

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

April 1, 2011 thru June 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:

Original - In Progress

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:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$47,137,690.00
Total CDBG Program Funds Budgeted	N/A	\$47,137,690.00
Program Funds Drawdown	\$5,308,871.28	\$14,116,698.71
Program Funds Obligated	\$0.00	\$47,137,690.00
Program Funds Expended	\$5,083,910.99	\$13,891,738.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$150,664.13
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

Acquisition

During the quarter there were acquisition expenditures totaling \$48,250.

Acquisition-Land Bank

During the quarter, the Detroit Land Bank Authority (DLBA) continued to engage in a continuous acquisition/due diligence process, closing on property throughout all three months.

As of July 29, 2011, the DLBA had closed on 72 properties. The DLBA is scheduled to close on an additional eight properties through September 2011, and is actively pursuing contracts for 10 properties. These numbers change on a daily/weekly basis due the continuous acquisition/due diligence process that is taking place and the real estate market climate in Detroit.

Disposition-Land Bank

During the quarter included taking next steps toward moving the disposition strategy forward in the future. The following tasks were ordered and/or completed:

- All responses to an RFQ for Qualified Developers/Builders and Contractors were reviewed and scored. Successful respondents were put into a pool that was approved by the DLBA Board of Directors during their May 2011 Board Meeting.
- Housing inspections and specifications were ordered and/or completed (27 properties).
- Lead paint testing and asbestos surveys were ordered (43 properties).

Between May and June 2011 the DLBA also began completing due diligence necessary for the future development

of its single family assets. These next steps included:

- Housing Inspections and Specifications: The DLBA placed an initial order during May 2011 for specifications on 16 of its NSP1 single family houses. This was done in order to gain the professional opinion of the actual condition of the house as well as the cost that would be incurred to completely rehabilitate the dwelling. These figures will be used to budget future redevelopment.
- Lead Paint Testing and Asbestos Surveys: The DLBA placed an order to have lead paint testing and asbestos surveys conducted in approximately 43 of its assets as of June 2011. These tests will be used in order to determine next steps for remediation, as all DLBA assets acquired were built prior to 1978 and laws outlawing the use of lead based paint.

Demolition

This quarter total demolition expenditures were \$ 3,415,249.06. The City of Detroit has demolished approximately 292 housing units this quarter. Actual property demolitions took place in all nine NSP areas with expenditures totaling \$1,373,231. Five of nine NSP areas had expenditures over \$200,000. Two had expenditures under \$115,000 and two areas had no expenditures. Individual addresses for demolished structures are included in the QPR.

Administration

Administrative expenditures during the quarter totaled \$59,503 for the following:

106 Reviews/Historic Clearances

109 Reviews.Legal Clearances

Project costs (new construction, rehabilitation)

Discussions are underway with HUD consultants regarding staff costs that can be allocated to NSP administration.

New Construction

To date, four (4) new construction rental projects are under construction. During the quarter \$350,896.73 in NSP new construction rental soft costs were disbursed. Additionally, the Housing Rehabilitation staff continues to performed site visits, project monitoring and conduct monthly draw request meetings, as required, for the four (4) new construction projects currently under construction.

Rehabilitation

A total of \$582,572.90 was expended on rehabilitation activities during the quarter for the following:

During the quarter loan closings continued on remaining properties. During the loan closing legal review process, it was determined that some of the foreclosed upon properties for seven (7) projects were initiated by the Mortgage Electronic Registration System (MERS) which clouded titles for all properties. The City required the developers to remove those properties from their development projects. However, eliminating the MERS properties required the developers to revise a number of documents and submit to the City for review and approval. Those developers were initially required to close by June 30, 2011 but the City agreed to close in escrow for up to 30 days, if necessary. It is anticipated that twelve (12) of the thirteen (13) projects will break escrow by the end of the month. The City extended the escrow date for one project to allow the developer to finalize activities to secure additional LIHTCs recently awarded. This additional funding will allow more extensive repairs and improvements to the development project. The City has started to conduct pre-construction conferences on projects that have closed in order to issue the notice to proceed to the developer/contractor, and explain project payment procedures and section 3 requirements. The City will allow developers to request soft cost reimbursement for eligible expenses associated with those MERS properties removed from the project.

