Grantee: Detroit, MI
Grant: B-08-MN-26-0004
July 1, 2011 thru September 30, 2011 Performance Report
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 rack act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not 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 &ldquoAffordable rents.&rdquo 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 &ndash specific requirements such as continued affordability.

Response:
2. Definition of &ldquoAffordable Rents&rdquo
For the purpose of the NSP grant, affordable rents will be defined as follows: &ldquoThe 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&rsquo 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 &ldquofor- sale&rdquo property, &ldquorental units&rdquo and &ldquolease-to-own&rdquo properties will require a &ldquoaffordable housing restriction&rdquo that will mandate and require compliance during the continued period of affordability, described in the City of Detroit&rsquo 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&rsquo contractor rehabilitation &ldquoPerformance Standards&rdquo. The most recent City of Detroit NSP 12/08 revision was completed October 2008, which incorporated &ldquoGreen Building&rdquo communities recommendations and standards and &ldquoEnergy Star&rdquo 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&rsquo 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 &ldquoready to go&rdquo for NSP consideration and funding approval. Section 8 certificates may also be available to targeted low-income rental...
households.

Acquisition and 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
- That supersedes 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:

- 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 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:

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

- Serves an area in which at least 51 percent of the residents have incomes at or below 120 percent of area median income (LMMJ);

- Creates or retains jobs for persons whose household incomes are at or below 120 percent of median income (LMMC).

- Serves a limited clientele whose incomes are at or below 120 percent of area median income (LMM). 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:
  - Acquisition for rehabilitation structures will meet the LMMH national objective
  - Acquisition for demolition possible green spaces or land bank will meet the LMMJ national objective
  - Acquisition for land bank use will meet the LMMC national objective

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

Public Comment:

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

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<tr>
<td>Overall Benefit Percentage (Actual)</td>
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<tr>
<td>Minimum Non-Federal Match</td>
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<td>Limit on Public Services</td>
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Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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<th>National Objective</th>
<th>Target</th>
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<tr>
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<td>$19,562,764.00</td>
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</table>

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 NSP1’s East English Village area. Four homes toured were NSP1 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

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
<th>This Report Period</th>
<th>To Date</th>
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<td>Project Funds Budgeted</td>
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<td>NSP-02, NSP Disposition</td>
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<td>$3,897,695.00</td>
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<td>NSP-03, NSP-Public Improvements</td>
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<td>NSP-04, NSP Demolition</td>
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<td>NSP-10, NSP Administration</td>
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<td>NSP-12, NSP New Construction</td>
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<tr>
<td>NSP-14, NSP Rehabilitation</td>
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<td>$14,984,764.00</td>
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Activities

Grantee Activity Number: 01 NSP Acq
Activity Title: Acquisition

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<td>Projected End Date:</td>
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<td>Benefit Type:</td>
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<td>National Objective:</td>
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<td>Total Budget</td>
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<td>Total Obligated</td>
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<td>Total Funds Drawdown</td>
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<tr>
<td>- Program Funds Drawdown</td>
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<tr>
<td>- Program Income Drawdown</td>
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<td>Total Funds Expended</td>
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<td>- City of Detroit Planning &amp; Dev Dept</td>
<td>$70,400.00</td>
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<tr>
<td>Match Contributed</td>
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Activity Status: Under Way

Activity Title: Acquisition
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

<table>
<thead>
<tr>
<th># of Properties</th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<td>Total</td>
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Beneficiaries Performance Measures

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<tr>
<td># Renter Households</td>
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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources

<table>
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<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tbody>
<tr>
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<tr>
<td>No Other Funding Sources Found</td>
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<tr>
<td>Total Other Funding Sources</td>
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</table>

Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)
Grantee Activity Number: 01A NSP ACQ
Activity Title: Landbank Acquisition

Activity Category: Acquisition - general
Project Number: NSP-01
Projected Start Date: 09/01/2009
Benefit Type: Direct Benefit (Households)
National Objective: NSP Only - LMMI

Activity Status: Under Way
Project Title: NSP Acquisition
Projected End Date: 03/30/2013
Completed Activity Actual End Date:

Total Projected Budget from All Sources: $2,302,305.00
Match Contributed: $0.00

Total Budget: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $564,568.38
Program Funds Drawdown: $564,568.38
Program Income Drawdown: $0.00
Program Income Received: $0.00
Total Funds Expended: $564,568.38

Match Contributed: $0.00

Overall

<table>
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<tr>
<th>Description</th>
<th>Jul 1 thru Sep 30, 2011</th>
<th>To Date</th>
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<tr>
<td>Total Projected Budget from All Sources</td>
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<td>Total Funds Drawdown</td>
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<td>Program Funds Drawdown</td>
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<td>Program Income Drawdown</td>
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<td>Program Income Received</td>
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<tr>
<td>Total Funds Expended</td>
<td>$564,568.38</td>
<td>$1,255,307.43</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Description</th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<tr>
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9
# of Housing Units 0 0/50
# of Singlefamily Units 0 0/50

## Beneficiaries Performance Measures

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<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
<td>Mod</td>
</tr>
<tr>
<td># of Households</td>
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<td>0</td>
</tr>
<tr>
<td># Owner Households</td>
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<td>0</td>
</tr>
<tr>
<td># Renter Households</td>
<td>0</td>
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</table>

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>No Other Funding Sources Found</td>
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<tr>
<td>Total Other Funding Sources</td>
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</table>
Grantee Activity Number: 02a NSP Disp
Activity Title: Landbank Disposition

Activity Category: Disposition
Project Number: NSP-02
Projected Start Date: 09/01/2009
Benefit Type: NSP Only - LMMI

Overall $3,897,695.00
Match Contributed $0.00

National Objective: NSP Only - LMMI

Project Number: NSP-02
Projected Start Date: 09/01/2009
Benefit Type: NSP Only - LMMI

Activity Status: Under Way
Project Title: NSP Disposition
Projected End Date: 03/30/2013
Completed Activity Actual End Date: To Date

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

Activity Description:
Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including leagal services, financial services, appraisals, surveys and transfer costs.

Location Description:
Nine Target areas

Activity Progress Narrative:
Disposion-Land Bank
During the quarter disposition expenditures totaled $367,861.89. Over 300 participants toured houses and gardens located in NSP1's East English Village area. Four homes toured were NSP1 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 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.

Accomplishments Performance Measures

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Disaster Recovery Grant Reporting System (DRGR)
No Activity Locations found.

No Other Funding Sources Found

No Other Match Funding Sources Found

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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
**Grantee Activity Number:** 04 NSP Demolition  
**Activity Title:** Demolition

<table>
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<tr>
<th><strong>Activity Category:</strong></th>
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<td><strong>Benefit Type:</strong></td>
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**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**

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**This Report Period**

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**# of Singlefamily Units**

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### Beneficiaries Performance Measures

**Beneficiaries - Area Benefit Census Method**

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Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)
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: 03/30/2013

Responsible Organization: City of Detroit Planning & Dev Dept

Overall
Total Projected Budget from All Sources: N/A
Total Budget: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $69,282.45
  Program Funds Drawdown: $69,282.45
  Program Income Drawdown: $0.00
Program Income Received: $0.00
Total Funds Expended: $69,282.45
  City of Detroit Planning & Dev Dept: $69,282.45
Match Contributed: $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

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**Activity Title:** New Construction

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<td>03/30/2013</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Benefit Type:</th>
<th>National Objective:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Benefit (Households)</td>
<td>Program Income Drawdown</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overall</th>
<th>Jul 1 thru Sep 30, 2011</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
<td>N/A</td>
<td>$4,578,000.00</td>
</tr>
<tr>
<td>Total Budget</td>
<td>$0.00</td>
<td>$4,578,000.00</td>
</tr>
<tr>
<td>Total Obligated</td>
<td>$0.00</td>
<td>$4,578,000.00</td>
</tr>
<tr>
<td>Total Funds Drawdown</td>
<td>$2,171,677.33</td>
<td>$2,764,509.81</td>
</tr>
<tr>
<td>Program Funds Drawdown</td>
<td>$2,171,677.33</td>
<td>$2,764,509.81</td>
</tr>
<tr>
<td>Program Income Drawdown</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Program Income Received</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Funds Expended</td>
<td>$2,171,677.33</td>
<td>$2,764,509.81</td>
</tr>
<tr>
<td>Match Contributed</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Responsible Organization:**  
City of Detroit Planning & Dev Dept

