann	Detroit	NA	NA	48205	Not Validated / N
3909 Marlborough	Detroit	NA	NA	48215	Not Validated / N
19935 Dresden	Detroit	NA	NA	48205	Not Validated / N
4611 18th St	Detroit	NA	NA	48208	Not Validated / N
14393 Ardmore	Detroit	NA	NA	48227	Not Validated / N
14615 Snowden	Detroit	NA	NA	48227	Not Validated / N
7528 Rutland	Detroit	NA	NA	48228	Not Validated / N
14759 Kilbourne	Detroit	NA	NA	48213	Not Validated / N
18030 Alcoy	Detroit	NA	NA	48205	Not Validated / N
14941 Lannette	Detroit	NA	NA	48213	Not Validated / N



4638 Grandy	Detroit	NA	NA	48207	Not Validated / N
4773 Fischer	Detroit	NA	NA	48213	Not Validated / N
19217 Teppert	Detroit	NA	NA	48234	Not Validated / N
2695 Pingree	Detroit	NA	NA	48206	Not Validated / N
2334 Van Dyke	Detroit	NA	NA	48214	Not Validated / N
6400 30th St	Detroit	NA	NA	48210	Not Validated / N
12695 STOEPEL	Detroit	NA	NA	48238	Not Validated / N
12847 Filbert	Detroit	NA	NA	48205	Not Validated / N
10026 Forrer	Detroit	NA	NA	48227	Not Validated / N
727 BRENTWOOD	Detroit	NA	NA	48203	Not Validated / N
14123 Westbrook	Detroit	NA	NA	48223	Not Validated / N
3408 Preston	Detroit	NA	NA	48207	Not Validated / N
2273 E Canfield	Detroit	NA	NA	48207	Not Validated / N
6392 Woodrow	Detroit	NA	NA	48210	Not Validated / N
3877 Naumann	Detroit	NA	NA	48212	Not Validated / N
15240 Glenwood	Detroit	NA	NA	48205	Not Validated / N
2671 Hale	Detroit	NA	NA	48207	Not Validated / N
14433 Westbrook	Detroit	NA	NA	48223	Not Validated / N
15052 Chapel	Detroit	NA	NA	48223	Not Validated / N
14111 Linnhurst	Detroit	NA	NA	48205	Not Validated / N
5087 Van Dyke	Detroit	NA	NA	48213	Not Validated / N
19206 Charleston	Detroit	NA	NA	48203	Not Validated / N
15600 Tacoma	Detroit	NA	NA	48205	Not Validated / N
1723 GLADSTONE	Detroit	NA	NA	48206	Not Validated / N
12839 Chapel	Detroit	NA	NA	48223	Not Validated / N
15459 Wisconsin	Detroit	NA	NA	48238	Not Validated / N
17180 Hamburg	Detroit	NA	NA	48205	Not Validated / N
14400 Pierson	Detroit	NA	NA	48223	Not Validated / N
15706 Dolphin	Detroit	NA	NA	48223	Not Validated / N
4837 Philip	Detroit	NA	NA	48224	Not Validated / N
18291 Fielding	Detroit	NA	NA	48219	Not Validated / N
12505 STATE FAIR	Detroit	NA	NA	48205	Not Validated / N
5901 NORTHFIELD	Detroit	NA	NA	48210	Not Validated / N
15773 Strathmoor	Detroit	NA	NA	48227	Not Validated / N
12622 Chapel	Detroit	NA	NA	48223	Not Validated / N
301 E. Bethune	Detroit	NA	NA	48202	Not Validated / N
5973 Lakewood	Detroit	NA	NA	48213	Not Validated / N
4201 Algonquin	Detroit	NA	NA	48215	Not Validated / N
951 E. Goldengate	Detroit	NA	NA	48203	Not Validated / N
5315 Beaconsfield	Detroit	NA	NA	48224	Not Validated / N
15081 Glenwood	Detroit	NA	NA	48205	Not Validated / N
12458 Dresden	Detroit	NA	NA	48205	Not Validated / N
2404 HELEN	Detroit	NA	NA	48207	Not Validated / N

