

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

July 1, 2012 thru September 30, 2012 Performance Report



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:

Original - In Progress

Grant Amount:

\$47,137,690.00

Grant Status:

Active

QPR Contact:

Fern Clement

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:

- 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 of the property and the likelihood of it being sold in the existing market conditions will be the criteria.

Response: 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.

Background

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 (LMMA);

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

- 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:

- Acquisition for rehabilitation structures will meet the LMMH national objective
- Acquisition for demolition possible green spaces or land bank will meet the LMMA national objective
- Acquisition for land bank use will meet the LMMA national objective¹

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	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	\$1,509,064.82	\$31,684,901.24
Program Funds Drawdown	\$1,509,064.82	\$31,684,901.24
Program Income Drawdown	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,612,013.78	\$32,106,347.20
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	\$7,070,653.50	\$0.00
Limit on Admin/Planning	\$4,713,769.00	\$348,604.14
Limit on State Admin	\$0.00	\$348,604.14

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$11,784,422.50	\$22,946,072.00

Overall Progress Narrative:

During the third quarter of 2012, the City of Detroit made progress in its NSP1 land bank, demolition, and housing projects.

The City focused on addressing challenges relevant to the homeownership projects. During the third quarter of 2012, the City continued to carefully review the circumstances (development budget, schedule, progress, local market, appraisals, etc.) of each house under development, and continued the process to modify loan agreements with most of the homeownership developers. These modified loan agreements made clear deadlines: construction completion deadline is 10/15/12; Houses must have signed contracts for sale or be sold by 11/15/12; closing on all properties must occur by 12/15/12; if homes are not sold by November 15, then beginning November 16, developer must begin the process for conversion to rental.; final draw deadline is 1/15/13. The City also finalized a change order for one of the rental projects, and moved forward with modifications to that loan agreement as well.

The City continued to implement the administrative plan that was developed during the first quarter, which improved NSP operations overall. Members of the new NSP team held bi-weekly meetings regarding the oversight of the DLBA NSP projects and the demolition NSP projects. Also on a monthly basis, the City continued to update the Tracking Spreadsheet containing details on progress of its rental and homeownership projects, monitored developer progress, and troubleshoot problems.

Obstacles and risks that could affect the completion of the NSP1 projects were identified, and then developer workshops for developers were designed to address those issues. City staff, in consultation with its Technical Assistance provider, prepared presentations and informational materials on Lease-Purchase, land contracts, marketing, property management, approving homebuyers, security, monitoring, and insurance requirements. Preparation for the workshops took place this quarter while the actual workshops were held in the 4th quarter.

Acquisition-Land Bank

Since August 2010, the Detroit Land Bank Authority (DLBA) has been acquiring foreclosed, vacant, abandoned



houses from sellers including Fannie Mae, HUD, and private banks through the National Community Stabilization Trust's First Look Program. The DLBA purchases houses on tipping point blocks within NSP1 neighborhoods in an effort to stabilize neighborhood real estate markets. The acquisition activity for NSP1 is now complete.

Disposition-Land Bank

The City and DLBA finalized and executed changes to the DLBA subrecipient agreement for NSP 1 to allow the rehabilitation of 15 houses using NSP1 funds. The DLBA decided that it would work with the developers – CDC2 and Bailey to rehab and sell the 15 homes. DLBA signed agreements with these developers during the 3rdquarter and moved forward to commence rehabilitation activity on the selected units. The City and DLBA started bi-weekly construction meetings to be sure that the City is up to speed on any progress and challenges.

Demolition

During the third quarter, the City focused on obligating and expending NSP2 and CDBG-R funds for demolition. Properties were identified that were to be demolished under P2 that will be moved to NSP1 as a funding source, and these properties underwent the Environmental Review process. NSP1 demolition will continue in the 4thquarter and completed in the 1stquarter 2013 within the NSP deadline. Attention was also given to improving processes for procurement, contracting, and financial management.

