

# Action Plan

**Grantee:** Jackson County, MI

**Grant:** B-11-UN-26-0007

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<b>LOCCS Authorized Amount:</b>	\$ 1,162,482.00
<b>Grant Award Amount:</b>	\$ 1,162,482.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 485,605.37
<b>Total Budget:</b>	\$ 1,648,087.37

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional \$1,000,000,000 for the redevelopment of abandoned and foreclosed homes under the Neighborhood Stabilization Program. This appropriation is governed, unless otherwise noted by Title III of the Housing and Economic Recovery Act. Title III provides that...any state or unit of local government that receives amounts pursuant to this section shall in distributing such amounts give priority emphasis and consideration to those metropolitan areas, metropolitan cities, urban areas, rural areas, low- and moderate-income areas, and other areas with the greatest need, including those - (a) with the greatest percentage of home foreclosures; (b) with the highest percentage of homes financed by a subprime mortgage related loan; and(c) identified by the State or unit of local government as likely to face a significant rise in the rate of home foreclosures. Jackson County's determination of priority funding was based on the HUD Estimated Foreclosure/Abandonment Risk Score as published at: <http://www.huduser.org/portal/datasets/NSP.html> This risk score, calculated by HUD, utilizes data related to multiple housing and economic factors to determine the areas of greatest need. The risk score is on a scale of 1 to 20 with 1 being areas of little need and 20 being areas of greatest need. The State Minimum threshold NSP3 score, as defined by HUD, for the state of Michigan is 17. Only areas receiving a risk score of 17 or higher are eligible to be considered as areas for greatest need for NSP3 investment. Original Action Plan - Based on data provided from the HUD mapping tool and the data downloadable by state showing raw data utilized to create the mapping tool, the County of Jackson identified 3 census tracts outside of the City of Jackson having a foreclosure risk score of 17 or higher (tracts 51, 55, and 61). Due to the amount of funds provided by HUD to the County of Jackson, and through attempts to reach targeted risk scores utilizing the multiple neighborhoods on the mapping tool, it was determined that one tract would need to be targeted. Through the County Commission Committee process, the Human Service Committee analyzed data for each of the three tracts based on the criteria above and brought a recommendation to the Board of Commissioners to designate Census Tract 61 as the neighborhood of greatest need for the purpose of NSP3 investment. The Board of Commissioners approved this recommendation at the December 14, 2010 meeting. It is anticipated that NSP3 investment will be targeted to eligible block groups within Census Tract 61 to have the greatest impact on neighborhoods within the tract. Substantial Amendment - In August 2012, Jackson County began the process of amending the Action Plan to increase the target area. The new target area includes the original area of Census Tract 61 and adds tracts 51, 53.01, 53.02, 55 and all of the City of Jackson. In addition, after receipt of public comment to amend the budget to increase demolition from \$60,000 to the allowable 10% (\$116,248), Jackson County Board of Commissioners submitted the amended target area with the amended budget for review and approval by HUD. The "Uses of Funds" below reflects the approved revision to the budget increasing the demolition line item and decreasing the acquisition/rehabilitation/resale line item. The County of Jackson has identified Community Action Agency (CAA) to be the subrecipient for the NSP3 Program. CAA is the County's Third Party Administrator for the CDBG program funded through the Michigan State Housing Development Authority (MSHDA). CAA is also a competitive grantee of the MSHDA NSP1 program and is approved by HUD as a Local Housing Counseling Agency. The Summary of Distribution and Uses is as follows: Demolition of Blighted Structures (2 units) \$116,248 - Responsible Entity: Community Action Agency Acquisition/Rehabilitation/Resale or Lease-Purchase \$300,000 (3 un



