

Action Plan

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

LOCCS Authorized Amount:	\$ 47,137,690.00
Grant Award Amount:	\$ 47,137,690.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 686,463.36
Total Budget:	\$ 47,824,153.36

Funding Sources

Funding Source	Funding Type
DLBA Program Income	Program Income

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 34 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 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.

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:

o provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income abbreviated (LMMH);

As a projection, we will demolish 1,400 units. 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 (LMMH);

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

o serves a limited clientele whose incomes are at or below 120 percent of area median



income (LMMC).

Property acquisition activities are dependent on the national objective met by the subsequent reuse of the property. Activities identified by the City of Detroit will comply with a national objective as follows:

- 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 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.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-01	NSP Acquisition	01 NSP Acq	Acquisition
		01A NSP ACQ	Landbank Acquisition
NSP-02	NSP Disposition	02 NSP Disp	Disposition
		02a NSP Disp	Landbank Disposition
NSP-03	NSP-Public Improvements	<i>No activities in this project</i>	
NSP-04	NSP Demolition	04 NSP Demolition	Demolition
NSP-10	NSP Administration	10 NSP Admin	Administration
NSP-12	NSP New Construction	12 NSP New Construction	New Construction
		12A Maxwell Homes-LH25	Maxwell Homes LH25
		12B Northwest Unity Homes-LH25	Northwest Unity Homes LH25
		12C West Oakland Homes-LH25	West Oakland Homes-LH25
		12D NDNI Elderly LD HALP - LH25	NDNI Elderly LD HALP - LH25
		12E PARADISE VALLEY ESTATES LLC - LH25	Paradise Valley Estates LLC - LH25
		12F HARTFORD VILLAGE - LH25	HARTFORD VILLAGE LH25
NSP-14	NSP Rehabilitation	14 NSP Rehab	Rehabilitation
		14A NSP Rehab - Homebuyer Subsidy	Homebuyer Subsidy
		14B NSP Rehab - Landbank Rehab	Landbank Rehabilitation
		14C A.R.E. Herman Gardens LMMI	American Residential Equities Herman Gardens LMMI
		14C1 A.R.E. Herman Gardens LH25	American Residential Equities Herman Gardens LH25
		14D A.R.E. Grand River/Greenfield LH25	American Residential Equities Grnd Rvr/Grnflld LMMI
		14E Ferlito Construction P1 LH25	Ferlito Construction Phase 1



14F Ferito Construction P2 LMMI	Ferlito Construction Phase 2 LMMI
14G - TJ American P1 LMMI	TJ America LLC Phase 1 LMMI
14H TJ American P2 LMMI	TJ American LLC Phase 2 LMMI
14I S-Dot Collections LH25	S-Dot Collections LLC
14J Neighborhood Art P1 LMMI	Neighborhood Art Phase 1 LMMI
14K Neighborhood Art P2 - LMMI	Neighborhood Art P2 - LMMI
14L Bailey Development Group - LMMI	Bailey Development Group - LMMI
14M Kodiak Landarc P1 - LMMI	Kodiak Landarc Phase 1 - LMMI
14N Kodiak Landarc P2 - LMMI	Kodiak Landarc, LLC Phase 2 - LMMI
14O Manna McKinley - LH25	Manna McKinley
14P New Center Square LH25	New Center Square
14Q Paradise Valley Estates LLC -LMMI	Paradise Valley - LMMI
14R U Snap Bac - LH25	U Snap Bac - LH25
14S 1800 Brainard (Phoenix Comm) LMMI	1800 Brainard (Phoenix Comm) LMMI
14T Citadel - P1 - LMMI	Citadel - Phase 1 - LMMI
14U CITADEL P2 - LMMI	Citadel Phase 2 - LMMI
14V Paradise Valley HALP LH25	Paradise Valley HALP
Program Income	DLBA Program Income



Activities

Project # / Title: NSP-01 / NSP Acquisition

Grantee Activity Number: 01 NSP Acq
Activity Title: Acquisition

Activity Type:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit Planning & Dev Dept

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Detroit Planning & Dev Dept

Organization Type

Unknown

Proposed Budget

\$ 0.00



Location Description:

location to be determined in the 9 target areas

Activity Description:

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: 01A NSP ACQ
Activity Title: Landbank Acquisition

Activity Type:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

09/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,938,271.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,938,271.74

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	25	25		100.00
# Owner Households	25	25		100.00
# of Households	50	50		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	50
# of Housing Units	50
# of Properties	50

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit Land Bank

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Detroit Land Bank	Unknown	\$ 500,000.00



Location Description:

The nine target areas.

