

Action Plan

Grantee: Macomb County, MI

Grant: B-08-UN-26-0003

LOCCS Authorized Amount:	\$ 9,765,375.00
Grant Award Amount:	\$ 9,765,375.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 882,478.40
Total Budget:	\$ 10,647,853.40

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Foreclosures plague the entire County, but are particularly high along the southern tier of communities bordering the City of Detroit. In conformance with HERA, we used a matrix to measure 1) # foreclosures, 2) # predicted foreclosures, and 3) # sub-prime loans, to rank distress in each community. The maximum score was 14 pts. Scores ranged from 13.5 to 0.5, with a cutoff at 7.5. The County therefore allocated specific amounts of funds to Eastpointe [13.5], Mt. Clemens [10], and Center Line [7.5].

Distribution and and Uses of Funds:

The populations of Eastpointe, Mt Clemens, and Center Line are rough multiples of each other, doubling from Center Line to Mt. Clemens to Eastpointe. Their distress follow a similar pattern, but with a 50% increase. These two patterns were used to weight the distress scores and determine NSP funding for each of these communities. Center Line (1 pt), Mt. Clemens (2 pts) is twice Center Line, and Eastpointe (4 pts) is twice Mt. Clemens. We added the weights to derive a factor of 7. \$5,273,303 is reserved for these communities. Simple math was then applied to derive sub-allocations. If progress is slow, the County would redirect funds to other projects or expand into the next tier of distressed communities, Shelby Township [5.5], and New Haven [5.0]. We expect most foreclosed/abandoned properties and NSP projects to be located in the target areas, although some may be located in non-targeted areas. At least \$2,441,343.75 will assist HH < 50% AMI. Targeting and Beneficiary Considerations: \$9,765,375.00 = NSP Grant. < \$976,537.00 < 10% of grant will be used for planning/admin. > \$8,788,838.00 of grant will be used for NSP projects. < \$3,515,535.00 = 40% of NSP grant will be used for for LMMI households/projects throughout the County. > \$5,273,303.00 = 60% NSP grant will be committed to projects in the named distressed communities..

Definitions and Descriptions:

(1) Blighted structure: A structure is blighted when 1) it has deteriorated to the point where it constitutes a threat to human health, safety, and public welfare (as determined by the municipal building official) and the estimated cost of repair to correct those deficiencies exceeds 50% of the structure's State Equalized Value (SEV), 2) it constitutes a nuisance to the public, or 3) it is structurally and/or functionally obsolete and therefore no longer has a useful purpose. Due to high performance expectations, the County will directly implement the NSP funds to ensure consistency. It will, however, work with and through communities to demolish blighted homes. They are experienced and can comply with State/local law. The County will manage the demolition process to ensure NSP progress and compliance. Each partner therefore has a defined role. (2) Affordable rents: We define "affordable rent" pursuant to HOME Regulation 24CFR 92.252(a). (3) Continued Affordability: The County will apply 24CFR 92.252 (e) and (f) for rental properties and, for homebuyers, at 24CFR 92.254 (a) (1), (2), (4) and (5)(ii) (A) (1). Specifics follow: a. Down-payment and housing rehabilitation assistance - both 0 interest deferred payment loans, fully forgiven if HH owns and occupies home for 15 years, but repaid in full if sold before then. Assistance limited to \$50,000, or 49% of hard costs, but cannot exceed \$100,000. This ensures affordability across the range of properties and among families at varying income levels. b. Rental assistance - with properties secured by a second mortgage. Failure to comply would result in default and require