## How Fund Use Addresses Market Conditions:

The Acquisition and Rehabilitation activities for Homeownership will serve to remove blight, improve the housing stock and provide affordable homeownership opportunities. Activities will seek to stabilize neighborhoods within the target area by providing safe, affordable housing options for homeowners. Jackson County completed an analysis of housing units that had been on the market from January 1, 2010 through December 31, 2010. Based on information from this analysis, it was ascertained that there was an active market in the census tract identified in the plan and that in the 12 month period, 72 homes had sold. The average number of days on the market for the homes that sold was 95 days. The average list price of those homes was \$79,211 and the average sales price was \$74,864. Houses that were listed for sale at the time of analysis (January 2011) had an average number of days on the market of 90 and the average listing price was \$106,719. Further, it was ascertained that Census Tract 61, based on the 2005-2009 American Community Survey 5 year estimates had approximately 11.3% renter occupied housing units and government leaders believed that owner occupied housing was best suited for this area. Through this analysis it was determined that owner occupied housing was the highest use in the area and that the price range of homes that showed the least amount of time on the market were reflective of the anticipated sales price of NSP3 homes. Partnership with Greater Jackson Habitat for Humanity will provide opportunities for homeowners at or below 50% area median income to meet the 25% set aside requirement. Jackson County included demolition as an NSP3 activity in order to address blighted, unsafe properties within the target area.

## Ensuring Continued Affordability:

The County of Jackson will adopt the HOME program standards for continued affordability as outlined in 24 CFR 92.252 (a), (c), (e) and (f) and 92.254 described below. Under 92.254, it is anticipated that the County will utilize the recapture provision, but reserves the rights to use the resale option. For homeownership opportunities, Jackson County will provide no interest, forgivable second mortgages that only require repayment if homeowners sell the home prior to the end of the affordability period and in a prorated amount depending on the months of affordability period remaining. These interests would be secured with a lien and will follow the following standards: 24 CFR 92.252a. Rent limitation. HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of: 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions. c. Initial rent schedule and utility allowances. The participating jurisdiction must establish maximum monthly allowances for utilities and services (excluding telephone). The participating jurisdiction must review and approve rents proposed by the owner for units subject to the maximum rent limitations in paragraphs (a) or (b) of this section. For all units subject to the maximum rent limitations in paragraphs (a) or (b) of this section for which the tenant is paying utilities and services, the participating jurisdiction must ensure that the rents do not exceed the maximum rent minus the monthly allowances for utilities and services. e. Periods of Affordability. The HOME-assisted units must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. They must be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by HUD, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property. Rental Housing Activity Minimum period of affordability in years  
Rehabilitation or acquisition of existing housing per unit amount of HOME funds: Under \$15,000 - 5 years \$15,000 to \$40,000 - 10 years Over \$40,000 or rehabilitation involving refinancing - 15 years New Construction or acquisition of newly constructed housing - 20 years  
Subsequent period. 1. The maximum HOME rent limits are recalculated on a periodic basis after HUD determines fair market rents and median incomes. HUD then provides the new maximum HOME rent limits to participating jurisdictions. Regardless of changes in fair market rents and in median income over time, the HOME rents for a project are not required to be lower than the HOME rent limits for the project in effect at the time of project commitment. 2. The participating jurisdiction must provide project owners with information on updated HOME rent limits so that rents may be adjusted (not to exceed the ma

## Definition of Blighted Structure:

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 assistance, including financial assistance, authorized under this act or any other act.
- (e) The property is owned or is under 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 property by a land bank fast track authority 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 assistance, including financial assistance, authorized under this act or any other act.
- (f) The property is improved real estate 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.



## Definition of Affordable Rents:

Jackson County will adopt the HOME definition of "affordable rents" at 24 CFR 92.252 (a), (c) and (f) as outlined below:

a. Rent limitation. HUD provides the following maximum HOME rent limits.