During the quarter demolition funds drawn totaled \$347,213.36 (includes take downs and non-takedown activities). During the quarter 34 housing units were demolished totaling \$138,212. Actual property demolitions took place in 7 NSP areas as shown below:

NSP Area	Units Demolished	Amount
Brightmoor	6	18,028.50
Herman Gardens	22	86,976.36
Grand River/Greenfield	2	10,055.92
North Central	1	3,562.50
p>North End	1	7,926.72
Osborn	1	5,712.00
Southwest	1	5,950.00
Total	34	\$138,212.00

Individual addresses for demolished structures are included in the QPR. Current drawn funds to date total \$16,213,118.31, remaining funds to be drawn total \$1,786,881.69.

Administration

The City is in the process of finalizing an analysis of NSP Administrative funds that can be charged based on time spent as reflected on employee PAR forms. Analysis will be complete and funds will be drawn down in the 4thquarter. If it is predicted that funds cannot be expended in this category timely, then the City will consider moving funds to another eligible activity so they are expended timely.

Administrative draw downs totaled \$71,197.97 during the quarter. Payments covered technical staffing and legal costs. Remaining funds to be drawn total \$1,843,013.86.

New Construction

Details for the relevant new construction projects are discussed below:

ALL LISA UNITS. Maxwell Homes LDHALP. This rental project includes the new construction of a 30 unit apartment building in theKetteringneighborhood. Only 5 of the 30 units are funded with NSP. Construction was complete as of December 2011 and tenants have moved into the units. There is a balance of 10% of funds left to draw. The developer has not submitted lien waivers yet and the city is withholding final payments as a result. The City will schedule a meeting with the developer during the 4thquarter to facilitate project closeout.

ALL LISA UNITS. NDNI Elderly LDHALD. This rental project includes the new construction of a 48 unit apartment building, 8 of which are funded with NSP, in the Osborn neighborhood. Construction was complete as of December



2011. 10% of the NSP funds have not been drawn yet and tenants have moved into the units. There is 10% of funds left to draw. The developer has not submitted lien waivers yet and the city is withholding final payments as a result. The City will schedule a meeting with the developer during the 4thquarter to facilitate project closeout.

ALL LISA UNITS. Northwest Unity Homes II LDHALP. This rental project includes the new construction of a 30 unit apartment building in the Livernois/Fenkell area of the Grand River Greenfield neighborhood. 6 of the 30 units are funded with NSP. Construction was complete as of December 2011. 10% of funds have not been drawn yet and tenants have moved into the units. There is 10% of funds left to draw. The developer has not submitted lien waivers yet and the city is withholding final payments as a result. The City will schedule a meeting with the developer during the 4thquarter to facilitate project closeout.

ALL LISA UNITS. Paradise Valley Rental Investment Group. This rental project includes the rehab of 2 buildings with 5 units, all of which are funded with NSP. One building has 2 units and 1 has 3 units, in the Far East/East English Village neighborhood. During the 3rdquarter, construction was completed on the property. Two tenants moved into the property during the 3rdquarter. There is less interest from potential homebuyers, so more marketing time has been allotted for the final property.

ALL LISA UNITS. West Oakland. This rental project consists of rehab of 45 units in the NorthEnd neighborhood. 6 of the units are funded with NSP. Construction was complete as of December 2011 and tenants have moved into the units. There is 10% of funds left to draw. The developer has not submitted lien waivers yet and the city is withholding final payments as a result. The City will schedule a meeting with the developer during the 4thquarter to facilitate project closeout.

No New Construction funds were drawn down during this quarter. To date \$4,292,899.70 has been drawn down. Remaining funds total \$285,100.30.

Rehabilitation

Status of Detroit NSP 1 Rehabilitation Projects (Eligible Use B)

American Residential Equities, Herman Gardens. This homeownership project is in the Herman Gardens neighborhood. These are single family rehabs scattered throughout the community. Consists of rehab of 11 single family homes. Out of the original 11 properties in the project, 8 properties are under construction. . 6 homes are at substantial completion while the remaining 5 homes are to be completed during the 4thquarter. ARE is working with a housing counseling organization, National Faith Homebuyers. Working with marketing agent and housing counseling organization to find buyers.

American Residential Equities, Grand River Greenfield. This homeownership project is in the Grand River/Greenfield. These are single family rehabs scattered throughout the community. Consists of rehab of 5 single family homes, all of which are all under construction currently. 2 of the homes are at substantial completion while the remaining 3 homes will be completed during the 4thquarter.