During the next quarter, Housing Services anticipates meeting with developers that have completed rehabilitation activities and have homes for-sale. Given the soft mortgage market and the low after-rehab appraisals, the City, along with its legal counsel and Cloudburst, its technical assistance provider are looking at options to assist developers seeking to sell their NSP funded properties.

Additionally, the Housing Rehabilitation staff continues to perform site visits, project monitoring and monthly draw request meetings, as required, for eight (8) rehabilitation projects currently under construction.

Housing Services staff will continue to process payments on the thirteen projects currently under construction. It is anticipated that all projects closed during this quarter will be under construction next quarter. Staff will also work with developers to process all NSP soft cost reimbursement payments by the end of the next quarter.

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	\$675,689.05	\$2,963,462.00	\$892,836.05
NSP-02, NSP Disposition	\$224,960.29	\$3,897,695.00	\$358,523.29
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$3,415,249.06	\$16,000,000.00	\$11,157,684.18
NSP-10, NSP Administration	\$59,503.25	\$4,713,769.00	\$150,664.13
NSP-12, NSP New Construction	\$350,896.73	\$4,578,000.00	\$592,832.48
NSP-14, NSP Rehabilitation	\$582,572.90	\$14,984,764.00	\$964,158.58

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:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$661,157.00
Total CDBG Program Funds Budgeted	N/A	\$661,157.00
Program Funds Drawdown	\$48,250.00	\$202,097.00
Program Funds Obligated	\$0.00	\$661,157.00
Program Funds Expended	\$48,250.00	\$202,097.00
City of Detroit Planning & Dev Dept	\$48,250.00	\$202,097.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 there were acquisition expenditures totaling \$48,250.

Accomplishments Performance Measures

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

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: 01A NSP ACQ

Activity Title: Landbank Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

09/01/2009

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Land Bank

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,302,305.00
Total CDBG Program Funds Budgeted	N/A	\$2,302,305.00
Program Funds Drawdown	\$627,439.05	\$690,739.05
Program Funds Obligated	\$0.00	\$2,302,305.00
Program Funds Expended	\$627,439.05	\$690,739.05
City of Detroit Land Bank	\$627,439.05	\$690,739.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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, the Detroit Land Bank Authority (DLBA) continued to engage in a continuous acquisition/due diligence process, closing on property throughout all three months.

As of July 29, 2011, the DLBA had closed on 72 properties. The DLBA is scheduled to close on an additional eight properties through September 2011, and is actively pursuing contracts for 10 properties. These numbers change on a daily/weekly basis due the continuous acquisition/due diligence process that is taking place and the real estate market climate in Detroit.

Accomplishments Performance Measures

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

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: 02 NSP Disp

Activity Title: Disposition

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

NSP-02

Project Title:

NSP Disposition

Projected Start Date:

06/01/2009

Projected End Date:

03/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Detroit	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Maintain properties pending disposition including legal services, financial services, appraisals, surveys and transfer costs.

Location Description:

Location to be determined based upon the acquisition, rehabilitation, or demolition activity in the 9 target areas

Activity Progress Narrative:

Disposition-Land Bank

During the quarter included taking next steps toward moving the disposition strategy forward in the future. The following tasks were ordered and/or completed:

- All responses to an RFQ for Qualified Developers/Builders and Contractors were reviewed and scored. Successful respondents were put into a pool that was approved by the DLBA Board of Directors during their May 2011 Board Meeting.
- Housing inspections and specifications were ordered and/or completed (27 properties).
- Lead paint testing and asbestos surveys were ordered (43 properties).