repayment of the assistance provided. (4) Describe housing rehabilitation standards: The County will use the State of Michigan Residential Building Code (for existing dwellings) and, when applicable, HQS standards. Additional Definitions: In addition to the above, the following terms that will govern the Purchase/Rehabilitation Assistance Program. Macomb Urban County: The "Macomb Urban County" as defined by CDBG regulation, is comprised of 21 participating jurisdictions, excluding Clinton Township, Roseville, St. Clair Shores, Sterling Heights, and Warren. Unless otherwise noted, the terms Macomb County and Macomb Urban County are interchangeable. Macomb County Neighborhood Stabilization Program: A program funded by HUD to assist, acquire and redevelop foreclosed or abandoned properties within Macomb County, that might otherwise become sources of abandonment and blight. The NSP will focus on high distress communities: Eastpointe, Mt. Clemens, and Center Line. Purchase Price: The amount needed to buy a home, including reasonable closing costs Rehabilitation Costs: Amount of Rehabilitation Contract and any used contingency amounts for repairs needed to make the home decent, safe and habitable (including unforeseen and validated costs discovered during the course of rehabilitation), and comply with the Michigan Building Code for Existing Structures, plus any amounts for energy efficiency items selected by the homeowner. Hard Costs: The sum of Purchase Price and Rehabilitation Costs for a property. The maximum of Hard Costs (including private investment) for a home receiving NSP assistance is \$200,000. Mortgage Default: mortgaged property ceases to be the primary residence of the NSP borrower or, if there is more than one borrower, of at least one of the borrowers. 2. the home is rented, sold, or title transferred in any way, or if the borrower fails to timely pay property taxes, or to maintain adequate fire and hazard insurance to cover all outstanding mortgages. 3. the homeowner refinances the mortgaged property and the new mortgage does not meet County standards to allow mortgage subordination to the new mortgage. Current Appraised Market Value(CMAV): the property value reported on a Uniform Residential Appraisal Report. The appraisal must be performed by a Certified Residential Real Estate Appraiser, and be no older than 60 days from the date of a purchase offer for that property. For purposes of mortgage repayment only, if the homeowner does not provide an appraisal, CMAV can be established at an amount equal to two times the current State Equalized Value, as substantiated by property tax records. Abandoned Home: A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, when no mortgage or tax payments have been made by the property owner for at least 90 days, and the property has been vacant for 90 days. Foreclosed Home: A home upon which title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state law. Down-Payment Mortgage (DPM): A mortgage given to an NSP beneficiary from NSP funds in order to purchase a foreclosed home in Macomb County, to be used as the NSP beneficiary's primary residence. The combined total of the DPM and HRM (see below) may not exceed \$50,000, or 49%, of hard costs, whichever is greater, (with an ultimate assistance limit of \$100,000). The DPM will carry a 0% interest rate, and payment deferred until Mortgage Default, as defined above, occurs. If Default occurs within the 15-year period of affordability, the Mortgage becomes due and payable in full. The DPM is forgiven if Default occurs after the 15-year period of affordability expires. Housing Rehabilitation Mortgage (HRM): A mortgage given to an NSP beneficiary from NSP funds in order to finance rehabilitation of a foreclosed home located within Macomb County, purchased through the NSP, to be used as the NSP beneficiary's primary residence. The combined total of DPM and HRM may not exceed \$50,000, or 49%, of hard costs, whichever is greater, (with an ultimate assistance limit of \$100,000). The HRM will carry a 0% interest rate, and payments on the mortgage will be deferred until Mortgage Default, as defined above, occurs. If Default occurs within the 15-year period of affordability, the Mortgage becomes due and payable in full. The HRM is forgiven if Default occurs after the 15-year period of affordability expires. Soft Costs: Amounts used to finance and implement distribution of NSP funds on a particular property. These amounts include but are not limited to appraisals, homebuyer counseling, housing inspections, lead based paint inspections and clearances, costs of staff time involved in the activity delivery, office expenses, necessary mileage charges and other costs necessary to the administration and completion of a home purchase and rehabilitation of the home. These amounts will be financed with NSP funds but will not be charged to the homebuyer nor require repayment. Development Costs: The sum of Hard Costs plus Soft Costs

Low Income Targeting:

Macomb County will ensure that a minimum of \$2,441,343.75 is used to benefit households < 50% AMI. The income limits will be based on household size and be those established by the U.S. Department of Housing and Urban Development for the Detroit-Warren-Livonia metro area. The County's NSP will assist homebuyers and renters. Staff will verify the income-eligibility of all potential households and will therefore be able to monitor progress in meeting the LI benefit objective. The County will advise HUD of any changes to objectives and/or activities through the DRGR.

Acquisition and Relocation:

Detroit, like other metropolitan areas, has a large and increasing number of vacant homes and too few buyers for them. It is unique, however, in that its economic base, heavy manufacturing, is at extreme risk. This could, in a worst-case scenario, cause further and extensive population decline and leave immense numbers of homes vacant and deteriorating. It could also compromise Regional economic viability and growth for years. Prices could decline and remain depressed until the economy recovers. Increased availability and reduced prices would predict that it is highly unlikely that the number of dwelling units affordable to low- and moderate-income households will diminish. Physical conditions in some neighborhoods within the target communities therefore demand demolition. All have older and modest housing units, and all have blighted properties that are beyond repair, or threaten to further erode the surrounding neighborhoods. It is reasonable to assume that most, if not all, are affordable to LMMI households.

We may demolish as many as 65 homes with NSP funds.

We may provide 97 units of vacant and foreclosed housing to LMMI households with NSP funds. * Roughly one-quarter of the total number of units to be provided to LMMI households will be reserved for LI families. As indicated, there should be no decrease in the number of housing units affordable to LMMI households as a result of NSP-assisted demolition.

Macomb County does not intend to engage in any activity that would trigger the Uniform Acquisition and Relocation Act. Should that inadvertently happen, however, compliance would be obtained.