Bailey. This homeownership project includes the rehab of 2 single family homes in the Grand River/Greenfield neighborhood. The developer is working with a realtor and has advertised via Twitter, Facebook and via email blasts. The properties are also listed on real estate websites. One of the properties was completed during the 3rdquarter, so now both of the homes are complete. The developer has identified a Lease Purchase client for 18245 Prairie and plans to submit the lease purchase package to the City during October. The developer has a 2 prospective buyers for 16217 Cheyenne.

Citadel CDC/Guy Construction Phase 1. This homeownership project is the first phase of two and includes the rehab of 2 single family homes currently under construction in Brightmoor. During the 3rdquarter, 14800 Kentfield was completed and a lease purchase client moved into the property. The other home, 15056 Kentfield was 70% complete as of the end of the quarter.

Citadel CDC/Guy Construction Phase 2. This homeownership project is the second phase of two and includes the rehab of 1 single family home currently under construction in Brightmoor. During the 3rdquarter, 14862 Kentfield was completed and a lease purchase client moved into the property.

LISA Units: Ferlito Phase 1. This homeownership project is the first phase of two and consists of the rehab of 6



scattered site single family properties for sale in the Far East/Osborn neighborhood. During this quarter, a lease purchase client that has an income below 50% of the AMI moved into 5582 Radnor. The only vacant unit in Phase 1, 4404 Somerset, is almost complete and they have a lease purchase client who has an income below 50% AMI who has made a deposit on the unit and plans to move in once repairs from vandalism are completed.

Non LISA Units: Ferlito Phase 1. This homeownership project is the first phase of two and consists of the rehab of 6 scattered site single family properties for sale in the Far East/Osborn neighborhood. During this quarter, the same two lease-purchase clients remained in the property who moved in during the 1st quarter.

LISA Units: Ferlito Phase 2. This homeownership project is the second phase of two and consist of th rehab of 7 scattered site single family properties for sale in the Far East/Osborn neighborhood. During this quarter, one lease purchase client who has an income below 50% of the AMI moved into 19175 Chester. This client plans to purchase the property with cash and is waiting for the closing to occur. Four of the other properties including 14165 Edmore, 11035 Roxbury, 17100 Sioux, and 17428 Windsor, have potential lease purchase clients lined up who are waiting for construction to be completed.

Non LISA Units: Ferlito Phase 2. This homeownership project is the second phase of two and consists of the rehab of 7 scattered site single family properties for sale in the Far East/Osborn neighborhood. During this quarter, One lease purchase client who has an income below 50% of the AMI moved into 19175 Chester. This client plans to purchase the property with cash and is waiting for the closing to occur. Four of the other properties including 14165 Edmore, 11035 Roxbury, 17100 Sioux, and 17428 Windsor, have potential lease purchase clients lined up who are waiting for construction to be completed.

LISA Units. Kodiak Phase 1. This homeownership project is the first phase of two and includes rehab of 5 foreclosed homes scattered in the Osborn/Far East/English Village neighborhood. The construction is complete on all of the properties in this phase and all properties are occupied as lease purchase. During this quarter, a lease purchase client with an income below 50% of AMI moved into 10955 Rossiter.

Non LISA Units: Kodiak Phase 1. This homeownership project is the first phase of two and includes rehab of 5 foreclosed homes scattered in the Osborn/Far East/English Village neighborhood. The construction is complete on all of the properties in this phase and all properties are occupied as lease purchase.

LISA Units: Kodiak Phase 2. This homeownership project is the second phase of two and includes the rehab of 5 foreclosed homes scattered in the Osborn/Far East/English Village neighborhood. The construction is complete on all properties in this phase and 4 lease purchase clients moved into the properties during this quarter. Two of the lease purchase clients that moved into 5794 Farmbrook and 12177 Duchess have incomes at or below 50% of the AMI.

Non LISA Units: Kodiak Phase 2. This homeownership project is the second phase of two and includes the rehab of 5 foreclosed homes scattered in the Osborn/Far East/English Village neighborhood. The construction is complete on all properties in this phase and 4 lease purchase clients moved into the properties during this quarter. Two of the lease purchase clients that moved into 14005 Carlisle and 15810 Bringard have incomes between 50-120% of the AMI.

