

**Grantee: Detroit, MI**

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

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

**Grant Number:**

B-08-MN-26-0004

**Obligation Date:**

03/25/2009

**Grantee Name:**

Detroit, MI

**Award Date:****Grant Amount:**

\$47,137,690.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

No QPR Contact Found

## 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 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  
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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 abbreviated (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.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$47,137,690.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$47,137,690.00
<b>Program Funds Drawdown</b>	\$7,764,129.76	\$21,880,828.47
<b>Program Funds Obligated</b>	\$0.00	\$47,137,690.00
<b>Program Funds Expended</b>	\$7,989,090.05	\$21,880,828.47
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$7,070,653.50	\$0.00
<b>Limit on Admin/Planning</b>	\$4,713,769.00	\$219,946.58
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$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 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

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**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$661,157.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$661,157.00
<b>Program Funds Drawdown</b>	\$70,400.00	\$272,497.00
<b>Program Funds Obligated</b>	\$0.00	\$661,157.00
<b>Program 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
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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	

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**Grantee Activity Number:** 01A NSP ACQ

**Activity Title:** Landbank Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Acquisition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Land Bank

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,302,305.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,302,305.00
<b>Program Funds Drawdown</b>	\$564,568.38	\$1,255,307.43
<b>Program Funds Obligated</b>	\$0.00	\$2,302,305.00
<b>Program 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
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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>
<b># of Housing Units</b>	0	0/50
<b># of Singlefamily Units</b>	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

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<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 CDBG Program Funds Budgeted</b>	N/A	\$3,897,695.00
<b>Program Funds Drawdown</b>	\$367,861.89	\$726,385.18
<b>Program Funds Obligated</b>	\$0.00	\$3,897,695.00
<b>Program 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
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$16,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$16,000,000.00
<b>Program Funds Drawdown</b>	\$3,429,769.40	\$14,587,453.58
<b>Program Funds Obligated</b>	\$0.00	\$16,000,000.00
<b>Program Funds Expended</b>	\$3,429,769.40	\$14,587,453.58
City of Detroit Buildings & Safety Eng	\$3,429,769.40	\$14,587,453.58
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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	0	841/1400

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
19217 Teppert	Detroit	NA	48234
3170 Garfield	Detroit	NA	48207
4114 Campbell	Detroit	NA	48209
15360 Chatham	Detroit	NA	48223
7813 Greenview	Detroit	NA	48228
13960 Marlowe	Detroit	NA	48227
5027 Beaconsfield	Detroit	NA	48224
18961 Dale	Detroit	NA	48219
14111 Linnhurst	Detroit	NA	48205
3677 Zender	Detroit	NA	48207
20571 Barlow	Detroit	NA	48205
12458 Dresden	Detroit	NA	48205
14921 Northlawn	Detroit	NA	48238
14123 Westbrook	Detroit	NA	48223
48 Robinwood	Detroit	NA	48203
18834 Chalmers	Detroit	NA	48205
4169 Roosevelt	Detroit	NA	48208
6435 Vaughan	Detroit	NA	48228
15362 Griggs	Detroit	NA	48238
12672 Waltham	Detroit	NA	48205
12660 STOEPEL	Detroit	NA	48238
6551 Woodrow	Detroit	NA	48210
8550 Chalfonte	Detroit	NA	48238
4158 Newport	Detroit	NA	48215
19206 Charleston	Detroit	NA	48203
13199 Schoolcraft	Detroit	NA	48227
15900 Novara	Detroit	NA	48205
4686 31 st	Detroit	NA	48210
64 Woodland	Detroit	NA	48202
1638 Pingree	Detroit	NA	48206