Public Comment:

In addition to posting the Substantial Amendment on the County's website, it consulted with member and peer communities, and with select stakeholders to obtain feedback concerning the program. The Amendment generated considerable interest, but no comments that evaluated the Plan were received.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Planning and Administration	B8-27-10A	Planning and Administration
2	Acquisition, Rehab, Resale	B8-27-10B	ARR Single Family LH25
		B8-27-10C	ARR Single Family LMMI
3	Demolition	B8-27-10D	Demolition - Eastpointe
		B8-27-10E	Demolition - Mt. Clemens
		B8-27-10F	Demolition - Center Line
4	Public Facilities and Improvements	B8-27-10G	Harding Street Reconstruction
		B8-27-10H	Center Line Business District Improvement
		B8-27-10J	Spindler Park Redevelopment
		B8-27-10L	E.P. Kennedy Park Redevelopment
		B8-27-10M	O.U./MC Education and Community Outreach Center
		B8-27-10N	M.C. Clemens Park Redevelopment
5	Oakwood Manor Senior Living New	B8-27-10K	Oakwood Senior Housing LH25
		B8-27-10P	Oakwood Senior Housing LMMI
6	CHN Grafton New Construction	B8-27-11Q	CHN Grafton New Construction
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / Planning and Administration

Grantee Activity Number: B8-27-10A
Activity Title: Planning and Administration

Activity Type:

Administration

Project Number:

1

Projected Start Date:

04/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Planning and Administration

Projected End Date:

12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 643,849.22

Other Funds: \$ 0.00

Total Funds: \$ 643,849.22

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 643,849.22

Location Description:



This activity will benefit the entire jurisdiction of the Macomb Urban County.

Activity Description:

Planning and Administration - Less than ten percent of the grant has been reserved to cover legitimate costs of program planning and implementation. Anticipated costs include salaries and benefits, mileage, office expenses, and contractual help if and as necessary, (e.g. appraisers and rehabilitation inspectors deemed necessary) to implement the program and achieve compliance with law and regulation.

Project # / Title: 2 / Acquisition, Rehab, Resale

Grantee Activity Number:	B8-27-10B
Activity Title:	ARR Single Family LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/15/2009

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition, Rehab, Resale

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,262,352.73

Other Funds: \$ 0.00

Total Funds: \$ 2,262,352.73

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	27	27		100.00
# of Households	27	27		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	27
# of Housing Units	27



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

County of Macomb

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 2,262,352.73

Location Description:

Assist HH < 50% AMI purchase foreclosed homes anywhere within the 21 community Urban County jurisdiction.

Activity Description:

This activity will consist of three components: 1) a Down Payment Mortgage, to reduce the purchase price on a foreclosed property; 2) a Housing Rehabilitation Mortgage, if required to meet State Building code, as defined previously, and 3) Soft Costs. The DPM and HRM will be secured by second and third mortgages on the property. Homebuyers seeking NSP assistance will complete an application and submit documentation to the Macomb County Planning and Economic Development Department. The following process will be followed: * Establish applicant eligibility, considering income and assets. The County will calculate income using IRS Form 1040 Adjusted Gross Income Method. Applicant incomes must fall below 50 percent of area median income. The applicant cannot have current liquid assets exceeding \$50,000.00, and cannot currently own a home. * Local partners, including HUD-approved counseling agencies and local lenders, will also evaluate the applicant's credit-worthiness. The applicant must complete at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency. The applicant must also be approved by a lender for a fixed rate loan, at or near the best available conventional rate, including FHA-insured mortgages and MSHDA mortgages, for a term not to exceed 40 years. * The lender must provide a written statement consenting to placing DPM and HRM (as defined previously), payable to the County of Macomb, on any property that the first mortgage would be used to purchase. * Based on the amount of loan pre-approved, the applicant will receive a list of potential vacant foreclosed single family properties, including HUD-owned properties, from lists of tax and mortgage foreclosures, the HUD website, local records and neighborhood research. The applicant may also identify a foreclosed, abandoned property of his/her choosing for purchase. * All properties will have been pre-negotiated to be available for sale at a discount from their current appraised value. The average purchase discount required from the seller will be at least 1% from the current market appraised value (CMAV), in accordance with the Bridge Notice, issued on June 19, 2009. In no instance would the discount fall below 1% of CMAV. * The NSP DPM will reduce interest rates, mortgage principal, and pay reasonable closing costs, thereby achieving the long-term affordability objective, including as an objective, Private Mortgage Insurance fees. * Housing units acquired through the program may require rehabilitation in order to make them decent, safe, habitable and in compliance with the State's Building Code (see above definitions). The County will therefore provide a HRM for eligible Rehabilitation Costs secured by a lien on the property. * The total of NSP assistance will not exceed the greater of \$50,000 or 49% of hard costs. The maximum Hard Costs for a home receiving NSP assistance is \$226,100. County Staff will assist the homebuyer in: application preparation, determining applicant eligibility, property inspections, cost estimates, contractor bid process, preparing construction contract, an inspection to ensure contract compliance. (These are considered Soft Costs (see County definitions above), and will not be repaid by the NSP beneficiary). For housing related activities, include: * tenure of beneficiaries--rental or homeownership; the NSP will assist households that do not currently own homes and intend, after purchase, to own and occupy their homes indefinitely. * duration or term of assistance; both the DPM and HRM will be effective while the homebuyer owns and occupies the property, and will be repayable upon default if within 15 years of purchase. They will be forgiven if the owner owns and occupies the property as its principal residence for 15-years after purchase. Affordability was a key consideration in the design of the Macomb County NSP as indicated by the following: * both the DPM and the HRM carry no interest and are not payable until default occurs. They are completely forgiven if the homebuyer uses the home as its principle residence for at least 15 years. This policy is intended to encourage long-term residence by the assisted homebuyer. * The DPM is intended to insure that 20% of the purchase price is not lender-financed, thereby eliminating the need for Private Mortgage Insurance (PMI) and the fees associated with it. * The rehabilitation loan, moreover, allows the buyer the option of installing energy-saving