Neighborhood Art Phase 1. This homeownership project is the first of two phases and includes the rehab of 5 single family homes in the Grand River/Greenfield neighborhood. All homes in this phase are completed. Lease Purchase residents have moved into all of the units. National Faith Homebuyers is handling the marketing for the project. As of the 3rd quarter, all properties are at substantial completion and all units have residents living in them.

Neighborhood Art Phase 2. This homeownership project is the second of two phases and includes the rehab of 12 single family homes in the Grand River/Greenfield neighborhood. National Faith Homebuyers is handling the marketing for the project. As of the 3rd quarter, 6 of the properties are at substantial completion, and the other 6 will be completed during the 4th quarter. During the 3rd quarter, 6 units are at substantial completion, and the other units will be completed during the 4th quarter. During the 3rd quarter, 7 residents moved into properties.

Paradise Valley. This homeownership project consists of 9 single family homes in a one block area in the neighborhood of Kettering. There are 7 new construction houses and 2 rehabs that have 3 BR and 2 bathrooms. The houses are highly energy efficient, which is a selling point. Paradise Valley complements an earlier development in the

area by a local community group called Gratiot-McDougall. All nine properties are completed and seven of the units are sold.

TJ and Associates Phase 1. This homeownership project includes the rehab of 5 single family homes in the Grand River/Greenfield neighborhood. As of the 3rdquarter, 1 property is complete; 2 properties are at substantial completion; and 2 of the properties are under construction and will be complete during the 4thquarter. Homes are posted on the website and listed with realtors.

TJ and Associates Phase 2. This homeownership project includes the rehab of 2 single family homes in the Grand River/Greenfield neighborhood. As of the 3rdquarter, both of the properties are under construction and will be completed during the 4thquarter. Vandalism and theft is the biggest barrier.

Non LISA Units: U SNAP BAC. This homeownership project has 5 single family houses for sale. U SNAP BAC is a seasoned community development corporation with strong capacity. These houses are located in East English Village and Far East neighborhoods. This project complements other projects by U SNAP BAC in the neighborhood, and will have a targeted impact on the area's stability. The home located at 4105 University Place is complete and a homebuyer package has been submitted to the City for review, this homebuyer has an income above 50% AMI. During the 3rdquarter, this homebuyer package was approved and they are moving towards closing with the homebuyer. The other homes were at between 65-70% construction completion as of the end of the 3rdquarter.

ALL LISA UNITS. Manna Development. This rental project includes the rehab of two four-unit multi-family buildings in the Grand River/Greenfield neighborhood. All 8 units are funded with NSP. The project is complete with only a few minor items to be addressed. The units are being marketed through site signage and promotional information prepared by the leasing agent. During this quarter, construction continued. None of the units have been leased, but there is a lot of interest.

ALL LISA UNITS. New Center Square LDHALP. This rental project includes the rehab of a 49 unit apartment building in the North Central neighborhood. All 49 units are funded with NSP. It was planned to be a less intensive rehabilitation and then received Low Income Housing Tax Credits and Historic Tax Credits and became a gut rehab, which delayed the project timeline. Construction did not begin during the 3rdquarter but is projected to begin during the 4th.

ALL LISA UNITS (PLANNED) &ndash Current status: 8 LISA Units and 9 non LISA Units. LISA Units: Phoenix Communities. This rental project consists of moderate rehab of a 17 unit multifamily building in the Southwest neighborhood. All 17 units are funded with NSP funds. Construction is complete and tenants are moving into the property. There are tenants in 13 of the units. During the 3rdquarter, 12 tenants moved into the property, 5 of which have incomes at or below 50% AMI and 7 that have incomes below 80% AMI.

ALL LISA UNITS: S Dot Collections. This rental project consists of rehab of 13 units in three buildings in the Southwest Neighborhood. All 13 of the units are funded with NSP. Two buildings have 4 units and 1 building has 5 units. The first 5 units in 1660 West Grand Boulevard, are complete and there are tenants in them. During the 3rdquarter, all units in 1905 West Grand Boulevard were leased up and the tenants will be moving in during the 4thquarter. There were change orders due to parking requirements that have delayed construction moving forward on the rest of the units, but a modification is in process on the loan agreements currently. There was a fire in 1900 West Grand Boulevard, so this has delayed construction and lease-up on that property. The City remains confident that the work will be completed in the 4thquarter.

