Grantee: Detroit, MI

Grant: B-08-MN-26-0004

January 1, 2026 thru March 31, 2026 Performance

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

Obligation Date:
03/25/2009

Award Date:

Grantee Name:
Detroit, MI

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$47,137,690.00

Grant Status:
Active

QPR Contact:
Jennifer Mahone

LOCCS Authorized Amount:
$47,137,690.00

Estimated PI/RL Funds:
$1,140,520.07

Total Budget:
$48,278,210.07

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 severly 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 prcentage of home foreclosures, a high percentage of homes financed by sub=prime mortagage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aliging this process with othr 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

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 35 revision was completed Oc

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.

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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
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:

oprovides 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. 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);
ocreates or retains jobs for persons whose household incomes are at or below 120 percent of median income (LMMJ); or
oserves 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:
oAcquisition for rehabilitation structures will meet the LMMH national objective
oAcquisition for demolition possible green spaces or land bank will meet the LMMA national objective
oAcquisition 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 theactual 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.

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	$0.00	$48,256,642.98
Total Budget	$0.00	$48,256,642.98
Total Obligated	$0.00	$48,256,642.98
Total Funds Drawdown	$0.00	$48,256,642.93
Program Funds Drawdown	$0.00	$47,015,770.00
Program Income Drawdown	$0.00	$1,240,872.93
Program Income Received	$1,500.00	$1,243,872.93
Total Funds Expended	$0.00	$47,514,809.37
HUD Identified Most Impacted and Distressed	$0.00	$0.00
Other Funds	$ 0.00	$ 0.00
Match Funds	$ 0.00	$ 0.00
Non-Match Funds	$ 0.00	$ 0.00

Funds Expended

Overall	This Period	To Date
1800 Brainard LLC	$ 0.00	$ 1,117,000.00
Ferlito Construction	$ 0.00	$ 1,558,099.85
Harford Village	$ 0.00	$ 650,000.00
Kodiak Landarc, LLC	$ 0.00	$ 970,771.31
Manna McKinley	$ 0.00	$ 1,026,680.25
Maxwell Homes	$ 0.00	$ 875,000.00
NDNI Elderly LD HALP	$ 0.00	$ 1,285,000.00
Neighborhood Art	$ 0.00	$ 2,054,822.53
New Center Square	$ 0.00	$ 2,534,910.00
Northwest Unity Homes	$ 0.00	$ 1,020,000.00
Paradise Valley Estate LLC	$ 0.00	$ 198,915.00
American Residential Equities Herman Gardens	$ 0.00	$ 1,932,355.39
Paradise Valley Estates LLC	$ 0.00	$ 377,999.95
Paradise Valley HALP	$ 0.00	$ 438,998.60
S-Dot Collections, LLC	$ 0.00	$ 1,589,338.84
TJ American LLC	$ 0.00	$ 791,339.80
U Snap Bac	$ 0.00	$ 534,376.22
West Oakland Homes	$ 0.00	$ 1,020,000.00
Bailey Development Group	$ 0.00	$ 280,526.87
Citadel	$ 0.00	$ 365,963.29
City of Detroit Buildings & Safety Eng	$ 0.00	$ 19,536,183.07
City of Detroit Land Bank	$ 0.00	$ 6,475,317.72
City of Detroit Planning & Dev Dept	$ 0.00	$ 646,040.61
City of Detroit1	$ 0.00	$ 0.00
City of Detroit2	$ 0.00	$ 235,170.07

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	00%	00%

Overall Benefit Amount	$46,777,825.90	$.00	$.00
Limit on Public Services	$7,070,653.50	$.00	$.00
Limit on Admin/Planning	$4,713,769.00	$1,495,705.92	$1,495,705.92
Limit on Admin	$.00	$1,495,705.92	$1,495,705.92
Most Impacted and Distressed	$.00	$.00	$.00
Progress towards LH25 Requirement	$12,069,552.52		$12,689,777.81

Overall Progress Narrative:

There have been no changes since the last QPR of the Fourth Quarter for 2025.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	$0.00	$0.00	$0.00
NSP-01, NSP Acquisition	$0.00	$1,938,271.74	$1,896,812.94
NSP-02, NSP Disposition	$0.00	$2,097,416.70	$1,783,799.05
NSP-03, NSP-Public Improvements	$0.00	$0.00	$0.00
NSP-04, NSP Demolition	$0.00	$19,216,024.70	$19,216,024.70
NSP-10, NSP Administration	$0.00	$1,495,705.92	$1,063,216.35
NSP-12, NSP New Construction	$0.00	$5,228,000.00	$5,104,313.05
NSP-14, NSP Rehabilitation	$0.00	$18,247,777.48	$17,951,603.91
Program Income, DLBA Program Income	$0.00	$55,013.53	$0.00