Between May and June 2011 the DLBA also began completing due diligence necessary for the future development of its single family assets. These next steps included:

- Housing Inspections and Specifications: The DLBA placed an initial order during May 2011 for specifications on 16 of its NSP1 single family houses. This was done in order to gain the professional opinion of the actual condition of the house as well as the cost that would be incurred to completely rehabilitate the dwelling. These figures will be used to budget future redevelopment.
- Lead Paint Testing and Asbestos Surveys: The DLBA placed an order to have lead paint testing and asbestos surveys conducted in approximately 43 of its assets as of June 2011. These tests will be used in order to determine next steps for

remediation, as all DLBA assets acquired were built prior to 1978 and laws outlawing the use of lead based paint.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/800

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:	02a NSP Disp
Activity Title:	Landbank Disposition

Activity Category:

Disposition

Activity Status:

Planned

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	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,897,695.00
Total CDBG Program Funds Budgeted	N/A	\$3,897,695.00
Program Funds Drawdown	\$224,960.29	\$358,523.29
Program Funds Obligated	\$0.00	\$3,897,695.00
Program Funds Expended	\$0.00	\$133,563.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

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:

N/A

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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$16,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$16,000,000.00
Program Funds Drawdown	\$3,415,249.06	\$11,157,684.18
Program Funds Obligated	\$0.00	\$16,000,000.00
Program Funds Expended	\$3,415,249.06	\$11,157,684.18
City of Detroit Buildings & Safety Eng	\$3,415,249.06	\$11,157,684.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolish blighted and abandoned structures

Location Description:

Activity Progress Narrative:

Demolition

This quarter total demolition expenditures were \$ 3,415,249.06. The City of Detroit has demolished approximately 292 housing units this quarter. Actual property demolitions took place in all nine NSP areas with expenditures totaling \$1,373,231. Five of nine NSP areas had expenditures over \$200,000. Two had expenditures under \$115,000 and two areas had no expenditures. Individual addresses for demolished structures are included in the QPR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	292	841/1400

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
14008 Park Grove	Detroit	NA	48205
20000 Bradford	Detroit	NA	48205
4168 St. Aubin	Detroit	NA	48207
19650 Hanna	Detroit	NA	48203
20909 Fenkell	Detroit	NA	48223
2475 Sheridan	Detroit	NA	48214
3418 McDougall	Detroit	NA	48207
5155 Maxwell	Detroit	NA	48213
5540 Chene	Detroit	NA	48211
19196 Gallagher	Detroit	NA	48234
19142 Justine	Detroit	NA	48234
19675 Coventry	Detroit	NA	48203
1231 W. Grand Blvd.	Detroit	NA	48210
19144 Rowe	Detroit	NA	48205
699 Blaine	Detroit	NA	48202
222 Leicester	Detroit	NA	48202
5917 Maryland	Detroit	NA	48224
13564 Vaughan	Detroit	NA	48223
13312 Wilfred	Detroit	NA	48213
12445 E. State Fair	Detroit	NA	48205
13244 Freeland	Detroit	NA	48227
941 Philadelphia	Detroit	NA	48211
13545 Appoline	Detroit	NA	48227
17151 Greely	Detroit	NA	48203
4725 Gray	Detroit	NA	48215
15073 Fordham	Detroit	NA	48205
17604 Marx	Detroit	NA	48203
4051 Wesson	Detroit	NA	48210
18119 Greydale	Detroit	NA	48219
12831 Stout	Detroit	NA	48223
15081 Fordham	Detroit	NA	48205
3535 23rd Street	Detroit	NA	48208
15840 Pierson	Detroit	NA	48219
17821 Charest	Detroit	NA	48212
14055 Burt	Detroit	NA	48223
14222 Mapleridge	Detroit	NA	48205
19639 Justine	Detroit	NA	48234
14247 Terry	Detroit	NA	48227
4140 Guilford	Detroit	NA	48224