improvements, including windows, insulation, HVAC systems, refrigerators and stoves. This will help the family lower operating costs, thereby encouraging long-term affordability. Both the DPM and the HRM are no interest and payment is deferred until the time of Mortgage Default. Both are completely forgiven after 15 years.



Grantee Activity Number: B8-27-10C
Activity Title: ARR Single Family LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/15/2009

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition, Rehab, Resale

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,475,516.40

Other Funds: \$ 0.00

Total Funds: \$ 2,475,516.40

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

30

20

66.67

of Households

30

20

66.67

Proposed Accomplishments

of Singlefamily Units

Total

30

of Housing Units

30

of Properties

30

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 2,475,516.40



Location Description:

This activity will be made available anywhere within the 21 community jurisdiction of the Urban County of Macomb.

Activity Description:

This activity will consist of three components: 1) a Down Payment Mortgage, to reduce the purchase price on a foreclosed property; 2) a Housing Rehabilitation Mortgage, if required to meet State Building code, as defined previously, and 3) Soft Costs. The DPM and HRM will be secured by second and third mortgages on the property. Homebuyers seeking NSP assistance will complete an application and submit documentation to the Macomb County Planning and Economic Development Department. The following process will be followed: * Establish applicant eligibility, considering income and assets. The County will calculate income using IRS Form 1040 Adjusted Gross Income Method. Applicant incomes must fall below 120 percent of area median income. The applicant cannot have current liquid assets exceeding \$50,000.00, and cannot currently own a home. * Local partners, including HUD-approved counseling agencies and local lenders, will also evaluate the applicant's credit-worthiness. The applicant must complete at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency. The applicant must also be approved by a lender for a fixed rate loan, at or near the best available conventional rate, including FHA-insured mortgages and MSHDA mortgages, for a term not to exceed 40 years. * The lender must provide a written statement consenting to placing DPM and HRM (as defined previously), payable to the County of Macomb, on any property that the first mortgage would be used to purchase. * Based on the amount of loan pre-approved, the applicant will receive a list of potential vacant foreclosed single family properties, including HUD-owned properties, from lists of tax and mortgage foreclosures, the HUD website, local records and neighborhood research. The applicant may also identify a foreclosed, abandoned property of his/her choosing for purchase. * All properties will have been pre-negotiated to be available for sale at a discount from their current appraised value. The average purchase discount required from the seller will be at least 1% from the current market appraised value (CMAV), in accordance with the Bridge Notice, issued on June 19, 2009. In no instance would the discount fall below 1% of CMAV. * The NSP DPM will reduce interest rates, mortgage principal, and pay reasonable closing costs, thereby achieving the long-term affordability objective, including as an objective, Private Mortgage Insurance fees. * Housing units acquired through the program may require rehabilitation in order to make them decent, safe, habitable and in compliance with the State's Building Code (see above definitions). The County will therefore provide a HRM for eligible Rehabilitation Costs secured by a lien on the property. * The total of NSP assistance will not exceed the greater of \$50,000 or 49% of hard costs. The maximum Hard Costs for a home receiving NSP assistance is \$226,100. County Staff will assist the homebuyer in: application preparation, determining applicant eligibility, property inspections, cost estimates, contractor bid process, preparing construction contract, an inspection to ensure contract compliance. (These are considered Soft Costs (see County definitions above), and will not be repaid by the NSP beneficiary). For housing related activities, include: * tenure of beneficiaries--rental or homeownership; the NSP will assist households that do not currently own homes and intend, after purchase, to own and occupy their homes indefinitely. * duration or term of assistance; both the DPM and HRM will be effective while the homebuyer owns and occupies the property, and will be repayable upon default if within 15 years of purchase. They will be forgiven if the owner owns and occupies the property as its principal residence for 15-years after purchase. Affordability was a key consideration in the design of the Macomb County NSP as indicated by the following: * both the DPM and the HRM carry no interest and are not payable until default occurs. They are completely forgiven if the homebuyer uses the home as its principle residence for at least 15 years. This policy is intended to encourage long-term residence by the assisted homebuyer. * The DPM is intended to insure that 20% of the purchase price is not lender-financed, thereby eliminating the need for Private Mortgage Insurance (PMI) and the fees associated with it. * The rehabilitation loan, moreover, allows the buyer the option of installing energy-saving improvements, including windows, insulation, HVAC systems, refrigerators and stoves. This will help the family lower operating costs, thereby encouraging long-term affordability. Both the DPM and the HRM are no interest and payment is deferred until the time of Mortgage Default. Both are completely forgiven after 15 years.