The maximum HOME rents are lesser of:

1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65% of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.
- c. Initial rent schedule and utility allowances. The participating jurisdiction must establish maximum monthly allowances for utilities and services (excluding telephone). The participating jurisdiction must review and approve rents proposed by the owner for units subject to the maximum rent limitations in paragraphs (a) or (b) of this section. For all units subject to the maximum rent limitations in paragraphs (a) or (b) of this section for which that tenant is paying utilities and services, the participating jurisdiction must ensure that rents do not exceed the maximum rent minus the monthly allowances for utilities and services.
- f. Subsequent rents during the affordability period.
  1. The maximum HOME rent limits are recalculated on a periodic basis after HUD determines fair market rents and median incomes. HUD then provides the new maximum HOME rent limits to participating jurisdictions. Regardless of changes in fair market rents and in median income over time, the HOME rents for a project are not required to be lower than the HOME rent limits for the project in effect at the time of the project commitment.
  2. The participating jurisdiction must provide project owners with information on updated HOME rent limits so that rents may be adjusted (not to exceed the maximum HOME rent limits in paragraph (f)(1) of this section) in accordance with written agreement between the participating jurisdiction and the owner. Owners must annually provide the participating jurisdiction with information on rents and occupancy of HOME-assisted units to demonstrate compliance with this section.
  3. Any increase in rents for HOME-assisted units is subject to the provisions of outstanding leases, and in any event, the owner must provide tenants of those units not less than 30 days prior written notice before implementing any increase in rents.

## Housing Rehabilitation/New Construction Standards:

The County of Jackson will require all NSP funded rehabilitation activities meet the 2009 State of Michigan Rehabilitation Code for Existing Buildings, incorporating the 2009 edition of the International Existing Building Code, published by the Michigan Department of Energy Labor and Economic Growth. In addition, the County will comply with the following HUD requirements:

- (a) All gut rehabilitation or new construction (i.e. the general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.
- (b) All gut rehabilitation or new construction of mid- or high-rise multifamily housing will be designed to meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- (c) Other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- (d) Water efficient toilets, showers, and faucets will be installed.
- (e) The County will work to adopt energy efficient and environmentally friendly green elements as part of the NSP3 program design.

## Vicinity Hiring:

Jackson County will utilize Section 3 requirements for all NSP3 activities. These requirements will be implemented by the County's subrecipient Community Action Agency (CAA). CAA has established policies and procedures for procurement to Small Businesses, Minority Owned Firms and Women Business Enterprises for contracting purposes and will establish program specific policies/procedures for the NSP3 program to ensure compliance with Section 3.

## Procedures for Preferences for Affordable Rental Dev.:

After thorough analysis, Jackson County did not identified rental housing as a priority in the Areas of Greatest need. As previously stated, Jackson County completed an analysis of housing units that had been on the market from January 1, 2010 through December 31, 2010. Based on information from this analysis, it was ascertained that there was an active market in the census tract identified in the plan and that in the 12 month period, 72 homes had sold. The average number of days on the market for the homes that sold was 95 days. The average list price of those homes was \$79,211 and the average sales price was \$74,864. Houses that were listed for sale at the time of analysis (January 2011) had an average number of days on the market of 90 and the average listing price was \$106,719. Further, it was ascertained that Census Tract 61, based on the 2005-2009 American Community Survey 5 year estimates had approximately 11.3% renter occupied housing units and government leaders believed that owner occupied housing was best suited for this area. Through this analysis it was determined that owner occupied housing was the highest use in the area and that the price range of homes that showed the least amount of time on the market were reflective of the anticipated sales price of NSP3 homes.

## Grantee Contact Information:

Adam Brown  
Interim Administrator/Controller  
Jackson County  
120 West Michigan Avenue  
Jackson, MI 49201  
517-768-6623



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-ADM-0000	Administration	NSP-ADM-001	Administration
NSP-B-0000	Acquisition/Rehabilitation	NSP-B-0001	Acquisition/Rehabilitation/Homeownership LH 25%
		NSP-B-0002	Acquisition/Rehabilitation/Homeownership
NSP-C-0000	Land Banking/Disposition	NSP-C-0001	Land Banking
NSP-D-0000	Demolition	NSP-D-0001	Demolition



## Activities

**Project # / Title:** NSP-ADM-0000 / Administration

**Grantee Activity Number:** NSP-ADM-001  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

NSP-ADM-0000

**Projected Start Date:**

03/08/2011

**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:**

Administration

**Projected End Date:**

03/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 101,007.48

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 101,007.48

**Program Income Account:**

NSP3 Program Income

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Community Action Agency

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

**Responsible Organization**

Community Action Agency

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 101,007.48

**Location Description:**



Community Action Agency is located at 1214 Greenwood Avenue, Jackson MI 49203.