Rehabilitation draw downs totaled \$1,073,559.96 during the quarter. Drawn funds included rehabilitation and homebuyer subsidy activity. To date \$7,389,991.91 has been drawn down. Remaining funds to be drawn total \$11,878,080.09.



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	\$1,378.04	\$1,926,804.00	\$1,865,784.17
NSP-02, NSP Disposition	\$15,715.49	\$1,773,196.00	\$1,574,503.01
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$347,213.36	\$18,000,000.00	\$16,213,118.31
NSP-10, NSP Administration	\$71,197.97	\$2,191,618.00	\$348,604.14
NSP-12, NSP New Construction	\$0.00	\$4,578,000.00	\$4,292,899.70
NSP-14, NSP Rehabilitation	\$1,073,559.96	\$19,268,072.00	\$7,389,991.91



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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$661,157.00)	\$0.00
Total Obligated	(\$661,157.00)	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$318,497.00
City of Detroit Planning & Dev Dept	\$0.00	\$318,497.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

location to be determined in the 9 target areas

Activity Progress Narrative:

Accomplishments Performance Measures

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



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	0/0	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: 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

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

To Date

N/A

\$1,926,804.00

Total Budget

(\$375,501.00)

\$1,926,804.00

Total Obligated

(\$375,501.00)

\$1,926,804.00

Total Funds Drawdown

\$1,378.04

\$1,865,784.17

Program Funds Drawdown

\$1,378.04

\$1,865,784.17

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$1,378.00

\$1,865,784.13

City of Detroit Land Bank

\$1,378.00

\$1,865,784.13

Match Contributed

\$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

Since August 2010, the Detroit Land Bank Authority (DLBA) has been acquiring foreclosed, vacant, abandoned houses from sellers including Fannie Mae, HUD, and private banks through the National Community Stabilization Trust's First Look Program. The DLBA purchases houses on tipping point blocks within NSP1 neighborhoods in an effort to stabilize neighborhood real estate markets. The acquisition activity for NSP1 is now complete.

Accomplishments Performance Measures

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

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	71/50
# of Singlefamily Units	0	71/50

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	



Grantee Activity Number:	02a NSP Disp
Activity Title:	Landbank Disposition

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

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,773,196.00
Total Budget	(\$2,124,499.00)	\$1,773,196.00
Total Obligated	(\$2,124,499.00)	\$1,773,196.00
Total Funds Drawdown	\$15,715.49	\$1,574,503.01
Program Funds Drawdown	\$15,715.49	\$1,574,503.01
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$15,715.49	\$1,574,503.01
City of Detroit Land Bank	\$15,715.49	\$1,574,503.01
Match Contributed	\$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
 The City and DLBA finalized and executed changes to the DLBA subrecipient agreement for NSP 1 to allow the rehabilitation of 15 houses using NSP1 funds. The DLBA decided that it would work with the developers &dash CDC2 and Bailey to rehab and sell the 15 homes. DLBA signed agreements with these developers during the 3rdquarter and moved forward to commence rehabilitation activity on the selected units. The City and DLBA started bi-weekly construction meetings to be sure that the City is up to speed on any progress and challenges.

Accomplishments Performance Measures

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



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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$18,000,000.00
Total Budget	\$2,000,000.00	\$18,000,000.00
Total Obligated	\$2,000,000.00	\$18,000,000.00
Total Funds Drawdown	\$347,213.36	\$16,213,118.31
Program Funds Drawdown	\$347,213.36	\$16,213,118.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$347,213.36	\$16,213,118.31
City of Detroit Buildings & Safety Eng	\$347,213.36	\$16,213,118.31
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolish blighted and abandoned structures

Location Description:

within the 9 NSP1 locations

Activity Progress Narrative:

During the third quarter, the City focused on obligating and expending NSP2 and CDBG-R funds for demolition. Properties were identified that were to be demolished under NSP2 that will be moved to NSP1 as a funding source, and these properties underwent the Environmental Review process. NSP1 demolition will continue in the 4thquarter and completed in the 1stquarter 2013 within the NSP deadline. Attention was also given to improving processes for procurement, contracting, and financial management. During the quarter demolition funds drawn totaled \$347,213.36 (includes take downs and non-takedown activities). During the quarter 34 housing units were demolished totaling \$138,212. Actual property demolitions took place in 7 NSP areas Brightmoor, Herman Gardens, Grand River/Greenfield, North Central, North End, Osborn, and Southwest. Individual addresses for demolished structures are included in the QPR. Current drawn funds to date total \$16,213,118.31, remaining funds to be drawn total \$1,786,881.69.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	34	3080/1600
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	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	34	1698/1600
# of Singlefamily Units	34	1698/1600

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
9571 Forrer	Detroit		Michigan	48227-	Match / Y
8074 Robson	Detroit		Michigan	48228-	Match / Y
18931 Trinity	Detroit		Michigan	48219-	Match / Y
16510 Chicago	Detroit		Michigan	48228-	Match / Y
9992 Rutherford	Detroit		Michigan	48227-	Match / Y
6101 30th St	Detroit		Michigan	48210-	Match / Y
21515 W. Davison	Detroit		Michigan	48223-	Match / Y
16961 Tireman	Detroit		Michigan	48228-	Match / Y
7782 Winthrop	Detroit		Michigan	48228-	Match / Y
6859 Vaughan	Detroit		Michigan	48228-	Match / Y
13929 Kentfield	Detroit		Michigan	48228-	Match / Y
6382 Greenview	Detroit		Michigan	48228-	Match / Y
8052 Evergreen	Detroit		Michigan	48228-	Match / Y
7471 Rutland	Detroit		Michigan	48228-	Match / Y
9965 Winthrop	Detroit		Michigan	48227-	Match / Y
17624 Chicago	Detroit		Michigan	48228-	Match / Y
19410 Tireman	Detroit		Michigan	48228-	Match / Y
19434 Tireman	Detroit		Michigan	48228-	Match / Y
12617 Stoepel	Detroit		Michigan	48238-	Match / Y
6249 Grandville	Detroit		Michigan	48228-	Match / Y
6129 Faust	Detroit		Michigan	48228-	Match / Y
17364 Braile	Detroit		Michigan	48219-	Match / Y
6342 Rutherford	Detroit		Michigan	48228-	Match / Y
18105 Bentler	Detroit		Michigan	48219-	Match / Y
1441 Clairmount	Detroit		Michigan	48206-	Match / Y
15815 Blackstone	Detroit		Michigan	48219-	Match / Y
20165 Cheyenne St	Detroit		Michigan	48213-	Match / Y
17490 Wanda	Detroit		Michigan	48203-	Match / Y
14136 Appoline	Detroit		Michigan	48227-	Match / Y
8918 Marlowe	Detroit		Michigan	48228-	Match / Y



7836 St. Marys	Detroit	Michigan	48228-	Match / Y
7346 Brace	Detroit	Michigan	48228-	Match / Y
9909 Archdale	Detroit	Michigan	48227-	Match / Y
10020 Rutherford	Detroit	Michigan	48227-	Match / Y

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

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, 2012

N/A

(\$2,522,151.00)

(\$2,522,151.00)

\$71,197.97

\$71,197.97

\$0.00

\$0.00

\$71,197.97

\$71,197.97

\$0.00

To Date

\$2,191,618.00

\$2,191,618.00

\$2,191,618.00

\$348,604.14

\$348,604.14

\$0.00

\$0.00

\$348,604.14

\$348,604.14

\$0.00

Activity Description:

Administration and management of the NSP program

Location Description:

Activity Progress Narrative:

Administration

The City is in the process of finalizing an analysis of NSP Administrative funds that can be charged based on time spent as reflected on employee PAR forms. Analysis will be complete and funds will be drawn down in the 4thquarter. If it is predicted that funds cannot be expended in this category timely, then the City will consider moving funds to another eligible activity so they are expended timely.

Administrative draw downs totaled \$71,197.97 during the quarter. Payments covered technical staffing and legal costs. Remaining funds to be drawn total \$1,843,013.86.