Project # / Title: 3 / Demolition

Grantee Activity Number: B8-27-10D
Activity Title: Demolition - Eastpointe



Activity Type:

Clearance and Demolition

Project Number:

3

Projected Start Date:

04/15/2009

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 46,497.18**Other Funds:** \$ 0.00**Total Funds:** \$ 46,497.18**Proposed Beneficiaries**

of Persons

Total

3372

Low

734

Mod

652

Low/Mod%

41.10

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

of Properties

4

LMI%:

41.1

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

County of Macomb

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 46,497.18

Location Description:

This activity will be focused in the City of Eastpointe, which has been identified as being a foreclosure-distressed community.

NSP LMMI analysis:

258400.5 - 63.8%

258600.2 - 77.0%

258700.2 - 75.4%

258900.2 - 54.1%

Total 68.6%

Activity Description:

The City of Eastpointe indicated a need to demolish blighted structures that threaten to further erode the neighborhood viability. The County therefore allocated funds for this purpose. Demolition will be limited to vacant or abandoned property. This activity carries risk since the municipality involved would use its powers to demolish privately-held property. Demolition will be limited to instances where neglect and/or abuse require intervention to preserve public safety and/or neighborhood integrity, and will be implemented in conformance with established, acceptable local procedures. The County will require due care before authorizing any demolition.

Activity Supporting Documents

Document B8-27-10D.pdf

Grantee Activity Number: B8-27-10E
Activity Title: Demolition - Mt. Clemens

Activity Type:

Clearance and Demolition

Project Number:

3

Projected Start Date:

04/15/2009

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 106,096.30

Other Funds: \$ 0.00

Total Funds: \$ 106,096.30

Proposed Beneficiaries

of Persons

Total

4671

Low

2128

Mod

780

Low/Mod%

62.26

Proposed Accomplishments

of Singlefamily Units

Total

9

of Housing Units

9

of Properties

9

LMI%:

62.26

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 106,096.30

Location Description:



This activity will be focused in the City of Mt. Clemens, which has been identified as being foreclosure-distressed.

Activity Description:

The City of Mt. Clemens indicated a need to demolish blighted structures that threaten to further erode the neighborhood viability. The County therefore allocated funds for this purpose. Demolition will be limited to vacant or abandoned property. This activity carries risk since the municipality involved would use its powers to demolish privately-held property. Demolition will be limited to instances where neglect and/or abuse require intervention to preserve public safety and/or neighborhood integrity, and will be implemented in conformance with established, acceptable local procedures. The County will require due care before authorizing any demolition.

Grantee Activity Number: B8-27-10F
Activity Title: Demolition - Center Line

Activity Type:

Clearance and Demolition

Project Number:

3

Projected Start Date:

04/15/2009

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 95,847.47

Other Funds: \$ 0.00

Total Funds: \$ 95,847.47

Proposed Beneficiaries

of Persons

Total

5511

Low

1412

Mod

1158

Low/Mod%

46.63

Proposed Accomplishments

of Singlefamily Units

Total

10

of Housing Units

10

of buildings (non-residential)

1

of Properties

11

LMI%:

46.63

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 95,847.47



Location Description:

This activity will be focused in the City of Center Line, which has been identified as being foreclosure-distressed.

NSP LMMI analysis:

268000.1 - 61.8%

268000.2 - 70.7%

268000.5 - 76.2%

268100.1 - 77.1%

268100.2 - 73.1%

Total - 72.4%

Activity Description:

The City of Center Line indicated a need to demolish blighted structures that threaten to further erode the neighborhood viability. The County therefore allocated funds for this purpose. Demolition will be limited to vacant or abandoned property. This activity carries risk since the municipality involved would use its powers to demolish privately-held property. Demolition will be limited to instances where neglect and/or abuse require intervention to preserve public safety and/or neighborhood integrity, and will be implemented in conformance with established, acceptable local procedures. The County will require due care before authorizing any demolition.