1221 E. Nevada	Detroit	NA	48203
17176 Ilene	Detroit	NA	48221
4629 Scotten	Detroit	NA	48210
20212 Barlow	Detroit	NA	48205
438 Hague	Detroit	NA	48202
3034 Elmwood	Detroit	NA	48207
4146 Pennsylvania	Detroit	NA	48227
10060 Nottingham	Detroit	NA	48224
18903 Patton	Detroit	NA	48219
14010 Vaughan	Detroit	NA	48223
14529 Maddelein	Detroit	NA	48205
14629 Mapleridge	Detroit	NA	48205
19719 Albion	Detroit	NA	48234
457 Melbourn	Detroit	NA	48211
4314 Bangor	Detroit	NA	48208
440 Robinwood	Detroit	NA	48203
13634 Carlisle	Detroit	NA	48205
19254 Keating	Detroit	NA	48203
15107 Trinity	Detroit	NA	48223
16535 Santa Rosa	Detroit	NA	48221
7557 Dunedin	Detroit	NA	48206
19205 Exeter	Detroit	NA	48203
3422 Cochrane	Detroit	NA	48208
12728 Westbrook	Detroit	NA	48223
14161 Manning	Detroit	NA	48205
2946 Baldwin	Detroit	NA	48214
2527 Crane	Detroit	NA	48214
9692 Cameron	Detroit	NA	48211
18114 Barlow	Detroit	NA	48205
5110 Helen	Detroit	NA	48211
3316 Wesson	Detroit	NA	48210
15811 Ardmore	Detroit	NA	48227
4209 Pennsylvania	Detroit	NA	48214
15507 Santa Rosa	Detroit	NA	48238
8138 Ellsworth	Detroit	NA	48238
271 Euclid	Detroit	NA	48202
15000 Dacosta	Detroit	NA	48223
547 Hague	Detroit	NA	48202
713 Annin	Detroit	NA	48203
14949 Griggs	Detroit	NA	48238
16891 Greydale	Detroit	NA	48219
15503 Virgil	Detroit	NA	48223
502 Marston	Detroit	NA	48202
14620 Cherrylawn	Detroit	NA	48227
15113 Trinity	Detroit	NA	48223

14384 Chapel	Detroit	NA	48223
19636 Regent	Detroit	NA	48205
1717 Philadelphia	Detroit	NA	48206
8210 Chalfonte	Detroit	NA	48238
4647 Chene	Detroit	NA	48207
5997 Iroquois	Detroit	NA	48213
12682 Goulburn	Detroit	NA	48205
16639 Santa Rosa	Detroit	NA	48221
1979 Scott	Detroit	NA	48207
600 Brentwood	Detroit	NA	48203
1704 Philadelphia	Detroit	NA	48206
5729 Belvidere	Detroit	NA	48213
15376 Rockdale	Detroit	NA	48223
16574 Turner	Detroit	NA	48227
5130 Mitchell	Detroit	NA	48211
3373 16th Street	Detroit	NA	48208
18031 Fairport	Detroit	NA	48205
8222 Sirron	Detroit	NA	48234
15895 Dacosta	Detroit	NA	48223
17348 Woodward	Detroit	NA	48203
15882 Blackstone	Detroit	NA	48219
6760 Stahelin	Detroit	NA	48228
17267 St. Aubin	Detroit	NA	48212
13856 Manning	Detroit	NA	48205
212 Brentwood	Detroit	NA	48203
11407 St. Marys	Detroit	NA	48227
19150 Rowe	Detroit	NA	48205
17935 Lumbkin	Detroit	NA	48212
8326 Brentwood	Detroit	NA	48234
8218 E. Robinwood	Detroit	NA	48234
6420 28th Street	Detroit	NA	48210
445 Mt. Vernon	Detroit	NA	48202
215 Robinwod	Detroit	NA	48203
15755 Patton	Detroit	NA	48223
301 Euclid	Detroit	NA	48202
419 Alger	Detroit	NA	48202
3907 31st Street	Detroit	NA	48210
17922 Charest	Detroit	NA	48234
424 Brentwood	Detroit	NA	48234
14615 Cherrylawn	Detroit	NA	48238
13255 Rochelle	Detroit	NA	48205
17917 St. Aubin	Detroit	NA	48212
4505 Bangor	Detroit	NA	48210
4481 35th Street	Detroit	NA	48210
14559 Novara	Detroit	NA	48205