6025 Barrett	Detroit	NA	48213
14225 Linnhurst	Detroit	NA	48205
5088 23rd St	Detroit	NA	48208
3909 Marlborough	Detroit	NA	48215
4465 30 th street	Detroit	NA	48210
7808 Mansfield	Detroit	NA	48228
6557 Woodrow	Detroit	NA	48210
15478 Hazelton	Detroit	NA	48223
2584 Livernois	Detroit	NA	48209
6363 VAN COURT	Detroit	NA	48210
5973 Lakewood	Detroit	NA	48213
5765 Chene	Detroit	NA	48211
7040 E Warren	Detroit	NA	48214
14240 Eastwood	Detroit	NA	48205
5963 Burns	Detroit	NA	48213
20227 ANNOTT	Detroit	NA	48205
14183 Steel	Detroit	NA	48227
5187 28TH ST	Detroit	NA	48210
12505 STATE FAIR	Detroit	NA	48205
5928 Grandy	Detroit	NA	48211
5247 McDougall	Detroit	NA	48211
6111 UNIVERSITY PL	Detroit	NA	48224
8316 Stahelin	Detroit	NA	48228
15498 Turner	Detroit	NA	48238
14161 Whitcomb	Detroit	NA	48227
16609 Stoepel	Detroit	NA	48221
6030 Hartford	Detroit	NA	48210
5668 Campbell	Detroit	NA	48209
2273 E Canfield	Detroit	NA	48207
15081 Glenwood	Detroit	NA	48205
13136 Mayfield	Detroit	NA	48205
13409 Wilfred	Detroit	NA	48213
17351 Barlow	Detroit	NA	48205
15337 Lamphere	Detroit	NA	48223
14591 Dacosta	Detroit	NA	48223
727 BRENTWOOD	Detroit	NA	48203
14935 Wilfred	Detroit	NA	48213
4424 Milford	Detroit	NA	48210
5451 Barham	Detroit	NA	48224
2695 Pingree	Detroit	NA	48206
6755 Westwood	Detroit	NA	48228
2260 PINGREE	Detroit	NA	48206
17560 Kentfield	Detroit	NA	48219
5512 Moran	Detroit	NA	48211
18911 Russell	Detroit	NA	48203

8989 CAMERON	Detroit	NA	48211
15510 Woodingham	Detroit	NA	48238
14433 Westbrook	Detroit	NA	48223
5047 23rd street	Detroit	NA	48208
14744 Maddelein	Detroit	NA	48205
4764 Wayburn	Detroit	NA	48224
14737 Tacoma	Detroit	NA	48205
13211 Manning	Detroit	NA	48205
135 W Montana	Detroit	NA	48203
5863 Malcolm	Detroit	NA	48213
21143 Orchard	Detroit	NA	48219
6015 GUILFORD	Detroit	NA	48224
300 Hague	Detroit	NA	48202
4842 DICKERSON	Detroit	NA	48213
98 Englewood	Detroit	NA	48202
7460 Mettetal	Detroit	NA	48228
2540 Fischer	Detroit	NA	48214
14811 Kentucky	Detroit	NA	48238
5931 Marlborough	Detroit	NA	48224
76 W. Savannah	Detroit	NA	48203
6311 Auburn	Detroit	NA	48228
4205 Lakeview	Detroit	NA	48215
12771 Hubbell	Detroit	NA	48227
3271 Meldrum	Detroit	NA	48207
14225 Saratoga	Detroit	NA	48205
14624 Griggs	Detroit	NA	48238
9087 Vaughan	Detroit	NA	48228
14435 Flanders	Detroit	NA	48205
2334 Van Dyke	Detroit	NA	48214
16566 Littlefield	Detroit	NA	48235
15365 Wisconsin	Detroit	NA	48227
14268 Saratoga	Detroit	NA	48205
13384 YOUNG	Detroit	NA	48205
17526 Orleans	Detroit	NA	48203
17833 Orleans	Detroit	NA	48203
12695 STOEPEL	Detroit	NA	48238
12938 CHAPEL	Detroit	NA	48223
12460 Westphalia	Detroit	NA	48205
18400 Joann	Detroit	NA	48205
3741 Ashland	Detroit	NA	48215
334 Rosedale Ct	Detroit	NA	48202
4837 Philip	Detroit	NA	48224
15335 Ilene	Detroit	NA	48238
8740 Cameron	Detroit	NA	48211
5350 Townsend	Detroit	NA	48213