Activity Supporting Documents

[Document](#)

B8-27-10F.pdf

Project # / Title: 4 / Public Facilities and Improvements**Grantee Activity Number:****B8-27-10G****Activity Title:****Harding Street Reconstruction****Activity Type:**

Construction/reconstruction of streets

Project Number:

4

Projected Start Date:

09/10/2010

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

Environmental Assessment:

COMPLETED

Benefit Report Type:**Activity Status:**

Completed

Project Title:

Public Facilities and Improvements

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 473,776.61**Other Funds:** \$ 0.00**Total Funds:** \$ 473,776.61

Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	2748	1098	499	58.11

Proposed Accomplishments	Total
# of Linear feet of Public Improvement	1500

LMI%:	58.11
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
County of Macomb	Local Government	\$ 473,776.61

Location Description:

Harding St. between Van Dyke and Lorraine Ave. The street is the boundary between Census Tract 2680, Block Groups 2 and 3. Both are LMHI areas.

Activity Description:

Harding Street between Van Dyke and Lorraine is badly deteriorated and must be reconstructed. Anticipating repair, the City obtained project engineering, but could not afford to proceed. Harding Street is purely residential with 8 currently vacant, foreclosed homes and 4 to 8 additional foreclosures expected over the next 18 months. The street conditions will discourage buyers, further destabilizing the neighborhood and creating blight. It is therefore critical that Harding St. be reconstructed. This project is therefore the City's most important redevelopment objective, and the City will use its remaining NSP funds to bring Harding Street to acceptable standards.



Grantee Activity Number: B8-27-10H
Activity Title: Center Line Business District Improvement

Activity Type:

Rehabilitation/reconstruction of a public improvement

Project Number:

4

Projected Start Date:

09/10/2010

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Public Facilities and Improvements

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 324,599.28

Other Funds: \$ 0.00

Total Funds: \$ 324,599.28

Proposed Beneficiaries

of Persons

Total

8280

Low

2922

Mod

1585

Low/Mod%

54.43

Proposed Accomplishments

of Linear miles of Public Improvement

of Linear feet of Public Improvement

Total

3

LMI%:

54.43

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 324,241.28

Location Description:

The project is located in the City of Center Line and will primarily focus along Van Dyke Ave. between Stephens and



11 Mile Rd. and, secondarily, along Ten Mile Rd. between Sherwood and Lorraine Aves., all Census Tracts 2680 are therefore affected. All are LMMI areas.

Activity Description:

The City's business strips, on Van Dyke Ave. and 10 Mile Road, have been economic engines for the community. There is an acute need for improvements, including lighting, sidewalk enhancements, benches, other street amenities, and permanent plantings along these strips.

The City would use NSP funds for improvements primarily along Van Dyke Avenue, and secondarily along 10 Mile Rd. in order to revitalize them. Improvements would include the installation of decorative, energy-efficient street lamps (replacing the old and worn lights currently there), and possibly other improvements to the public right-of way.

Grantee Activity Number: B8-27-10J
Activity Title: Spindler Park Redevelopment

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

4

Projected Start Date:

09/10/2010

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Public Facilities and Improvements

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 280,855.50

Other Funds: \$ 0.00

Total Funds: \$ 280,855.50

Proposed Beneficiaries

of Persons

Total

783

Low

203

Mod

54

Low/Mod%

32.82

Proposed Accomplishments

of public facilities

Total

1

LMI%:

32.82

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 280,855.50

Location Description:

The project would be located at the Kellwood School site, 19600 Stephens Rd., Eastpointe. It is located in CT 2580.03, in the City of Eastpointe.
 NSP LMMI analysis:



258000.1 - 69.6%
258000.2 - 59.3%
258000.3 - 53.9%
258100.1 - 76.1%
258400.1 - 76.6%
258500.0 - 63.6%
258600.1 - 64.9%
Total - 67.2%

Activity Description:

Kellwood Elementary School was permanently closed at the end of the 2010 school year. The City of Eastpointe will purchase the property using NSP funds. The school building will be demolished using NSP funds. The property will be used as an adjunct to the public park (Spindler Park) which it abuts.

Activity Supporting Documents

Document B8-27-10J.pdf

Grantee Activity Number: B8-27-10L
Activity Title: E.P. Kennedy Park Redevelopment

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

4

Projected Start Date:

09/10/2010

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Public Facilities and Improvements

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 744,454.85

Other Funds: \$ 0.00

Total Funds: \$ 744,454.85

Proposed Beneficiaries

of Persons

Total

33998

Low

7518

Mod

7340

Low/Mod%

43.70

Proposed Accomplishments

of public facilities

Total

1

LMI%:

43.7

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 744,454.85

Location Description:

The project would be located at Kennedy Park, 24681 Schroeder, Eastpointe. It is located in CT2581.02. It will benefit the population of the entire City. Total NSP LMMI - 69.3%.



Activity Description:

Kennedy Park is a large outdoor recreation facility, serving the entire community. The 43 year old City Pool complex at Kennedy Park, consisting of two pools, restroom/bath house, concession area and parking lot, was recently closed due to the deteriorating structural and functional condition of various systems including plumbing in the restrooms and shower area, cement that is heaving and deteriorating both inside and outside the structures, leaking pool shell/liner, and crumbling sidewalks and parking lot. Pool complex renovation and repairs are estimated at over \$2.0 million. This comes at a time when the city has been forced, due to declining tax revenues, to make drastic budget cuts to remain financially solvent. This leaves the City with deteriorated areas at a major City facility resulting in blight. Addressing these areas would remove present blight in the neighborhood.