7634 Plainview	Detroit	NA	48228
12515 Barlow	Detroit	NA	48205
6486 Hazlett	Detroit	NA	48210
19615 Joann	Detroit	NA	48205
1519 Glynn Ct.	Detroit	NA	48206
80 Goldengate	Detroit	NA	48203
14316 Dolphin	Detroit	NA	48223
8099 E. Brentwood	Detroit	NA	48234
412 Brentwood	Detroit	NA	48203
19196 Andover	Detroit	NA	48203
4177 Guilford	Detroit	NA	48224
15701 Riverdale	Detroit	NA	48223
16164 Wormer	Detroit	NA	48219
254 Euclid	Detroit	NA	48202
19461 Anglin	Detroit	NA	48203
18581 Patton	Detroit	NA	48219
16808 Liac	Detroit	NA	48221
12800 Burt Road	Detroit	NA	48228
12945 Westbrook	Detroit	NA	48223
15476 Rockdale	Detroit	NA	48223
12905 Westbrook	Detroit	NA	48223
12693 Barlow	Detroit	NA	48205
9719 Cameron	Detroit	NA	48211
4258 Herbert	Detroit	NA	48210
9605 Montrose	Detroit	NA	48227
61 Greendale	Detroit	NA	48203
17400 Woodward	Detroit	NA	48203
15459 Blackstone	Detroit	NA	48223
512 Robinwood	Detroit	NA	48203
15075 Rockdale	Detroit	NA	48223
14938 Cheyenne	Detroit	NA	48227
5703 Hurlbut	Detroit	NA	48213
2210 Gladstone	Detroit	NA	48206
19454 Omira	Detroit	NA	48203
9370 Laura	Detroit	NA	48214
1031 W. Lantz	Detroit	NA	48203
3560 Lovett	Detroit	NA	48210
5805 Crane	Detroit	NA	48213
476 Fernhill	Detroit	NA	48234
6102 Van Dyke	Detroit	NA	48214
4812 Maynard	Detroit	NA	48215
17541 Goddard	Detroit	NA	48234
19154 Exeter	Detroit	NA	48203
13953 Patton	Detroit	NA	48223
2501 Pennsylvania	Detroit	NA	48214