**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**

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td>#Units with solar panels</td>
<td>0</td>
<td>0/0</td>
</tr>
<tr>
<td>#Low flow toilets</td>
<td>0</td>
<td>0/168</td>
</tr>
<tr>
<td>#Low flow showerheads</td>
<td>0</td>
<td>0/168</td>
</tr>
<tr>
<td>#Units with bus/rail access</td>
<td>0</td>
<td>0/168</td>
</tr>
<tr>
<td>#Units exceeding Energy Star</td>
<td>0</td>
<td>0/0</td>
</tr>
</tbody>
</table>
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
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:

Total Projected Budget from All Sources
$14,984,764.00

Match Contributed
$0.00

Total Budget
$0.00

Total Obligated
$0.00

Total Funds Drawdown
$1,090,570.31

Program Funds Drawdown
$1,090,570.31

Program Income Drawdown
$0.00

Program Income Received
$0.00

Total Funds Expended
$1,090,570.31

City of Detroit Planning & Dev Dept

Match Contributed
$0.00

City of Detroit Planning & Dev Dept

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:

Total Projected Budget from All Sources
$14,984,764.00

Match Contributed
$0.00

Total Budget
$0.00

Total Obligated
$0.00

Total Funds Drawdown
$1,090,570.31

Program Funds Drawdown
$1,090,570.31

Program Income Drawdown
$0.00

Program Income Received
$0.00

Total Funds Expended
$1,090,570.31

City of Detroit Planning & Dev Dept

Match Contributed
$0.00

City of Detroit Planning & Dev Dept

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

<table>
<thead>
<tr>
<th>Accomplishments Performance Measures</th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Properties</td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td></td>
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<td>0/212</td>
</tr>
</tbody>
</table>

30

Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)
### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Beneficiaries Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td># of Housing Units</td>
<td>0</td>
<td>0/212</td>
</tr>
<tr>
<td># of Multifamily Units</td>
<td>0</td>
<td>0/94</td>
</tr>
<tr>
<td># of Singlefamily Units</td>
<td>0</td>
<td>0/118</td>
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</table>

### This Report Period

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Mod</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Households</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td># Owner Households</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td># Renter Households</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Cumulative Actual Total / Expected

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Mod</th>
<th>Total</th>
<th>Low</th>
<th>Mod</th>
<th>Total</th>
<th>Low/Mod%</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Households</td>
<td>0/0</td>
<td>0/0</td>
<td>0/212</td>
<td></td>
<td></td>
<td></td>
<td>0/212</td>
</tr>
<tr>
<td># Owner Households</td>
<td>0/0</td>
<td>0/0</td>
<td>0/118</td>
<td></td>
<td></td>
<td></td>
<td>0/118</td>
</tr>
<tr>
<td># Renter Households</td>
<td>0/0</td>
<td>0/0</td>
<td>0/94</td>
<td></td>
<td></td>
<td></td>
<td>0/94</td>
</tr>
</tbody>
</table>

---

Energy Star Replacement Windows: 0
Additional Attic/Roof Insulation: 0
High efficiency heating plants: 0
Efficient AC added/replaced: 0
Replaced thermostats: 0
Replaced hot water heaters: 0
Light Fixtures (indoors) replaced: 0
Light fixtures (outdoors) replaced: 0
Refrigerators replaced: 0
Clothes washers replaced: 0
Dishwashers replaced: 0
Units with solar panels: 0
Low flow toilets: 0
Low flow showerheads: 0
Units with bus/rail access: 0
Units exceeding Energy Star: 0
Sites re-used: 0
Units with solar panels: 0

---

This Report Period

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)