**Activity Description:**

This budget for the NSP3 program includes funds that will be utilized to carry out the administrative and regulatory activities as required.

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**Project # / Title: NSP-B-0000 / Acquisition/Rehabilitation**

**Grantee Activity Number:** NSP-B-0001  
**Activity Title:** Acquisition/Rehabilitation/Homeownership LH  
25%

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-B-0000

**Projected Start Date:**

12/31/2011

**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/Rehabilitation

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 609,714.89

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 609,714.89

**Program Income Account:**

NSP3 Program Income

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	3	3		100.00
<b># of Households</b>	3	3		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Singlefamily Units</b>	3
<b># of Housing Units</b>	3



# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads 6

#Low flow toilets 6

#Units with solar panels

#Dishwashers replaced 3

#Clothes washers replaced 3

#Refrigerators replaced 3

#Light fixtures (outdoors) replaced 6

#Light Fixtures (indoors) replaced 30

#Replaced hot water heaters 3

#Replaced thermostats 3

#Efficient AC added/replaced 3

#High efficiency heating plants

#Additional Attic/Roof Insulation 3

#Energy Star Replacement Windows 30

# of Properties 3

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Community Action Agency

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

**Responsible Organization**

Community Action Agency

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 609,714.89

**Location Description:**

All NSP3 activities will take place in eligible block groups of Census Tract 51, 55, 53.01, 53.02, 61 and all of the City of Jackson.

**Activity Description:**

Acquisition/Rehabilitation/Resale for the 25% set aside will be achieved through a partnership with Greater Jackson Habitat for Humanity. Homes will be rehabilitated and sold to eligible Habitat for Humanity families.

<b>Grantee Activity Number:</b>	<b>NSP-B-0002</b>
<b>Activity Title:</b>	<b>Acquisition/Rehabilitation/Homeownership</b>

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-B-0000

**Projected Start Date:**

12/31/2011

**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/Rehabilitation

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**
**Activity Draw Block Date by HUD:**
**Total Budget:** \$ 744,246.31

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 744,246.31

**Program Income Account:**

NSP3 Program Income

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	6		6	100.00
# of Households	6		6	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	6
# of Housing Units	6
Activity funds eligible for DREF (lke Only)	
#Units 2 other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	12
#Low flow toilets	12
#Units with solar panels	
#Dishwashers replaced	6
#Clothes washers replaced	6





#Refrigerators replaced	6
#Light fixtures (outdoors) replaced	12
#Light Fixtures (indoors) replaced	60
#Replaced hot water heaters	6
#Replaced thermostats	6
#Efficient AC added/replaced	6
#High efficiency heating plants	
#Additional Attic/Roof Insulation	6
#Energy Star Replacement Windows	60
# of Properties	6

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Community Action Agency

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

**Responsible Organization**

Community Action Agency

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 744,246.31

**Location Description:**

All NPS3 activities will be located within eligible block groups of Census Tract 51, 55, 53.01, 53.02, 61 and all of the City of Jackson.

**Activity Description:**

Acquisition/Rehabilitation of previously foreclosed properties will be completed for the purpose of resale of units to households at or below 120% of area median income in order to decrease blight and stabilize neighborhoods within the target area.

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**Project # / Title: NSP-C-0000 / Land Banking/Disposition**

**Grantee Activity Number:**

**NSP-C-0001**

**Activity Title:**

**Land Banking**

**Activity Type:**

Land Banking - Disposition (NSP Only)

**Activity Status:**

Completed

**Project Number:**

NSP-C-0000

**Project Title:**

Land Banking/Disposition



**Projected Start Date:**

12/31/2011

**Projected End Date:**

02/28/2014

**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

**Total Budget:** \$ 57,234.00**National Objective:**LMMI: Low, Moderate and Middle Income National Objective for  
NSP Only**Most Impacted and  
Distressed Budget:** \$ 0.00**Environmental Assessment:**