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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$4,578,000.00
Total Budget	\$0.00	\$4,578,000.00
Total Obligated	\$0.00	\$4,578,000.00
Total Funds Drawdown	\$0.00	\$4,292,899.70
Program Funds Drawdown	\$0.00	\$4,292,899.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,292,899.70
City of Detroit Planning & Dev Dept	\$0.00	\$4,292,899.70
Match Contributed	\$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

Details for the relevant new construction projects are discussed below:

ALL LISA UNITS. Maxwell Homes LDHALP. This rental project includes the new construction of a 30 unit apartment building in the Kettering neighborhood. Only 5 of the 30 units are funded with NSP. Construction was complete as of December 2011 and tenants have moved into the units. There is a balance of 10% of funds left to draw. The developer has not submitted lien waivers yet and the city is withholding final payments as a result. The City will schedule a meeting with the developer during the 4th quarter to facilitate project closeout.

ALL LISA UNITS. NDNI Elderly LDHALD. This rental project includes the new construction of a 48 unit apartment building, 8 of which are funded with NSP, in the Osborn neighborhood. Construction was complete as of December 2011. 10% of the NSP funds have not been drawn yet and tenants have moved into the units. There is 10% of funds left to draw. The developer has not submitted lien waivers yet and the city is withholding final payments as a result. The City will schedule a meeting with the developer during the 4th quarter to facilitate project closeout.

ALL LISA UNITS. Northwest Unity Homes II LDHALP. This rental project includes the new construction of a 30 unit apartment building in the Livernois/Fenkell area of the Grand River Greenfield neighborhood. 6 of the 30 units are funded with NSP.



Construction was complete as of December 2011. 10% of funds have not been drawn yet and tenants have moved into the units. There is 10% of funds left to draw. The developer has not submitted lien waivers yet and the city is withholding final payments as a result. The City will schedule a meeting with the developer during the 4thquarter to facilitate project closeout.

ALL LISA UNITS. Paradise Valley Rental Investment Group. This rental project includes the rehab of 2 buildings with 5 units, all of which are funded with NSP. One building has 2 units and 1 has 3 units, in the Far East/East English Village neighborhood. During the 3rdquarter, construction was completed on the property. Two tenants moved into the property during the 3rdquarter. There is less interest from potential homebuyers, so more marketing time has been allotted for the final property.

ALL LISA UNITS. West Oakland. This rental project consists of rehab of 45 units in the NorthEnd neighborhood. 6 of the units are funded with NSP. Construction was complete as of December 2011 and tenants have moved into the units. There is 10% of funds left to draw. The developer has not submitted lien waivers yet and the city is withholding final payments as a result. The City will schedule a meeting with the developer during the 4thquarter to facilitate project closeout.

No New Construction funds were drawn down during this quarter. To date \$4,292,899.70 has been drawn down. Remaining funds total \$285,100.30.

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

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, 2012

N/A

\$3,383,308.00

\$3,383,308.00

\$1,073,559.96

\$1,073,559.96

\$0.00

\$0.00

\$1,175,508.96

\$1,175,508.96

\$0.00

To Date

\$18,368,072.00

\$18,368,072.00

\$18,368,072.00

\$7,389,991.91

\$7,389,991.91

\$0.00

\$0.00

\$7,491,940.91

\$7,491,940.91

\$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:

Information regarding current projects is included in supporting documentation above, entitled "Rehabilitation for nsp1 10.30.12".

During the quarter rehabilitation draw downs totaled \$1,073,559.96 during the quarter. Drawn funds included rehabilitation and homebuyer subsidy activity. To date \$7,389,991.91 has been drawn down. Remaining funds to be drawn total \$11,878,080.09.

Accomplishments Performance Measures

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



Grantee Activity Number: 14A NSP REHAB
Activity Title: Homebuyer Subsidy

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Under Way

Project Number:
 NSP-14

Project Title:
 NSP Rehabilitation

Projected Start Date:
 09/10/2012

Projected End Date:
 03/30/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Detroit

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$300,000.00	\$300,000.00
Total Obligated	\$300,000.00	\$300,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,000.00	\$1,000.00
City of Detroit	\$1,000.00	\$1,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Homebuyer subsidies to assist in closing costs

Location Description:

NSP1 Designated areas

Activity Progress Narrative:

Homebuyer subsidy for rehabilitation activity for the City of Detroit totaled \$1,000 during the quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/10	
# of Singlefamily Units	0		0/10	

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	0/10	0/10	0
# Owner Households	0	0	0	0/0	0/10	0/10	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	