19929 Rowe	Detroit	NA	48205
14477 Eastwood	Detroit	NA	48205
18291 Fielding	Detroit	NA	48219
14503 ROBSON	Detroit	NA	48227
5033 McClellan	Detroit	NA	48213
18638 Anglin	Detroit	NA	48234
15507 Prest	Detroit	NA	48227
5223 Canton	Detroit	NA	48211
5785 Drexel	Detroit	NA	48213
7822 Evergreen	Detroit	NA	48228
12714 Loretto	Detroit	NA	48205
15505 Glenwood	Detroit	NA	48205
19536 Dresden	Detroit	NA	48205
12808 Westbrook	Detroit	NA	48223
4460 Baldwin	Detroit	NA	48214
15706 Dolphin	Detroit	NA	48223
5647 Parkdale Tr	Detroit	NA	48210
1656 Clairmont	Detroit	NA	48206
14228 Liberal	Detroit	NA	48205
7458 Steger Ct	Detroit	NA	48238
454 W.Robinwood	Detroit	NA	48203
14966 Lannette	Detroit	NA	48213
14142 Monte Vista	Detroit	NA	48238
18494 Fairport	Detroit	NA	48205
14101 Westbrook	Detroit	NA	48223
12689 Filbert	Detroit	NA	48205
4239 MANISTIQUE	Detroit	NA	48215
14368 Strathmoor	Detroit	NA	48227
18570 Braille	Detroit	NA	48219
16264 Turner	Detroit	NA	48221
13690 Park Grove	Detroit	NA	48205
14948 Rosemary	Detroit	NA	48213
15825 Marlowe	Detroit	NA	48235
4409 Courville	Detroit	NA	48224
14525 Griggs	Detroit	NA	48238
6392 Woodrow	Detroit	NA	48210
19601 ROWE	Detroit	NA	48205
18425 Joann	Detroit	NA	48205
15147 BENTLER	Detroit	NA	48223
12484 RACINE	Detroit	NA	48205
5514 Townsend	Detroit	NA	48213
5107 Nottingham	Detroit	NA	48224
9059 Plainview	Detroit	NA	48228
3875 Junction	Detroit	NA	48210
13702 Troester	Detroit	NA	48205

14393 Ardmore	Detroit	NA	48227
3800 McDougall	Detroit	NA	48207
14816 Bentler	Detroit	NA	48223
14997 Rosemary	Detroit	NA	48213
14817 Dolphin	Detroit	NA	48223
17411 Marx	Detroit	NA	48203
5735 Chene	Detroit	NA	48211
5427 Mitchell	Detroit	NA	48211
14561 BENTLER	Detroit	NA	48223
5315 Beaconsfield	Detroit	NA	48224
14537 Hubbell	Detroit	NA	48227
14615 Snowden	Detroit	NA	48227
14657 Chapel	Detroit	NA	48223
19691 Beland	Detroit	NA	48234
14052 Linnhurst	Detroit	NA	48205
3763 Fischer	Detroit	NA	48214
15109 Lamphere	Detroit	NA	48223
15106 BENTLER	Detroit	NA	48223
1640 Merrick	Detroit	NA	48208
15115 Park Grove	Detroit	NA	48205
1723 GLADSTONE	Detroit	NA	48206
15779 Hazelton	Detroit	NA	48223
15053 Maddelein	Detroit	NA	48205
5851 Chene	Detroit	NA	48211
14637 Stansbury	Detroit	NA	48227
5372 Iroquois	Detroit	NA	48213
4009 Neef	Detroit	NA	48224
3924 MINNESOTA	Detroit	NA	48212
5989 Iroquois	Detroit	NA	48213
19336 Reno	Detroit	NA	48205
14816 Kentucky	Detroit	NA	48238
10114 Nottingham	Detroit	NA	48224
2475 W Philadelphia	Detroit	NA	48206
5630 PLUMER	Detroit	NA	48209
15244 Maddelein	Detroit	NA	48205
15773 Strathmoor	Detroit	NA	48227
15722 Wyoming	Detroit	NA	48238
8314 Mark Twain	Detroit	NA	48228
4667 Cope	Detroit	NA	48215
6612 Boxwood	Detroit	NA	48210
14680 Hazelridge	Detroit	NA	48205
14835 Tacoma	Detroit	NA	48205
14084 Ardmore	Detroit	NA	48227
5902 Joseph Campau	Detroit	NA	48211
5532 Philip	Detroit	NA	48224