Activity Description:

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NSP-02 / NSP Disposition

Grantee Activity Number: 02 NSP Disp
Activity Title: Disposition

Activity Type:

Disposition

Project Number:

NSP-02

Projected Start Date:

06/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Planned

Project Title:

NSP Disposition

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA



Proposed Accomplishments

Total

of Properties

800

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Detroit1

Organization Type

Unknown

Proposed Budget

\$ 3,450,000.00

Location Description:

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

Activity Description:

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

Environmental Assessment:

Environmental Reviews: None



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

Activity Type:

Disposition

Project Number:

NSP-02

Projected Start Date:

09/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Disposition

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,097,416.70

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,097,416.70

Benefit Report Type:

NA

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

200

200

200

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit Land Bank

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Detroit Land Bank

Organization Type

Unknown

Proposed Budget

\$ 2,097,416.70

Location Description:

Nine Target areas



Activity Description:

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NSP-04 / NSP Demolition

Grantee Activity Number: 04 NSP Demolition
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

NSP-04

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Demolition

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 19,632,055.07

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 19,632,055.07

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
434343			0.00

Proposed Accomplishments

of Singlefamily Units

Total
1600



of Housing Units 1600
of Properties 1600

LMI%: 66.98

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
City of Detroit Buildings & Safety Eng

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Detroit Buildings & Safety Eng	Unknown	\$ 19,632,055.07

Location Description:
within the 9 NSP1 locations

Activity Description:
Demolish blighted and abandoned structures

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NSP-10 / NSP Administration

Grantee Activity Number: 10 NSP Admin
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP-10

Projected Start Date:

10/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:



Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Draw Block Date by HUD:

Total Budget:	\$ 680,315.61
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 680,315.61

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit Planning & Dev Dept

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Detroit Planning & Dev Dept

Organization Type

Unknown

Proposed Budget

\$ 680,315.61

Location Description:

Activity Description:

Administration and management of the NSP program

Environmental Assessment:

Environmental Reviews: None

Project # / Title: NSP-12 / NSP New Construction

Grantee Activity Number: 12 NSP New Construction



Activity Title: New Construction

Activity Type:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.05

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.05

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

168

0.00

of Households

168

0.00

Proposed Accomplishments

of Multifamily Units

Total

168

of Housing Units

168

Activity funds eligible for DREF (Ike Only)

#Units & other green

168

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

168

#Low flow showerheads

168

#Low flow toilets

168

#Units with solar panels



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit Planning & Dev Dept

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Detroit Planning & Dev Dept

Organization Type

Unknown

Proposed Budget

\$ 4,250,000.00

Location Description:

Activity Description:

Affordable housing projects will be developed for sale, rent, or lease-purchase

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: 12A Maxwell Homes-LH25
Activity Title: Maxwell Homes LH25

Activity Type:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 875,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 875,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Maxwell Homes

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Maxwell Homes

Organization Type

For Profit

Proposed Budget

\$ 875,000.00

Location Description:

NSP1 Kettering

Activity Description:

New Construction of Housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 12B Northwest Unity Homes-LH25
Activity Title: Northwest Unity Homes LH25

Activity Type:
 Construction of new housing

Project Number:
 NSP-12

Projected Start Date:
 03/12/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 NSP New Construction

Projected End Date:
 03/29/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,020,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,020,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	6
# of Housing Units	6
#Units exceeding Energy Star	6
#Units with bus/rail access	6
#Low flow showerheads	6
#Low flow toilets	6

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 Northwest Unity Homes

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

NSP1 Grand river/Greenfield

Activity Description:

New Construction of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 12C West Oakland Homes-LH 25
Activity Title: West Oakland Homes-LH25

Activity Type:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/29/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,020,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,020,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
#Units exceeding Energy Star	6
#Units with bus/rail access	6
#Low flow showerheads	6
#Low flow toilets	6

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

West Oakland Homes

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

NSP1 North End Area

Activity Description:

New construction of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 12D NDNI Elderly LD HALP - LH25
Activity Title: NDNI Elderly LD HALP - LH25

Activity Type:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,285,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,285,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

8

8

8

8

8

8

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

NDNI Elderly LD HALP

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

NSP1 Osborn Area

Activity Description:

New Construction of Apartment Units

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 12E PARADISE VALLEY ESTATES LLC - LH25
Activity Title: Paradise Valley Estates LLC - LH25

Activity Type:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 377,999.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 377,999.95

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Elevated Structures	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Paradise Valley Estates LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Paradise Valley Estates LLC

Organization Type

For Profit

Proposed Budget

\$ 377,999.95

Location Description:

NSP1 Area

Activity Description:

New Construction of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 12F HARTFORD VILLAGE - LH25
Activity Title: HARTFORD VILLAGE LH25

Activity Type:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

06/20/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

06/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 650,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 650,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	17	17		100.00
# of Households	17	17		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	17
# of Housing Units	17
# of Elevated Structures	17
#Sites re-used	8
#Units with bus/rail access	17
#Low flow showerheads	17
#Low flow toilets	17



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Harford Village

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Harford Village

Organization Type

For Profit

Proposed Budget

\$ 650,000.00

Location Description:

Located on Meyers Rd between Curtis & W. McNichols. NSP1 area of Grandriver/Greenfield

Activity Description:

The development of a 84-rental units facility for seniors

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP-14 / NSP Rehabilitation

Grantee Activity Number: 14 NSP Rehab
Activity Title: Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 8,891.82



National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 8,891.82

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	94			0.00
# Owner Households	118			0.00
# of Households	212			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	118
# of Multifamily Units	94
# of Housing Units	212
#Units \geq other green	94
#Sites re-used	
#Units exceeding Energy Star	10
#Units with bus/rail access	212
#Low flow showerheads	212
#Low flow toilets	212
#Units with solar panels	
#Dishwashers replaced	212
#Clothes washers replaced	94
#Refrigerators replaced	100
#Light fixtures (outdoors) replaced	212
#Light Fixtures (indoors) replaced	212
#Replaced hot water heaters	212
#Replaced thermostats	212
#Efficient AC added/replaced	212
#High efficiency heating plants	212
#Additional Attic/Roof Insulation	118
#Energy Star Replacement Windows	212
# of Properties	212



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit Planning & Dev Dept

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Detroit Planning & Dev Dept

Organization Type

Unknown

Proposed Budget

\$ 13,973,921.00

Location Description:

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

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: 14A NSP Rehab - Homebuyer Subsidy
Activity Title: Homebuyer Subsidy

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-14

Projected Start Date:

09/10/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 240,771.48

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 240,771.48

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10		10	100.00
10		10	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

10

of Housing Units

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Detroit2

Organization Type

Local Government

Proposed Budget

\$ 600,000.00

Location Description:



NSP1 Designated areas

Activity Description:

Homebuyer subsidies to assist in closing costs

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14B NSP Rehab - Landbank Rehab
Activity Title: Landbank Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

01/22/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/19/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,384,615.75

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,384,615.75

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10		10	100.00
# Owner Households	2		2	100.00
# of Households	12		12	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Housing Units	12
# ELI Households (0-30% AMI)	
#Units \geq other green	12
#Units deconstructed	
#Sites re-used	12
#Units exceeding Energy Star	12
#Units with bus/rail access	12
#Low flow showerheads	12
#Low flow toilets	18
#Units with solar panels	
#Dishwashers replaced	12
#Clothes washers replaced	12
#Refrigerators replaced	12
#Light fixtures (outdoors) replaced	60



#Light Fixtures (indoors) replaced	120
#Replaced hot water heaters	12
#Replaced thermostats	12
#Efficient AC added/replaced	12
#High efficiency heating plants	12
#Additional Attic/Roof Insulation	12
#Energy Star Replacement Windows	75
# of Properties	12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Detroit Land Bank

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Detroit Land Bank	Unknown	\$ 3,022,151.00

Location Description:

This 12 unit project is located on Detroit's Eastside in East English Village. The area is a border neighborhood to the city limits near Grosse Pointe Park.