3924 MINNESOTA	Detroit	NA	NA	48212	Not Validated / N
7040 E Warren	Detroit	NA	NA	48214	Not Validated / N
14660 Ohio	Detroit	NA	NA	48238	Not Validated / N
15498 Turner	Detroit	NA	NA	48238	Not Validated / N
14401 Mayfield	Detroit	NA	NA	48205	Not Validated / N
6083 Scotten	Detroit	NA	NA	48210	Not Validated / N
15803 Lesure	Detroit	NA	NA	48235	Not Validated / N
14810 Tuller	Detroit	NA	NA	48238	Not Validated / N
14525 Griggs	Detroit	NA	NA	48238	Not Validated / N
15507 Prest	Detroit	NA	NA	48227	Not Validated / N
15505 Glenwood	Detroit	NA	NA	48205	Not Validated / N
14787 Novara	Detroit	NA	NA	48205	Not Validated / N
7822 Evergreen	Detroit	NA	NA	48228	Not Validated / N
14240 Eastwood	Detroit	NA	NA	48205	Not Validated / N
4210 Woodhall	Detroit	NA	NA	48224	Not Validated / N
15115 Park Grove	Detroit	NA	NA	48205	Not Validated / N
8480 Brace	Detroit	NA	NA	48228	Not Validated / N
4439 Townsend	Detroit	NA	NA	48214	Not Validated / N
14903 Northlawn	Detroit	NA	NA	48238	Not Validated / N
18834 Chalmers	Detroit	NA	NA	48205	Not Validated / N
13702 Troester	Detroit	NA	NA	48205	Not Validated / N
6349 Globe	Detroit	NA	NA	48238	Not Validated / N
5350 Townsend	Detroit	NA	NA	48213	Not Validated / N
14744 Maddelein	Detroit	NA	NA	48205	Not Validated / N
4842 DICKERSON	Detroit	NA	NA	48213	Not Validated / N
13811 Park Grove	Detroit	NA	NA	48205	Not Validated / N
19690 Albion	Detroit	NA	NA	48234	Not Validated / N
2260 PINGREE	Detroit	NA	NA	48206	Not Validated / N
16047 W Warren	Detroit	NA	NA	48228	Not Validated / N
5372 Iroquois	Detroit	NA	NA	48213	Not Validated / N
15244 Maddelein	Detroit	NA	NA	48205	Not Validated / N
19601 ROWE	Detroit	NA	NA	48205	Not Validated / N
18911 Russell	Detroit	NA	NA	48203	Not Validated / N
3127 St.Joseph	Detroit	NA	NA	48207	Not Validated / N
7808 Mansfield	Detroit	NA	NA	48228	Not Validated / N
13240 Strathmoor	Detroit	NA	NA	48227	Not Validated / N
5647 Parkdale Tr	Detroit	NA	NA	48210	Not Validated / N
18638 Anglin	Detroit	NA	NA	48234	Not Validated / N
12652 Whitcomb	Detroit	NA	NA	48227	Not Validated / N
12672 Waltham	Detroit	NA	NA	48205	Not Validated / N
1638 Pingree	Detroit	NA	NA	48206	Not Validated / N
17411 Marx	Detroit	NA	NA	48203	Not Validated / N
12726 Loretto	Detroit	NA	NA	48205	Not Validated / N



14835 Tacoma	Detroit	NA	NA	48205	Not Validated / N
7458 Steger Ct	Detroit	NA	NA	48238	Not Validated / N
4009 Neef	Detroit	NA	NA	48224	Not Validated / N
1410 Grand Blvd	Detroit	NA	NA	48208	Not Validated / N
7813 Greenview	Detroit	NA	NA	48228	Not Validated / N
264 Harmon	Detroit	NA	NA	48202	Not Validated / N
14542 Greenlawn	Detroit	NA	NA	48238	Not Validated / N
48 Woodland	Detroit	NA	NA	48202	Not Validated / N
5960 Philip	Detroit	NA	NA	48224	Not Validated / N
4205 Lakeview	Detroit	NA	NA	48215	Not Validated / N
15425 Ardmore	Detroit	NA	NA	48227	Not Validated / N
5427 Mitchell	Detroit	NA	NA	48211	Not Validated / N
6351 Whitewood	Detroit	NA	NA	48210	Not Validated / N
8314 Mark Twain	Detroit	NA	NA	48228	Not Validated / N
6557 Woodrow	Detroit	NA	NA	48210	Not Validated / N
13935 Appoline	Detroit	NA	NA	48227	Not Validated / N
12730 Alcoy	Detroit	NA	NA	48205	Not Validated / N
12895 Fielding	Detroit	NA	NA	48223	Not Validated / N
1167 GLYNN CT	Detroit	NA	NA	48206	Not Validated / N
5973 Lakepointe	Detroit	NA	NA	48224	Not Validated / N
16609 Stoepele	Detroit	NA	NA	48221	Not Validated / N
3964 Townsend	Detroit	NA	NA	48214	Not Validated / N
17193 Westphalia	Detroit	NA	NA	48205	Not Validated / N
13717 Saratoga	Detroit	NA	NA	48205	Not Validated / N
339 ROSEDALE CT	Detroit	NA	NA	48202	Not Validated / N
4687 32nd street	Detroit	NA	NA	48210	Not Validated / N
14997 Rosemary	Detroit	NA	NA	48213	Not Validated / N
3170 Garfield	Detroit	NA	NA	48207	Not Validated / N
17844 Anglin	Detroit	NA	NA	48234	Not Validated / N
1450 PINGREE	Detroit	NA	NA	48206	Not Validated / N
13136 Mayfield	Detroit	NA	NA	48205	Not Validated / N
15510 Woodingham	Detroit	NA	NA	48238	Not Validated / N
3884 31ST ST	Detroit	NA	NA	48210	Not Validated / N
4714 Cope	Detroit	NA	NA	48215	Not Validated / N
2677 Pingree	Detroit	NA	NA	48206	Not Validated / N
14550 Terry	Detroit	NA	NA	48227	Not Validated / N
19684 Albion	Detroit	NA	NA	48234	Not Validated / N
568 E Philadelphia	Detroit	NA	NA	48202	Not Validated / N