18031 Cardoni	Detroit	NA	48203
12730 Alcoy	Detroit	NA	48205
19177 Greeley	Detroit	NA	48203
14759 Kilbourne	Detroit	NA	48213
2677 Pingree	Detroit	NA	48206
339 ROSEDALE CT	Detroit	NA	48202
3877 Naumann	Detroit	NA	48212
265 HORTON	Detroit	NA	48202
19962 Fairport	Detroit	NA	48205
3127 St. Joseph	Detroit	NA	48207
3109 McClellan	Detroit	NA	48214
14550 Terry	Detroit	NA	48227
1931 Merrick	Detroit	NA	48208
14677 Ohio	Detroit	NA	48238
3302 Leland	Detroit	NA	48207
14976 Stansbury	Detroit	NA	48227
4773 Fischer	Detroit	NA	48213
13224 COYLE	Detroit	NA	48227
14513 Liberal	Detroit	NA	48205
15240 Glenwood	Detroit	NA	48205
8800 Desoto	Detroit	NA	48238
301 E. Bethune	Detroit	NA	48202
1790 GRAND BLVD E	Detroit	NA	48211
13709 Saratoga	Detroit	NA	48205
5902 Lakewood	Detroit	NA	48213
12482 Barlow	Detroit	NA	48205
4201 Algonquin	Detroit	NA	48215
14645 Cheyenne	Detroit	NA	48227
13871 Eastwood	Detroit	NA	48205
14691 Linnhurst	Detroit	NA	48205
7038 Lambert	Detroit	NA	48213
6104 Guilford	Detroit	NA	48224
13717 Saratoga	Detroit	NA	48205
9330 Cutler	Detroit	NA	48214
5960 Philip	Detroit	NA	48224
15459 Wisconsin	Detroit	NA	48238
17180 Hamburg	Detroit	NA	48205
1167 GLYNN CT	Detroit	NA	48206
14906 Troester	Detroit	NA	48205
6351 Whitewood	Detroit	NA	48210
15357 Strathmoor	Detroit	NA	48227
5467 25th St	Detroit	NA	48208
19935 Dresden	Detroit	NA	48205
5107 University Pl	Detroit	NA	48224
3281 Meldrum	Detroit	NA	48207

5901 NORTHFIELD	Detroit	NA	48210
19690 Albion	Detroit	NA	48234
5820 Maryland	Detroit	NA	48224
14644 Cloverdale	Detroit	NA	48238
12810 Filbert	Detroit	NA	48205
270 KENILWORTH	Detroit	NA	48202
5048 Wayburn	Detroit	NA	48224
11303 Penrod	Detroit	NA	48228
6344 Whitewood	Detroit	NA	48210
1410 Grand Blvd	Detroit	NA	48208
17184 Joann	Detroit	NA	48205
14400 Glenwood	Detroit	NA	48205
14246 Coyle	Detroit	NA	48227
19684 Albion	Detroit	NA	48234
15325 Cloverlawn	Detroit	NA	48238
12677 Westbrook	Detroit	NA	48223
637 E. Savannah	Detroit	NA	48203
14499 Wilfred	Detroit	NA	48213
5501 Manistique	Detroit	NA	48224
14966 Tracey	Detroit	NA	48227
5910 Maryland	Detroit	NA	48224
5045 Maxwell	Detroit	NA	48213
14507 Wilfred	Detroit	NA	48213
17844 Anglin	Detroit	NA	48234
13613 Appoline	Detroit	NA	48227
3506 E. Palmer	Detroit	NA	48211
10026 Forrer	Detroit	NA	48227
15338 PIERSON	Detroit	NA	48223
3115 McClellan	Detroit	NA	48214
17411 HULL	Detroit	NA	48203
4915 Holcomb	Detroit	NA	48213
15468 Roselawn	Detroit	NA	48238
15803 Lesure	Detroit	NA	48235
15351 Cloverlawn	Detroit	NA	48238
14169 Darcy	Detroit	NA	48223
3964 Townsend	Detroit	NA	48214
14787 Novara	Detroit	NA	48205
6349 Globe	Detroit	NA	48238
18364 Grayfield	Detroit	NA	48219
735 W Brentwood	Detroit	NA	48203
9551 Delmar	Detroit	NA	48211
12500 Goulburn	Detroit	NA	48205
3600 Courville	Detroit	NA	48224
20303 Hamburg	Detroit	NA	48205
5973 Lakepointe	Detroit	NA	48224