15725 Riverdale	Detroit	NA	48223
4702 Seyburn	Detroit	NA	48213
642 E. Brentwood	Detroit	NA	48203
911 Annin	Detroit	NA	48203
14565 Maddelein	Detroit	NA	48205
14412 Dacosta	Detroit	NA	48223
19681 Albion	Detroit	NA	48234
14850 Westbrook	Detroit	NA	48223
15462 San Juan	Detroit	NA	48238
14516 Cloverdale	Detroit	NA	48238
19603 Omira	Detroit	NA	48203
3419 Heidelberg	Detroit	NA	48207
426 Mt. Vernon	Detroit	NA	48211
19164 Dean	Detroit	NA	48234
1042 E. 7 Mile Ed.	Detroit	NA	48203
16249 Turner	Detroit	NA	48221
4511 Fischer	Detroit	NA	48214
2905 Pennsylvania	Detroit	NA	48214
3692 Sylvester	Detroit	NA	48214
15014 Chatham	Detroit	NA	48223
12530 Goulburn	Detroit	NA	48205
4480 16th	Detroit	NA	48208
6249 Canton	Detroit	NA	48211
14750 Maddelein	Detroit	NA	48205
5075 Maryland	Detroit	NA	48224
15403 Braille	Detroit	NA	48223
14261 Westbrook	Detroit	NA	48223
5811 Seneca	Detroit	NA	48214
21424 Glenco	Detroit	NA	48219
3121 Crane	Detroit	NA	48214
6396 30th Street	Detroit	NA	48210
3244 Hubbard	Detroit	NA	48210
430 Hague	Detroit	NA	48202
432 Brentwood	Detroit	NA	48234
63 Hollywood	Detroit	NA	48203
8873 Yates	Detroit	NA	48214
8056 Brentwood	Detroit	NA	48234
14822 Westbrook	Detroit	NA	48223
17138 Mackay	Detroit	NA	48212
17520 Bentler	Detroit	NA	48219
15705 Iliad	Detroit	NA	48223
283 Euclid	Detroit	NA	48202
5050 Newport	Detroit	NA	48213
15000 Dacosta	Detroit	NA	48223
2214-16 Clairmount	Detroit	NA	48206

6358 30th Street	Detroit	NA	48210
3996 Sheridan	Detroit	NA	48214
4810 Belvidere	Detroit	NA	48214
12450 Barlow	Detroit	NA	48205
8056 E. Forest	Detroit	NA	48214
18921 McNichols	Detroit	NA	48219
14678 Linnhurst	Detroit	NA	48234
15803 Dacosta	Detroit	NA	48223
17501 Heyden	Detroit	NA	48219
15853 Monica	Detroit	NA	48227
12346 Garnet	Detroit	NA	48205
15803 Monica	Detroit	NA	48238
15001 Lamphere	Detroit	NA	48223
2643 15th Street	Detroit	NA	48216
14516 Marlow	Detroit	NA	48227
987 Mt. Vernon	Detroit	NA	48211
19727 Hanna	Detroit	NA	48203
14620 Greydale	Detroit	NA	48223
18513 Brinker	Detroit	NA	48234
17196 Salem	Detroit	NA	48219
18964 Patton	Detroit	NA	48219
867 Calvert	Detroit	NA	48202
8233 Greenview	Detroit	NA	48228
15502 Roselawn	Detroit	NA	48238
18581 Patton	Detroit	NA	48219
19381 Blake	Detroit	NA	48203
568 Euclid	Detroit	NA	48202
18419 Burgess	Detroit	NA	48219
6050 Northfield	Detroit	NA	48210
13209 Hubbell	Detroit	NA	48227
75 E. Margaret	Detroit	NA	48203
14684 Stoepel	Detroit	NA	48238
15128 Dacosta	Detroit	NA	48223
14238 Troster	Detroit	NA	48205
15337 Stansbury	Detroit	NA	48227
15773 Chatham	Detroit	NA	48223
4463 Dubois	Detroit	NA	48207
1580 W. Grand Blvd.	Detroit	NA	48208
15073 Littlefield	Detroit	NA	48227
19201 Albion	Detroit	NA	48234
69 Leicester	Detroit	NA	48211
14921 Marlowe	Detroit	NA	48227
2630 Hendie	Detroit	NA	48211
19158 Albion	Detroit	NA	48234
5127 31st Street	Detroit	NA	48210