COMPLETED

**Other Funds:** \$ 0.00**Total Funds:** \$ 57,234.00**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

Total	Low	Mod	Low/Mod%
# of Persons			0.0

**Proposed Accomplishments**

	Total
# of Singlefamily Units	11
# of Housing Units	11
Hours Maintaining Banked Properties	1560
# of Properties	11

LMI%:

**Activity is being carried out by Grantee:**

No

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

Community Action Agency

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

Community Action Agency

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 57,234.00



**Location Description:**

Community Action Agency is located at 1214 Greenwood Avenue, Jackson MI 49203. The Jackson County Land Bank Authority is located at 120 W. Michigan Avenue, Jackson MI 49201.

**Activity Description:**

The Land Bank will hold and maintain the properties acquired in the NSP3 target area for future rehabilitation.

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**Project # / Title: NSP-D-0000 / Demolition**

<b>Grantee Activity Number:</b>	<b>NSP-D-0001</b>
<b>Activity Title:</b>	<b>Demolition</b>

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP-D-0000

**Projected Start Date:**

12/31/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Area Benefit (Survey)

**Activity Status:**

Completed

**Project Title:**

Demolition

**Projected End Date:**

02/28/2014

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

**Total Budget:** \$ 135,884.69

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 135,884.69

**Program Income Account:**

NSP3 Program Income - D

**Proposed Beneficiaries**

# of Persons

**Total**

**Low**

**Mod**

**Low/Mod%**

0.0

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

11

# of Housing Units

11

Activity funds eligible for DREF (Ike Only)



# of Non-business Organizations benefitting

# of Businesses

# of public facilities

# of buildings (non-residential)

# of Properties

11

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Community Action Agency

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

**Responsible Organization**

Community Action Agency

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 116,248.00

**Location Description:**

All NSP3 activities will be located within eligible block groups of Census Tract 51, 55, 53.01, 53.02, 61 and all of the City of Jackson.

**Activity Description:**

Demolition of blighted properties.

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## Action Plan Comments:

Reviewer - Rejected 03/05/2013 based on email from grantee - djh

Reviewer - Rejected 03/08/2013 in order to allow grantee to synchronize demo activity with overall plan. - djh

Reviewer - Shift of projected fund amounts from regular acquisition to the LISA to cover actual cost expenditures. Overall grant budget for eligible use B does not change.

Reviewer - Shifting \$29,000 from Eligible Use C to Eligible Use B

Reviewer - Shifted \$22,186.24 from NSP-B-0001 to NSP-B-0002 - reflects actual expenditures rather than proposed budgets. A transfer of \$7,822.62 from NSP-D-0001 to NSP-B-0002. This budget amendment is less than 1% of the total budget.

Reviewer - Budget adjusted so as to include costs of caring for the properties after expenditure deadline - djh

Reviewer - Budget amended to include the estimated program income and project budgets so the grantee can move forward on billing.

Reviewer - 12/8/16 Cindy Vails approved per the request of Casey Hines so that Jackson County could submit a QPR

## Action Plan History

Version	Date
B-11-UN-26-0007 AP#1	07/29/2011
B-11-UN-26-0007 AP#2	03/08/2013
B-11-UN-26-0007 AP#3	09/10/2013
B-11-UN-26-0007 AP#4	12/03/2013
B-11-UN-26-0007 AP#5	03/06/2014
B-11-UN-26-0007 AP#6	04/24/2014
B-11-UN-26-0007 AP#7	05/16/2014
B-11-UN-26-0007 AP#8	08/25/2014
B-11-UN-26-0007 AP#9	03/23/2015
B-11-UN-26-0007 AP#10	08/10/2015
B-11-UN-26-0007 AP#11	12/08/2016
B-11-UN-26-0007 AP#12	02/16/2017
B-11-UN-26-0007 AP#13	04/24/2017
B-11-UN-26-0007 AP#14	04/26/2017
B-11-UN-26-0007 AP#15	08/22/2017
B-11-UN-26-0007 AP#16	09/05/2017
B-11-UN-26-0007 AP#17	09/25/2017