Activity Description:

The project involves the acquisition disposition and renovation of 12 properties for sale or rent in Detroit.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: 14C A.R.E. Herman Gardens LMMI
Activity Title: American Residential Equities Herman Gardens LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP-14
Projected Start Date:
 12/01/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way
Project Title:
 NSP Rehabilitation
Projected End Date:
 03/13/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,286,542.44
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,286,542.44

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8	7	1	100.00
# Owner Households	3	3		100.00
# of Households	11	10	1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	11
# of Housing Units	11
#Units exceeding Energy Star	11
# of Properties	11

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 American Residential Equities Herman Gardens

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

6333 Archdale

Activity Description:

Rehab

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 14C1 A.R.E. Herman Gardens LH25
Activity Title: American Residential Equities Herman Gardens LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP-14

Projected Start Date:
 03/12/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 NSP Rehabilitation

Projected End Date:
 03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# Owner Households	1			0.00
# of Households	5	4		80.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	5
#Sites re-used	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	11
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	65
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Energy Star Replacement Windows	50



of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

American Residential Equities Herman Gardens

Proposed budgets for organizations carrying out Activity:

Responsible Organization

American Residential Equities Herman Gardens

Organization Type

For Profit

Proposed Budget

\$ 0.00

Location Description:

NSP 1 Herman Gardens area

Activity Description:

Rehabilitation of Houses in the Herman Garden NSP1 area

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14D A.R.E. Grand River/Greenfield LH25
Activity Title: American Residential Equities Grnd Rvr/Grnflld LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP-14

Projected Start Date:
 03/12/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 NSP Rehabilitation

Projected End Date:
 03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 645,812.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 645,812.95

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# Owner Households	3	3		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	60
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	84



of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

American Residential Equities Herman Gardens

Proposed budgets for organizations carrying out Activity:

Responsible Organization

American Residential Equities Herman Gardens

Organization Type

For Profit

Proposed Budget

\$ 0.00

Location Description:

NSP1 Grand River/Greenfield

Activity Description:

Rehabilitation of houses

Environmental Assessment:

COMPLETED

Environmental Reviews:

None



Grantee Activity Number: 14E Ferlito Construction P1 LH25
Activity Title: Ferlito Construction Phase 1

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 691,661.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 691,661.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# Owner Households	5	4	1	100.00
# of Households	6	5	1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
#Units with bus/rail access	6
#Low flow showerheads	6
#Low flow toilets	8
#Light fixtures (outdoors) replaced	6
#Light Fixtures (indoors) replaced	110
#Replaced hot water heaters	6
#Replaced thermostats	6
#Efficient AC added/replaced	6
#High efficiency heating plants	6
#Additional Attic/Roof Insulation	6
#Energy Star Replacement Windows	110
# of Properties	6



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ferlito Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ferlito Construction

Organization Type

For Profit

Proposed Budget

\$ 691,661.00

Location Description:

NSP1 East English Village Area

Activity Description:

Rehabilitation of houses

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14F Ferito Construction P2 LMMI
Activity Title: Ferlito Construction Phase 2 LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 866,438.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 866,438.85

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7	4	3	100.00
# of Households	7	4	3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
#Units with bus/rail access	7
#Low flow showerheads	7
#Low flow toilets	9
#Light fixtures (outdoors) replaced	7
#Light Fixtures (indoors) replaced	105
#Replaced hot water heaters	7
#Replaced thermostats	7
#Efficient AC added/replaced	7
#High efficiency heating plants	7
#Additional Attic/Roof Insulation	7
#Energy Star Replacement Windows	73
# of Properties	7



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ferlito Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ferlito Construction

Organization Type

For Profit

Proposed Budget

\$ 0.00

Location Description:

NSP1 East English Village Area

Activity Description:

Rehabilitation of houses

Environmental Assessment: COMPLETED

Environmental Reviews: None

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 509,077.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 509,077.66

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	30
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	12
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

TJ American LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

TJ American LLC

Organization Type

For Profit

Proposed Budget

\$ 509,077.66

Location Description:

NSP 1 Grand River/Greenfield Area

Activity Description:

Rehabilitation of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 282,262.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 282,262.14

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Dishwashers replaced	3
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	75
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	46
# of Properties	5



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

TJ American LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

TJ American LLC

Organization Type

For Profit

Proposed Budget

\$ 282,262.14

Location Description:

NSP1 Grand River/Greenfield Area

Activity Description:

Rehabilitation of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 14I S-Dot Collections LH25
Activity Title: S-Dot Collections LLC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,589,338.84

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,589,338.84

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	13			0.00
# of Households	13			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	13
# of Housing Units	13
#Units with bus/rail access	13
#Low flow showerheads	13
#Low flow toilets	13
#Refrigerators replaced	13
#Light fixtures (outdoors) replaced	9
#Light Fixtures (indoors) replaced	115
#Replaced hot water heaters	13
#Replaced thermostats	13
#Efficient AC added/replaced	13
#High efficiency heating plants	13
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	146
# of Properties	13