2215 Hale	Detroit	NA	48207
17183 St. Aubin	Detroit	NA	48212
579 Marston	Detroit	NA	48202
19171 Exeter	Detroit	NA	48203
15410 Virgil	Detroit	NA	48223
4417 Baldwin	Detroit	NA	48214
14572 Auburn	Detroit	NA	48223
14302 Terry	Detroit	NA	48227
6155 Rohns	Detroit	NA	48213
4113 32nd Street	Detroit	NA	48210
18092 Fairport	Detroit	NA	48205
2968 Townsend	Detroit	NA	48214
13390 Robson	Detroit	NA	48227
14640 Dacosta	Detroit	NA	48223
277 Smith	Detroit	NA	48202
1158 Calvert	Detroit	NA	48202
19638 Andover	Detroit	NA	48203
3124 Concord	Detroit	NA	48207
910 Euclid	Detroit	NA	48211
138 E. Grixdale	Detroit	NA	48203
4493-95 Baldwin	Detroit	NA	48214
7661 Greenvew	Detroit	NA	48288
19444 Bauman	Detroit	NA	48203
533 Melbourn	Detroit	NA	48202
457 Margaret	Detroit	NA	48203
957 Mt. Vernon	Detroit	NA	48202
17811 Goddard	Detroit	NA	48234
15850 Pierson	Detroit	NA	48219
1184 E. Grand Blvd.	Detroit	NA	48211
13370 Mark twain	Detroit	NA	48227
14130 Greydale	Detroit	NA	48223
6773 Rutherford	Detroit	NA	48228
14820 Freeland	Detroit	NA	48227
15371 Blackstone	Detroit	NA	48223
3198 Hunt	Detroit	NA	48207
14579 Novara	Detroit	NA	48205
10224-26 Russell	Detroit	NA	48211
2737 Pingree	Detroit	NA	48206
19150 Pelkey	Detroit	NA	48205
5446 Michigan	Detroit	NA	48210
2700 Chene	Detroit	NA	48207
15862 Greenlawn	Detroit	NA	48238
14531 Washburn	Detroit	NA	48238
6003-05 Iroquois	Detroit	NA	48205
517 Margaret	Detroit	NA	48203

550 Euclid	Detroit	NA	48202
14336 Bentler	Detroit	NA	48223
14882 Tuller	Detroit	NA	48238
7710 St. Marys	Detroit	NA	48228
16826 Monica	Detroit	NA	48221
15000 Brammel	Detroit	NA	48223
4249 16th	Detroit	NA	48208
14415 Fordham	Detroit	NA	48205
19216 Havanna	Detroit	NA	48203
12690 Goulburn	Detroit	NA	48205
5051 Parker	Detroit	NA	48213
19126 Keating	Detroit	NA	48203
19435 Hanna	Detroit	NA	48203
9193 Robson	Detroit	NA	48228
19245 Irvington	Detroit	NA	48234
90 Collingwood	Detroit	NA	48202
17224 John R	Detroit	NA	48203
14040 Park Grove	Detroit	NA	48205
5047 Maryland	Detroit	NA	48214
4511 Fischer	Detroit	NA	48214
15720 Dacosta	Detroit	NA	48223
13322 Wilfred	Detroit	NA	48213
480 Robinwood	Detroit	NA	48203
9962 Memorial	Detroit	NA	48227
14371 Robson	Detroit	NA	48227
1729 Grand Blvd.	Detroit	NA	48208
73 Mt. Vernon	Detroit	NA	48202
13285 Mayfield	Detroit	NA	48205
927 Adeline	Detroit	NA	48203
6249 Canton	Detroit	NA	48211
8694 Ellsworth	Detroit	NA	48238
12728 Westbrook	Detroit	NA	48223
6050 Northfield	Detroit	NA	48210
16256 Ardmore	Detroit	NA	48235
476 Fernhill	Detroit	NA	48234
3543 Kirby	Detroit	NA	48211
19675 Coventry	Detroit	NA	48203
4702 Seyburn	Detroit	NA	48213
590 Robinwood	Detroit	NA	48203
19216 Havanna	Detroit	NA	48203
14529 Maddelein	Detroit	NA	48205
1477 Blaine	Detroit	NA	48206
5339 Chene	Detroit	NA	48211
14275 Mapleridge	Detroit	NA	48205
13634 Carlisle	Detroit	NA	48205