Re-Use: The City will Demolish the pool complex, adjacent pool parking lot, the press box, & bathroom facility in the park. Purchase and install a pre-fabricated restroom facility, repave the parking lot and sidewalks, (including painted parking space lines, bumper curbs). Install new energy-efficient lights for the parking lot, and add a skateboard facility, two pickleball courts, picnic shelter and improve sports field conditions at the soccer/baseball area.

Activity Supporting Documents

Document

B8-27-10L.pdf

Grantee Activity Number: B8-27-10M
Activity Title: O.U./MC Education and Community Outreach Center

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

4

Projected Start Date:

09/10/2010

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Person)

Activity Status:

Completed

Project Title:

Public Facilities and Improvements

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,583,750.00

Other Funds: \$ 0.00

Total Funds: \$ 1,583,750.00

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
1000	230	340	57.00

Proposed Accomplishments

of public facilities

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Oakland University

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Oakland University

Organization Type

State Agency

Proposed Budget

\$ 1,583,750.00

Location Description:

The project is located at 20 S. Main St., Mt. Clemens, MI, CT2453.01.



Activity Description:

Renovate, subject building to sufficient funding, both the first and second floors to completely prepare Towne Square II for instructional purposes, and maximize the potential for disadvantaged students to receive an academic experience while stimulating the local economy. Add fire suppression system to protect the entire building.

Once completed, the Oakland University Mt. Clemens Satellite Campus will offer upper division undergraduate courses, and graduate-level courses, to non-traditional, and lower-income students residing in the Gratiot corridor. Second, and extremely important, the facility will be an outreach center designed to encourage at-risk students to consider a college education as being critical to the future, as well as being feasible. The targeted students will be largely come from school districts along the Gratiot and I-696 corridors (including Warren, Center Line, Eastpointe, Roseville, Clinton Township, extending out along Gratiot Avenue to Richmond. These students will primarily be LMMI residents.

Activity Supporting Documents

Document NSP1 OU LMMI DATA (1).pdf

Grantee Activity Number: B8-27-10N
Activity Title: M.C. Clemens Park Redevelopment

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

4

Projected Start Date:

09/10/2010

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Public Facilities and Improvements

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 201,553.10

Other Funds: \$ 0.00

Total Funds: \$ 201,553.10

Proposed Beneficiaries

of Persons

Total

3563

Low

1783

Mod

777

Low/Mod%

71.85

Proposed Accomplishments

of Non-business Organizations benefitting

of public facilities

Total

1

LMI%:

71.85

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Macomb

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Macomb

Organization Type

Local Government

Proposed Budget

\$ 201,553.10

Location Description:

The project will be located at Clemens Park, Mt. Clemens, in CT2450.02.



Activity Description:

NSP funds will be used to eliminate blight, remove dangerous conditions, and expand recreational opportunities for VLI residents. The City will use NSP funds to acquire vacant, blighted properties adjacent to the exiting park, annex the land to Clemens Park, demolish any existing buildings on adjacent properties, and make improvements to the newly acquired portion, including benches, picnic tables, and other passive recreational amenities. The sum effect will be a larger park to be used by the City's poorest residents. Some buildings have already been demolished.

Project # / Title: 5 / Oakwood Manor Senior Living New Construction

Grantee Activity Number:	B8-27-10K
Activity Title:	Oakwood Senior Housing LH25

Activity Type:

Construction of new housing

Activity Status:

Completed

Project Number:

5

Project Title:

Oakwood Manor Senior Living New

Projected Start Date:

09/10/2010

Projected End Date:

07/31/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**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.

Total Budget: \$ 681,358.43**Other Funds:** \$ 0.00**Total Funds:** \$ 681,358.43**Environmental Assessment:**

COMPLETED

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 Multifamily Units	5
# of Housing Units	5

#Sites re-used	1
#Units with bus/rail access	5
#Low flow showerheads	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MHT Housing, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
MHT Housing, Inc.	Non-Profit	\$ 681,358.43

Location Description:

The project will be located at the Oakwood School site, 14825 Nehls Rd., in Eastpointe. Although the project will involve direct-benefit housing, the site is located in CT2589.01.

Activity Description:

The City of Eastpointe will acquire the property, the vacant former Oakwood Middle School. The developer will demolish the existing structure, install necessary site improvements to support the housing development, and construct a 38,517 sf residential structure (with three storys) to create (40) 1 bedroom and 2 bedroom units for elderly households. All units will be dedicated to households at or below 60% Area Median Income (AMI), with 55% of the total (or 22 units) dedicated to households having incomes at or below 50% AMI.