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

S-Dot Collections, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
S-Dot Collections, LLC	For Profit	\$ 1,589,338.84

Location Description:

NSP1 Kettering area

Activity Description:

Rehabilitation of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 14J Neighborhood Art P1 LMMI
Activity Title: Neighborhood Art Phase 1 LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 587,421.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 587,421.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Dishwashers replaced	5
#Refrigerators replaced	5
#Light Fixtures (indoors) replaced	60
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	28
# of Properties	5



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Neighborhood Art

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Art

Organization Type

For Profit

Proposed Budget

\$ 587,421.00

Location Description:

NSP1 Grand River/Greenfield area

Activity Description:

Rehabilitation of Housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14K Neighborhood Art P2 - LMMI
Activity Title: Neighborhood Art P2 - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,467,401.53

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,467,401.53

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	11		11	100.00
# of Households	11		11	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11
#Units with bus/rail access	11
#Low flow toilets	17
#Refrigerators replaced	11
#Light fixtures (outdoors) replaced	11
#Light Fixtures (indoors) replaced	198
#Replaced hot water heaters	11
#Replaced thermostats	11
#Efficient AC added/replaced	11
#High efficiency heating plants	11
#Additional Attic/Roof Insulation	11
#Energy Star Replacement Windows	114
# of Properties	11



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Art

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Art

Organization Type

For Profit

Proposed Budget

\$ 1,466,978.59

Location Description:

NSP1 Grand River/Greenfield Area

Activity Description:

Rehabilitation of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 14L Bailey Development Group - LMMI
Activity Title: Bailey Development Group - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 280,526.87

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 280,526.87

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	3
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	26
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	37
# of Properties	2



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Bailey Development Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Bailey Development Group

Organization Type

For Profit

Proposed Budget

\$ 280,526.87

Location Description:

NSP 1 Grand River/Greenfield area

Activity Description:

Rehabilitation of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 14M Kodiak Landarc P1 - LMMI
Activity Title: Kodiak Landarc Phase 1 - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 486,609.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 486,609.35

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	1
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	6
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	60
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Energy Star Replacement Windows	31
# of Properties	5



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Kodiak Landarc, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Kodiak Landarc, LLC

Organization Type

For Profit

Proposed Budget

\$ 486,609.35

Location Description:

NSP1 Osborn Area

Activity Description:

Rehabilitation of housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14N Kodiak Landarc P2 - LMMI
Activity Title: Kodiak Landarc, LLC Phase 2 - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 484,161.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 484,161.96

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	60
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Energy Star Replacement Windows	49
# of Properties	5



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Kodiak Landarc, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Kodiak Landarc, LLC

Organization Type

For Profit

Proposed Budget

\$ 484,161.96

Location Description:

NSP1 Far East/East English Village area

Activity Description:

Rehabilitation of Housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 140 Manna McKinley - LH25
Activity Title: Manna McKinley

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/29/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,026,680.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,026,680.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Dishwashers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	7
#Light Fixtures (indoors) replaced	28
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	24



of Properties

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Manna McKinley

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Manna McKinley

Organization Type

For Profit

Proposed Budget

\$ 1,026,680.25

Location Description:

NSP1 Southwest area

Activity Description:

Rehabilitation of housing (apartment bldg)

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14P New Center Square LH25
Activity Title: New Center Square

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,534,910.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,534,910.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	19		19	100.00
# of Households	19		19	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	19
# of Housing Units	19
#Units exceeding Energy Star	19
#Units with bus/rail access	19
#Low flow showerheads	19
#Low flow toilets	27
#Dishwashers replaced	19
#Clothes washers replaced	6
#Refrigerators replaced	19
#Light fixtures (outdoors) replaced	6
#Light Fixtures (indoors) replaced	319
#Replaced hot water heaters	2
#Replaced thermostats	19
#Efficient AC added/replaced	19
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	19



#Energy Star Replacement Windows

760

of Properties

19

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

New Center Square

Proposed budgets for organizations carrying out Activity:

Responsible Organization

New Center Square

Organization Type

For Profit

Proposed Budget

\$ 2,534,910.00

Location Description:

North End 628 Delaware and 112 Seward

Activity Description:

Rehabilitation of Multifamily Apartments

Environmental Assessment:

COMPLETED

Environmental Reviews: None

Grantee Activity Number: 14Q Paradise Valley Estates LLC -LMMI
Activity Title: Paradise Valley - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 198,915.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 198,915.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
#Units \geq other green	9
#Units exceeding Energy Star	9
#Units with bus/rail access	9
#Low flow showerheads	9
#Low flow toilets	18
#Dishwashers replaced	9
#Refrigerators replaced	9
#Light fixtures (outdoors) replaced	18
#Light Fixtures (indoors) replaced	108
#Replaced hot water heaters	9
#Replaced thermostats	9
#Efficient AC added/replaced	9
#High efficiency heating plants	9
#Additional Attic/Roof Insulation	49



#Energy Star Replacement Windows

99

of Properties

9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Paradise Valley Estate LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Paradise Valley Estate LLC

Organization Type

For Profit

Proposed Budget

\$ 77,745.00

Location Description:

NSP1 Area Kettering

Activity Description:

Rehabilitation of Housing Units

Environmental Assessment:

COMPLETED

Environmental Reviews: None

Grantee Activity Number: 14R U Snap Bac - LH25
Activity Title: U Snap Bac - LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 534,376.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 534,376.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# Owner Households	1	1		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Dishwashers replaced	5
#Clothes washers replaced	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	65
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5



#Additional Attic/Roof Insulation	49
#Energy Star Replacement Windows	47
# of Properties	5

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

U Snap Bac

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
U Snap Bac	Non-Profit	\$ 534,376.22

Location Description:

Far East/East English Village

Activity Description:

Rehabilitation of Singlefamily Housing Units

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14S 1800 Brainard (Phoenix Comm) LMMI
Activity Title: 1800 Brainard (Phoenix Comm) LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,117,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,117,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	17			0.00
# of Households	17			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	17
# of Housing Units	17
#Units with bus/rail access	17
#Low flow showerheads	17
#Low flow toilets	18
#Refrigerators replaced	17
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	29
#Replaced hot water heaters	1
#Replaced thermostats	17
#Efficient AC added/replaced	17
#High efficiency heating plants	17
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	32
# of Properties	17



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

1800 Brainard LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
1800 Brainard LLC	For Profit	\$ 1,117,000.00

Location Description:

1800 Brainard NSP Area

Activity Description:

Rehab multi-family housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14T Citadel - P1 - LMMI
Activity Title: Citadel - Phase 1 - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 221,473.53

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 221,473.53

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Elevated Structures	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Refrigerators replaced	2
#Light Fixtures (indoors) replaced	20
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	12
# of Properties	2



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Citadel

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Citadel

Organization Type

For Profit

Proposed Budget

\$ 221,473.53

Location Description:

NSP1 areas

Activity Description:

Rehab Single-family housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 14U CITADEL P2 - LMMI
Activity Title: Citadel Phase 2 - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 144,489.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 144,489.76

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
#Units with bus/rail access	1
#Low flow toilets	1
#Dishwashers replaced	1
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Citadel

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Citadel

Organization Type

For Profit

Proposed Budget

\$ 144,912.70

Location Description:

NSP1 area

Activity Description:

Rehab housing

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 14V Paradise Valley HALP LH25
Activity Title: Paradise Valley HALP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

03/12/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 438,998.60

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 438,998.60

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	15
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	78
# of Properties	5



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Paradise Valley HALP

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Paradise Valley HALP

Organization Type

For Profit

Proposed Budget

\$ 438,998.60

Location Description:

NSP1 area

Activity Description:

Rehab housing

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: Program Income / DLBA Program Income

Grantee Activity Number: Program Income1
Activity Title: DLBA Program Income

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

Program Income

Projected Start Date:

11/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Under Way

Project Title:

DLBA Program Income

Projected End Date:

02/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 55,013.53



National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 55,013.53
Total Funds:	\$ 110,027.06

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Housing Units

of Properties

LMI%:	
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Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Detroit Land Bank

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Detroit Land Bank

Organization Type

Unknown

Proposed Budget

\$ 55,013.53

Funding Source Name

DLBA Program Income

Matching Funds

No

Funding Amount

\$ 55,013.53

Location Description:

DLBA Program Income

Activity Description:

DLBA Program Income

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Action Plan Comments:



- Reviewer - ccv 4/30/2010 - Approved the modified Action Plan. The National Objective was changed to reflect the 25% set aside for new construction. That was the only change made to the Action Plan.
- Reviewer - ccv 9/7/2010 ζ Approved the revised action plan. None of the changes represent substantial amendments to the plan. Funds were shifted within acquisition and disposition to activities with the land bank authority as the responsible organization to accurately reflect the \$2 million in acquisition and \$4.2 in disposition that the City of Detroit funded the land bank authority in a subrecipient agreement. Additional changes include 1) \$1,338,843 transferred from acquisition to rehabilitation and 2) \$2 million transferred from public improvements to demolition.
- Reviewer - ccv 9/14/10 Approved the minor changes made in the action plan budgets. The City of Detroit increased the Land Bank acquisition budget by \$302,305 for a new total of \$2,963,462. The City decreased the Land Bank disposition budget by \$302,305 for a new total \$3,897,695.
- Reviewer - ccv 2/11/2011 Approved the City of Detroit's Action Plan for NSP1 modified for the purpose of updating the direct benefit data for New Construction and Rehabilitation activities to reflect projected single family, multi family, renters, and homeowners in the performance measures.
- Reviewer - ccv 9/02/2011 Approved the City of Detroit's NSP1 Action Plan modified for the purpose of updating the performance measures. The City still needs to modify the DRGR Action Plan to break-out the activities in accordance with HUD guidance and enter the Area Benefit data for demolition. It is recommended that staff register for DRGR Training on October 5 and 6, 2011 at the Birmingham Conference Center, 31301 Evergreen Road, Beverly Hills, MI 48025 at www.surveymonkey.com/s/DRGRDetroit.
- Reviewer - ccv 11/28/11 rejected the action plan so that the City of Detroit could make more modifications to the performance measure set-ups.
- Reviewer - ccv 12/12/2011 Approved the City of Detroit's NSP1 Action Plan in order for the QPR to be resubmitted in DRGR. Detroit is still working with the HUD DRGR Help Desk staff to determine if there is a problem with the Demolition activity performance measure set-ups. As the grantee continues to work with the HUD staff and the HUD NSP TA consultants, there will be more revisions made to the DRGR action plan.
- Reviewer - Last minute modifications to action plan are being approved in order to submit QPR by deadline. No review has taken place at this time. kjph 7/30/2012.
- Reviewer - ccv 1/30/2013 Recommend approving the revised action plan. None of the changes represent substantial amendments to the plan. The grantee added a housing rehabilitation activity for the Detroit Land Bank Authority with funds that were originally budgeted for disposition and housing subsidy activities. The grantee is still working with HUD's TA provider to revise the activities with the proper set-up in DRGR.
- Reviewer - ccv 4/30/2013 Permission to approve given by Shannon Baltimore, Program Manager
- Reviewer - 10/31/2013 ζ The City of Detroit submitted the revised action plan on October 30, 2013 for review. Changes were made to move approximately \$330k from acquisition to rehabilitation and approximately \$640k from landbank rehabilitation to \$150k to administration, \$480k to landbank disposition, and \$10k to rehabilitation. The \$647,002.23 budget for administration is well below the 10% cap. A total of \$19,868,176.00 is budgeted for the LH25 which is well above the 25% minimum. Currently the LH25 is designated for the totals of the new construction and rehabilitation activities. The budgeting and activity set-ups for new construction and rehabilitation activities are subject to change in the event the household incomes of the occupants are not at or below 50% AMI. The funds used for LMMI units will need to be broken out into separate activities from the LH25 activities. Program income earned by the subrecipient, the Detroit Land Bank Authority, needs to be budgeted into the action plan. The recommendation is to approve this revised action plan on the conditions that the grantee works on setting up the proper activities for national objectives and budgeting program income. HUD's technical assistance providers have been assigned to the City of Detroit to provide assistance on these matters.