Activities

Project # / NSP-14 / NSP Rehabilitation

Grantee Activity Number: 14 NSP Rehab
Activity Title: Rehabilitation

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-14

Project Title:
NSP Rehabilitation

Projected Start Date:
07/01/2009

Projected End Date:
03/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Detroit Planning & Dev Dept

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	$0.00	($14,983,311.07)
Total Budget	$0.00	($14,983,311.07)
Total Obligated	$0.00	$1,452.93
Total Funds Drawdown	$0.00	$1,452.93
Program Funds Drawdown	$0.00	$1,452.93
Program Income Drawdown	$0.00	$0.00
Program Income Received	$1,500.00	$84,630.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof	0	0/118
#Clothes washers replaced	0	0/94

#Dishwashers replaced	0	1/212
#Efficient AC added/replaced	0	2/212
#Energy Star Replacement	0	2/212
#High efficiency heating plants	0	2/212
#Light fixtures (outdoors)	0	2/212
#Light Fixtures (indoors)	0	2/212
#Low flow showerheads	0	2/212
#Low flow toilets	0	2/212
# of Properties	0	2/212
#Refrigerators replaced	0	1/100
#Replaced hot water heaters	0	2/212
#Replaced thermostats	0	2/212
#Sites re-used	0	0/0
#Units exceeding Energy Star	0	0/10
#Units with bus/rail access	0	2/212
#Units with other green	0	0/94
#Units with solar panels	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/212
# of Singlefamily Units	0	2/118

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	20/0	7/0	27/212	100.00
# Owner	0	0	0	7/0	4/0	11/118	100.00
# Renter	0	0	0	13/0	3/0	16/94	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 14G - TJ American P1 LMMI
Activity Title: TJ America LLC Phase 1 LMMI

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
NSP-14

Project Title:
NSP Rehabilitation

Projected Start Date:
03/12/2010

Projected End Date:
03/29/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
TJ American LLC

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	$0.00	$509,077.66
Total Budget	$0.00	$509,077.66
Total Obligated	$0.00	$509,077.66
Total Funds Drawdown	$0.00	$509,077.66
Program Funds Drawdown	$0.00	$509,077.66
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$509,077.66
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Rehabilitation of housing

Location Description:

NSP 1 Grand River/Greenfield Area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof	2	5/2
#Dishwashers replaced	2	5/2
#Efficient AC added/replaced	2	5/2
#Energy Star Replacement	22	61/12

#High efficiency heating plants	2	5/2
#Light fixtures (outdoors)	2	5/2
#Light Fixtures (indoors)	30	75/30
#Low flow showerheads	2	5/2
#Low flow toilets	3	6/2
# of Properties	2	5/2
#Refrigerators replaced	2	5/2
#Replaced hot water heaters	2	5/2
#Replaced thermostats	2	5/2
#Units with bus/rail access	2	5/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**	**Low/Mod%**
# of Households	0	0	5	0/0	0/2	5/2	0.00
# Owner	0	0	5	0/0	0/2	5/2	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 14H TJ American P2 LMMI
Activity Title: TJ American LLC Phase 2 LMMI

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
NSP-14

Project Title:
NSP Rehabilitation

Projected Start Date:
03/12/2010

Projected End Date:
03/29/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
TJ American LLC

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	$0.00	$282,262.14
Total Budget	$0.00	$282,262.14
Total Obligated	$0.00	$282,262.14
Total Funds Drawdown	$0.00	$282,262.14
Program Funds Drawdown	$0.00	$282,262.14
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$282,262.14
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Rehabilitation of housing

Location Description:

NSP1 Grand River/Greenfield Area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof	1	2/5
#Efficient AC added/replaced	1	2/5
#Energy Star Replacement	2	7/46
#High efficiency heating plants	1	2/5

#Light fixtures (outdoors)	1	2/5
#Light Fixtures (indoors)	15	30/75
#Low flow showerheads	1	2/5
#Low flow toilets	1	2/5
# of Properties	0	0/5
#Replaced hot water heaters	1	2/5
#Replaced thermostats	1	2/5
#Units with bus/rail access	1	2/5

	This Report Period	Cumulative Actual Total / Expected
	Total	**Total**
# of Housing Units	2	2/5
# of Singlefamily Units	2	2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**	**Low/Mod%**
# of Households	0	0	2	0/0	0/5	2/5	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None