The project will be financed with a combination of NSP1, NSP3 and HOME funds. NSP-1 funds, in the amount of \$681,358.43, will be used to construct 2 one bedroom units and 3 two bedroom units to be rented and occupied by households with incomes at or below 50% AMI.

Grantee Activity Number: B8-27-10P
Activity Title: Oakwood Senior Housing LMMI

Activity Type:

Construction of new housing

Project Number:

5

Projected Start Date:

06/07/2012

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Oakwood Manor Senior Living New

Projected End Date:

07/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 625,740.17

Other Funds: \$ 0.00

Total Funds: \$ 625,740.17

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

5

5

100.00

of Households

5

5

100.00

Proposed Accomplishments

of Multifamily Units

Total

5

of Housing Units

5

#Sites re-used

1

#Units with bus/rail access

5

#Low flow showerheads

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

MHT Housing, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Continental Management, LLC

Organization Type

Non-Profit

Proposed Budget

\$ 0.00



Location Description:

Oakwood Manor Senior Living will be located at 14825 Nehls Ave., Eastpointe, MI 48021. The City of Eastpointe directly abuts the City of Detroit's north side and is the one of four communities forming the southern tier of Macomb County.

Activity Description:

The City of Eastpointe will acquire the property, the vacant former Oakwood Middle School. The developer will demolish the existing structure, install necessary site improvements to support the housing development, and construct a 38,517 sf residential structure (with three stories) to create (40) 1 bedroom and 2 bedroom units for elderly households. All units will be dedicated to households at or below 60% Area Median Income (AMI), with 55% of the total (or 22 units) dedicated to households having incomes at or below 50% AMI.

The project will be financed with a combination of NSP1, NSP3 and HOME funds. NSP-1 funds, in the amount of \$625,740.17, will be used to construct 2 one bedroom units and 3 two bedroom units to be rented and occupied by households with incomes at or below 60% AMI.

Project # / Title: 6 / CHN Grafton New Construction

Grantee Activity Number:	B8-27-11Q
Activity Title:	CHN Grfton New Construction

Activity Type:

Construction of new housing

Project Number:

6

Projected Start Date:

07/27/2016

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

CHN Grafton New Construction

Projected End Date:

12/31/2016

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 101,606.16

Other Funds: \$ 0.00

Total Funds: \$ 101,606.16

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Multifamily Units	1
# of Housing Units	1
#Sites re-used	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Housing Network

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Community Housing Network	Non-Profit	\$ 101,606.16

Location Description:

Activity Description:

Action Plan Comments:

- Reviewer - 1/28/2010 ccv - approved the amendments to the Action Plan. Changes reflect a deduction of \$390,000 in rehab > 50% AMI in Mt. Clemens and transferring the funds to increase demolition activity in the same community. The new amount of demolition for Mt. Clemens is \$750,000. The amendments were not substantial.
- Reviewer - ccv, 09/24/2010 4 Approved the modifications in the action plan to add new activities. Sufficient funds are budgeted for the 25% low income housing set-aside requirement. Activities are broken out by national objective, activity type, responsible organization, and by multifamily building complex. The grantee will be advised that before the next QPR is due, the responsible organizations must be identified with the profile information entered into DRGR.
- Reviewer - ccv 10/25/2010 - Approved the revised action plan. The changes consisted of the grantee entering information for the "Organization carrying out Activity" data points.



- Reviewer - The changes outlined above are appropriate.
- Reviewer - The action plan provides a solid plan to move forward.
- Reviewer - The grantee received a \$2,000 bill for Kennedy Park and had to move the money from admin to cover the cost. Appropriate and reasonable.
- Reviewer - Approved so that grantee could submit QPR timely.
-
- Reviewer - Approved to allow the County and TA Provider to submit overdue QPRs April 1, 2012 through March 31, 2014 quarters. Subsequent QPR starting the period April 1, 2014 will be accurate. The Action Plan will be updated and corrected after the last overdue QPR for period ending March 31, 2014 is entered.
- Reviewer - Changes made as advised by TA providers and approved by HUD.
-
- Reviewer - Grantee working with Kathleen Hines to close out grant. Per KH, the plan is approved.
- PMcGoy

Action Plan History

Version	Date
B-08-UN-26-0003 AP#1	12/15/2016
B-08-UN-26-0003 AP#2	10/24/2016
B-08-UN-26-0003 AP#3	10/10/2014
B-08-UN-26-0003 AP#4	05/22/2014
B-08-UN-26-0003 AP#5	04/07/2014
B-08-UN-26-0003 AP#6	10/30/2013
B-08-UN-26-0003 AP#7	10/29/2012
B-08-UN-26-0003 AP#8	07/20/2012
B-08-UN-26-0003 AP#9	06/28/2012
B-08-UN-26-0003 AP#10	05/23/2012
B-08-UN-26-0003 AP#11	02/16/2012
B-08-UN-26-0003 AP#12	07/13/2011
B-08-UN-26-0003 AP#13	01/28/2010