951 E. Goldengate	Detroit	NA	48203
14889 San Juan	Detroit	NA	48238
4611 18th St	Detroit	NA	48208
714 Hollywood	Detroit	NA	48203
5011 VINEWOOD	Detroit	NA	48208
5990 Newport	Detroit	NA	48213
2266 Gladstone	Detroit	NA	48206
19632 Reno	Detroit	NA	48205
5436 Field	Detroit	NA	48213
5563 Barham	Detroit	NA	48224
13321 Terry	Detroit	NA	48227
4612 Helen	Detroit	NA	48207
5922 Epworth	Detroit	NA	48210
316 Owen	Detroit	NA	48202
15738 Woodingham	Detroit	NA	48238
14670 Saratoga	Detroit	NA	48205
14730 Lappin	Detroit	NA	48205
16190 Indiana	Detroit	NA	48221
4039 32ND ST	Detroit	NA	48210
5312 Cooper	Detroit	NA	48213
14252 Eastwood	Detroit	NA	48205
14903 Northlawn	Detroit	NA	48238
14400 Pierson	Detroit	NA	48223
15381 Hartwell	Detroit	NA	48227
4608 Joseph Campau	Detroit	NA	48207
15727 Braille	Detroit	NA	48223
19601 Reno	Detroit	NA	48205
264 Harmon	Detroit	NA	48202
5025 35th St	Detroit	NA	48210
48 Woodland	Detroit	NA	48202
15083 Ilene	Detroit	NA	48238
14607 Greydale	Detroit	NA	48223
5303 Townsend	Detroit	NA	48213
14810 Tuller	Detroit	NA	48238
6400 30th St	Detroit	NA	48210
13240 Strathmoor	Detroit	NA	48227
2671 Hale	Detroit	NA	48207
14941 Lannette	Detroit	NA	48213
12700 Filbert	Detroit	NA	48205
228 Leicester Ct	Detroit	NA	48202
8480 Brace	Detroit	NA	48228
18915 Anglin	Detroit	NA	48234
17193 Westphalia	Detroit	NA	48205
13922 Monte Vista	Detroit	NA	48238
18089 HICKORY	Detroit	NA	48205

2509 Clairmount	Detroit	NA	48206
18401 Heyden	Detroit	NA	48219
17256 Mitchell	Detroit	NA	48212
15052 Chapel	Detroit	NA	48223
4210 Woodhall	Detroit	NA	48224
9044 Plainview	Detroit	NA	48228
1450 PINGREE	Detroit	NA	48206
3346 Leland	Detroit	NA	48207
13533 Ardmore	Detroit	NA	48227
12726 Loretto	Detroit	NA	48205
12847 Filbert	Detroit	NA	48205
12622 Chapel	Detroit	NA	48223
14136 Terry	Detroit	NA	48227
13600 Cherrylawn	Detroit	NA	48238
5935 Balfour	Detroit	NA	48224
5845 Chene	Detroit	NA	48211
4638 Grandy	Detroit	NA	48207
13935 Appoline	Detroit	NA	48227
5668 25TH ST	Detroit	NA	48208
17565 Stout	Detroit	NA	48219
5115 Radnor	Detroit	NA	48224
12895 Fielding	Detroit	NA	48223
12652 Whitcomb	Detroit	NA	48227
4693 Manistique	Detroit	NA	48215
12644 Joann	Detroit	NA	48205
12725 Loretto	Detroit	NA	48205
16213 Chatham	Detroit	NA	48219
721 Pingree	Detroit	NA	48202
15333 Bentler	Detroit	NA	48223
12523 Barlow	Detroit	NA	48205
18301 Ilene	Detroit	NA	48221
12636 E. Canfield	Detroit	NA	48215
5087 Van Dyke	Detroit	NA	48213
18697 Marlowe	Detroit	NA	48235
14901 CHERRYLAWN	Detroit	NA	48238
14384 Burgess	Detroit	NA	48223
568 E Philadelphia	Detroit	NA	48202
2748 W Euclid	Detroit	NA	48206
4687 32nd street	Detroit	NA	48210
15425 Ardmore	Detroit	NA	48227
19616 Dresden	Detroit	NA	48205
4001 Baldwin	Detroit	NA	48214
12303 STATE FAIR	Detroit	NA	48205
14416 Stansbury	Detroit	NA	48227
18110 Vaughan	Detroit	NA	48219