- Reviewer - 12/12/2013 - The City of Detroit submitted the revised NSP1 action plan on December 10, 2013 for review. No changes were made to the action plan according to a December 11, 2013 email from the City of Detroit's Warren Duncan. Upon review, it does not appear that any changes were made since the action plan was last reviewed on October 31, 2013. The condition on the last action plan approval was that the grantee needed to work on properly setting up activities and budgeting for program income. This action plan is being rejected so that the grantee can correct activity set-ups to separate out multi-family properties from single-family property activities, to correct proposed accomplishments to avoid double-counting on acquisition activities, and to increase budgeted amounts to account for program income received by the Detroit Land Bank Authority.
- Reviewer - 1/29/2014 - review by Cynthia Vails, Financial Analyst: recommend approving the City of Detroit's NSP1 action plan in DRGR so that the City can submit a QPR for the January 30, 2014 deadline. The approval is on the conditions that the City continues to work toward correcting the activity set-ups and entering performance measures data including but limited to separating out multi-family properties from single-family property activities, separating LMMH activity from LH25, and correcting proposed accomplishments to avoid double-counting between the rehabilitation activities and the acquisition and homebuyer subsidy activities.
- Reviewer - 4/24/2014 ccv - review by Cynthia Vails, Financial Analyst: recommend approving the City of Detroit's NSP1 action plan in DRGR so that the City can submit a QPR for the April 30, 2014 deadline. The City is working on separating activities by responsible entity. For example, activity number 14C was created for American Residential Equities developer project. City continues to work toward correcting the activity set-ups and entering performance measures data including but limited to separating out multi-family properties from single-family property activities, separating LMMH activity from LH25, and correcting proposed accomplishments to avoid double-counting between the rehabilitation activities and the acquisition and homebuyer subsidy activities. None of the changes represent substantial amendments to the plan.
- Reviewer - 7/29/14 ccv - review by Cynthia Vails, Financial Analyst, approved the action plan for the purpose of enabling the City of Detroit to submit a QPR in DRGR before the July 30, 2014 deadline.
- Reviewer - 10/29/14 ccv - review by Cynthia Vails, Financial Analyst, approved the action plan for the purpose of enabling the City to submit a QPR in DRGR before the October 30, 2014 deadline. HUD is having bi-weekly check-in calls with the City of Detroit regarding NSP-1. The City recognizes that it needs to correct budget and obligation overages that occurred when it was working on creating new activities in an effort to eliminate bucket activities.
- Reviewer - 1/26/15 ccv - review by Cynthia Vails, Financial Analyst, approved the action plan for the purpose of enabling the City to submit a QPR in DRGR before the January 30, 2015 deadline. HUD is having bi-weekly check-in calls with the City of Detroit regarding NSP-1. The City is in the process of moving vouchers from general activities to activities with specific developers assigned to them as the responsible organizations.
- Reviewer - 5/1/15 ccv - review by Cynthia Vails, Senior Financial Analyst, approved the action plan for the purpose of enabling the City to submit a QPR in DRGR.
- Reviewer - 7/24/15 ccv - review by Cynthia Vails, Senior Financial Analyst, approved the action plan for the purpose of enabling the City to submit a QPR in DRGR by July 30. Currently our office is working with Detroit providing guidance and requiring bi-weekly check-in calls.
- Reviewer - 10/28/15, review by Cynthia Vails, Senior Financial Analyst, this revised action plan was approved based on the grantee reporting the following changes made in preparation for the QPR due on OCT 30 and the NSP-1 closeout process: 1) Added Hartford Village activity to New Construction project for \$650,000; 2) Added \$450,000 to New Center Sq activity; and 3) Added \$111,000 to Homebuyer Subsidy. The grantee is on track to comply with the AD cap and the LH25 set-aside requirement.
- Reviewer - 7/19/16, Cynthia Vails, Detroit reported that funds were added to the Manna McKinley NSP Rehabilitation developer to cover a payment in June 2016. I confirmed that the administration activity is still obligated under the 10 percent cap and more than 25 percent is obligated to LH25.

Action Plan History

Version	Date
B-08-MN-26-0004 AP#1	04/30/2010
B-08-MN-26-0004 AP#2	11/28/2011
B-08-MN-26-0004 AP#3	12/12/2011
B-08-MN-26-0004 AP#4	07/30/2012
B-08-MN-26-0004 AP#5	11/01/2012
B-08-MN-26-0004 AP#6	01/30/2013
B-08-MN-26-0004 AP#7	04/30/2013
B-08-MN-26-0004 AP#8	10/31/2013
B-08-MN-26-0004 AP#9	01/29/2014
B-08-MN-26-0004 AP#10	04/25/2014
B-08-MN-26-0004 AP#11	07/29/2014
B-08-MN-26-0004 AP#12	10/29/2014
B-08-MN-26-0004 AP#13	01/26/2015
B-08-MN-26-0004 AP#14	05/01/2015
B-08-MN-26-0004 AP#15	07/24/2015
B-08-MN-26-0004 AP#16	10/28/2015
B-08-MN-26-0004 AP#17	07/19/2016
B-08-MN-26-0004 AP#18	08/02/2018