13942 Auburn	Detroit	NA	48223
14516 Marlowe	Detroit	NA	48227
15755 Patton	Detroit	NA	48223
294 Kenilworth	Detroit	NA	48202
15750 Westbrook	Detroit	NA	48223
15719 Riverdale	Detroit	NA	48223
19615 Joann	Detroit	NA	48205
2611 Harrison	Detroit	NA	48210
3121 Crane	Detroit	NA	48214

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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,713,769.00
Total CDBG Program Funds Budgeted	N/A	\$4,713,769.00
Program Funds Drawdown	\$59,503.25	\$150,664.13
Program Funds Obligated	\$0.00	\$4,713,769.00
Program Funds Expended	\$59,503.25	\$150,664.13
City of Detroit Planning & Dev Dept	\$59,503.25	\$150,664.13
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 \$59,503 for the following:

106 Reviews/Historic Clearances

109 Reviews. Legal Clearances

Project costs (new construction, rehabilitation)

Discussions are underway with HUD consultants regarding staff costs that can be allocated to NSP 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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,578,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,578,000.00
Program Funds Drawdown	\$350,896.73	\$592,832.48
Program Funds Obligated	\$0.00	\$4,578,000.00
Program Funds Expended	\$350,896.73	\$592,832.48
City of Detroit Planning & Dev Dept	\$350,896.73	\$592,832.48
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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

To date, four (4) new construction rental projects are under construction. During the quarter \$350,896.73 in NSP new construction rental soft costs were disbursed. Additionally, the Housing Rehabilitation staff continues to performed site visits, project monitoring and conduct monthly draw request meetings, as required, for the four (4) new construction projects currently under construction.

Accomplishments Performance Measures

	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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$14,984,764.00
Total CDBG Program Funds Budgeted	N/A	\$14,984,764.00
Program Funds Drawdown	\$582,572.90	\$964,158.58
Program Funds Obligated	\$0.00	\$14,984,764.00
Program Funds Expended	\$582,572.90	\$964,158.58
City of Detroit Planning & Dev Dept	\$582,572.90	\$964,158.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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

A total of \$582,572.90 was expended on rehabilitation activities during the quarter for the following:

During the quarter loan closings continued on remaining properties. During the loan closing legal review process, it was determined that some of the foreclosed upon properties for seven (7) projects were initiated by the Mortgage Electronic Registration System (MERS) which clouded titles for all properties. The City required the developers to remove those properties from their development projects. However, eliminating the MERS properties required the developers to revise a number of documents and submit to the City for review and approval. Those developers were initially required to close by June 30, 2011 but the City agreed to close in escrow for up to 30 days, if necessary. It is anticipated that twelve (12) of the thirteen (13) projects will break escrow by the end of the month. The City extended the escrow date for one project to allow the developer to finalize activities to secure additional LIHTCs recently awarded. This additional funding will allow more extensive repairs and improvements to the development project. The City has started to conduct pre-construction conferences on projects that have closed in order to issue the notice to proceed to the developer/contractor, and explain project payment procedures and section 3 requirements. The City will allow developers to request soft cost reimbursement for eligible expenses associated with those MERS properties removed from the project.

During the next quarter, Housing Services anticipates meeting with developers that have completed rehabilitation activities and have homes for-sale. Given the soft mortgage market and the low after-rehab appraisals, the City, along with its legal counsel and Cloudburst, its technical assistance provider are looking at options to assist developers seeking to sell their NSP funded properties.

Additionally, the Housing Rehabilitation staff continues to perform site visits, project monitoring and monthly draw request meetings, as required, for eight (8) rehabilitation projects currently under construction.

Housing Services staff will continue to process payments on the thirteen projects currently under construction. It is anticipated that all projects closed during this quarter will be under construction next quarter. Staff will also work with developers to process all NSP soft cost reimbursement payments by the end of the next quarter.

Accomplishments Performance Measures

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

	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	