5442 Helen	Detroit	NA	48211
9365 Cutler	Detroit	NA	48214
4139 Canton	Detroit	NA	48207
14542 Greenlawn	Detroit	NA	48238
23316 Sunnyside	Detroit	NA	48223
18030 Alcoy	Detroit	NA	48205
17190 Fenton	Detroit	NA	48219
3510 Rohns	Detroit	NA	48214
18039 Dresden	Detroit	NA	48205
8140 Brentwood	Detroit	NA	48234
4225 15th St.	Detroit	NA	48208
15495 Mark Twain	Detroit	NA	48227
4879 Woodhall	Detroit	NA	48224
14660 Ohio	Detroit	NA	48238
3884 31ST ST	Detroit	NA	48210
14831 Indiana	Detroit	NA	48238
14337 DOLPHIN	Detroit	NA	48223
6817 Stuart	Detroit	NA	48207
14401 Mayfield	Detroit	NA	48205
2404 HELEN	Detroit	NA	48207
203 Marston	Detroit	NA	48202
13991 Sussex	Detroit	NA	48227
14231 Dacosta	Detroit	NA	48223
14851 Houston-Whittier	Detroit	NA	48205
7528 Rutland	Detroit	NA	48228
8786 Desoto	Detroit	NA	48238
3900 Helen	Detroit	NA	48207
13980 Monte Vista	Detroit	NA	48238
19194 Runyon	Detroit	NA	48234
3694 Livernois	Detroit	NA	48210
12476 Westphalia	Detroit	NA	48205
15861 Turner	Detroit	NA	48221
3581 Garfield	Detroit	NA	48207
19635 Joann	Detroit	NA	48205
15365 Chatham	Detroit	NA	48223
4714 Cope	Detroit	NA	48215
15898 Greenlawn	Detroit	NA	48221
6890 Rutherford	Detroit	NA	48228
14702 HAZELRIDGE	Detroit	NA	48205
3408 Preston	Detroit	NA	48207
5227 23rd street	Detroit	NA	48208
5211 RADNOR	Detroit	NA	48224
3671 Baldwin	Detroit	NA	48214
6083 Scotten	Detroit	NA	48210
14660 Troester	Detroit	NA	48205

505 W Brentwood	Detroit	NA	48203
4251 Belvidere	Detroit	NA	48214
13533 Ward	Detroit	NA	48227
17266 Fairport	Detroit	NA	48205
5655 Parkdale Tr	Detroit	NA	48210
1717 Taylor	Detroit	NA	48206
15341 Hazelton	Detroit	NA	48223
4439 Townsend	Detroit	NA	48214
15265 Rossini Dr	Detroit	NA	48205
12839 Chapel	Detroit	NA	48223
5951 Lakewood	Detroit	NA	48213
2753 Charlevoix	Detroit	NA	48207
14378 BLACKSTONE	Detroit	NA	48223
13811 Park Grove	Detroit	NA	48205
19640 Hoyt	Detroit	NA	48205
16047 W Warren	Detroit	NA	48228
15600 Tacoma	Detroit	NA	48205

## 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**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,713,769.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,713,769.00
<b>Program Funds Drawdown</b>	\$69,282.45	\$219,946.58
<b>Program Funds Obligated</b>	\$0.00	\$4,713,769.00
<b>Program Funds Expended</b>	\$69,282.45	\$219,946.58
City of Detroit Planning & Dev Dept	\$69,282.45	\$219,946.58
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,578,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,578,000.00
<b>Program Funds Drawdown</b>	\$2,171,677.33	\$2,764,509.81
<b>Program Funds Obligated</b>	\$0.00	\$4,578,000.00
<b>Program Funds Expended</b>	\$2,171,677.33	\$2,764,509.81
City of Detroit Planning & Dev Dept	\$2,171,677.33	\$2,764,509.81
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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 w/ other green	0	0/168

Activity funds eligible for DREF (Ike) 0 0/0

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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** 14 NSP Rehab

**Activity Title:** Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$14,984,764.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$14,984,764.00
<b>Program Funds Drawdown</b>	\$1,090,570.31	\$2,054,728.89
<b>Program Funds Obligated</b>	\$0.00	\$14,984,764.00
<b>Program 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
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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
<b>#Energy Star Replacement Windows</b>	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	