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 10 NSP Admin

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-10

**Projected Start Date:**

10/01/2008

**Benefit Type:**

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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2011**

N/A

**To Date**

\$4,713,769.00

**Total Budget**

\$0.00

\$4,713,769.00

**Total Obligated**

\$0.00

\$4,713,769.00

**Total Funds Drawdown**

\$69,282.45

\$219,946.58

**Program Funds Drawdown**

\$69,282.45

\$219,946.58

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$69,282.45

\$219,946.58

City of Detroit Planning & Dev Dept

\$69,282.45

\$219,946.58

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administration and management of the NSP program

**Location Description:**

**Activity Progress Narrative:**

Administration

Administrative expenditures during the quarter totaled \$69,282.45 for professional legal services.

Discussions are currently underway with HUD consultants to accelerate administrative expenditures by charging appropriate staff costs to administration.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**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**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

City of Detroit Planning & Dev Dept

**Match Contributed**

**Jul 1 thru Sep 30, 2011**

N/A

\$0.00

\$0.00

\$2,171,677.33

\$2,171,677.33

\$0.00

\$0.00

\$2,171,677.33

\$2,171,677.33

\$0.00

**To Date**

\$4,578,000.00

\$4,578,000.00

\$4,578,000.00

\$2,764,509.81

\$2,764,509.81

\$0.00

\$0.00

\$2,764,509.81

\$2,764,509.81

\$0.00

**Activity Description:**

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

**Location Description:**

**Activity Progress Narrative:**

New Construction

During the quarter new construction expenditures totaled \$2,171,677.33. There are a total of four new construction projects under way. These projects are 90 percent complete. Completion is scheduled during the next quarter.

**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 $\geq$ 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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$14,984,764.00
<b>Total Budget</b>	\$0.00	\$14,984,764.00
<b>Total Obligated</b>	\$0.00	\$14,984,764.00
<b>Total Funds Drawdown</b>	\$1,090,570.31	\$2,054,728.89
<b>Program Funds Drawdown</b>	\$1,090,570.31	\$2,054,728.89
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,090,570.31	\$2,054,728.89
City of Detroit Planning & Dev Dept	\$1,090,570.31	\$2,054,728.89
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of single and multi-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI. 212 total units of single and multi-family housing estimated: 83% or 118 units of single-family housing estimated. 17% or 94 units of multi-family housing estimated

**Location Description:**

**Activity Progress Narrative:**

Rehabilitation  
During the quarter rehabilitation expenditures totaled \$1,090,570.31. During the quarter next quarter seven developers will begin phase 2 of their projects if they progress as planned. Five Notices to Proceed were issued this quarter with an additional eight anticipated during the next quarter. It is also anticipated that nine rehabilitation projects currently under construction will be completed by the end of the next quarter. Next quarter a lease purchase agreement will be designed for homebuyers that can become mortgage ready at the end of their lease term. In addition, meetings will take place with developers to confirm project completion schedules.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/212



#Energy Star Replacement Windows	0	0/212
#Additional Attic/Roof Insulation	0	0/118
#High efficiency heating plants	0	0/212
#Efficient AC added/replaced	0	0/212
#Replaced thermostats	0	0/212
#Replaced hot water heaters	0	0/212
#Light Fixtures (indoors) replaced	0	0/212
#Light fixtures (outdoors) replaced	0	0/212
#Refrigerators replaced	0	0/100
#Clothes washers replaced	0	0/94
#Dishwashers replaced	0	0/212
#Units with solar panels	0	0/0
#Low flow toilets	0	0/212
#Low flow showerheads	0	0/212
#Units with bus/rail access	0	0/212
#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	0	0/212
# of Multifamily Units	0	0/94
# of Singlefamily Units	0	0/118

## Beneficiaries Performance Measures

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

