

# Action Plan

**Grantee: Oakland County, MI**

**Grant: B-11-UN-26-0004**

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<b>LOCCS Authorized Amount:</b>	\$ 2,080,700.00
<b>Grant Award Amount:</b>	\$ 2,080,700.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 0.00
<b>Total Budget:</b>	\$ 2,080,700.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

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

OC Administration - \$208,070  
OC Homebuyer Program LI - \$605,157 within communities with areas of greatest need census tracts with HUD NSP3 Risk Scores of 17-20.  
Revised 1/9/13 OC Homebuyer Program LI - \$239,511  
OC Homebuyer Program LM - \$1,059,403 within communities with areas of greatest need census tracts with HUD NSP3 Risk Scores of 17-20.  
Revised 1/9/13 OC Homebuyer Program LM - \$905,049  
AGN Clearance and Demolition - \$208,070 in communities with areas of greatest need census tracts with HUD NSP3 Risk Scores of 19 and 20.  
Revised 1/9/13 ADDED - AGN Acquisition Rehabilitation (Resale) - \$520,000 in communities will areas of greatest need census tracts with HUD NSP 3 Risk Scores of 17-20.

### How Fund Use Addresses Market Conditions:

OC Homebuyer Program LI and LM - 0% deferred loans as soft seconds to households at or below 120% of AMI with an emphasis on households at or below 50% AMI will enable homebuyers to purchase a home that meets Housing Quality Standards with improvements that meet the MI Residential Code and keep monthly mortgage payments affordable.  
AGN Clearance and Demolition - These properties will be demolished because they are so blighted that the required investment to bring them up to code is much greater than the expected sales price.  
Acquisition Rehabilitation (Resale) LI - 0% deferred loans as soft seconds to households at or below 50% of AMI will enable homebuyers to purchase a home that meets Housing Quality Standards with improvements that meet the MI Residential Code and keep monthly mortgage payments affordable.

### Ensuring Continued Affordability:

Oakland County will minimally adopt HOME program standards for ensuring continued affordability as defined at CFR 92.254. NSP3 assisted housing must meet affordability requirements for not less than the applicable period after project completion:

Homeownership Affordability Periods  
Homeownership Assistance NSP Amount Per Unit/Minimum Affordability Period  
Under \$15,000/5 years  
\$15,000 to \$40,000/10 years  
Over \$40,000/15 years



Oakland County will impose recapture requirements that comply with 24 CFR Part 92.254 5 (i) (ii) standards and have been set forth in the County's currently approved Consolidated Plan. Recapture provisions must ensure that the County recoups all or a portion of NSP3 assistance to the homebuyers, if the housing does not continue to be the principal residence for the duration of the affordability period. The County will structure recapture provisions based on program design and market conditions. The period of affordability is based upon the total amount of NSP3 subject to recapture described in paragraph (a)(5)(ii)(A)(5). In establishing its recapture requirements, Oakland County is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the NSP3 investment due, Oakland County can only recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than NSP3 funds) and any closing costs. Oakland County may recapture the entire amount of the NSP3 investment from the homeowner. The NSP3 investment that is subject to recapture is based on the amount of NSP3 assistance that enabled the homebuyer to buy the dwelling unit. This includes any NSP3 assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e. development subsidy). The recaptured funds must be used to carry out NSP3-eligible activities. Notwithstanding § 92.214 (a) (6), to preserve the affordability of housing that was previously assisted with NSP funds and subject to the requirements of § 92.254(a).

**Definition of Blighted Structure:**

In order to arrest and reverse economic decline and neighborhood disinvestment, and to foster and promote neighborhoods in viable, standard condition, the Substantial Amendment proposes the elimination of blighted structures. The October 6, 2008, Federal Register Notice defined "blighted structure" under NSP as "structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare." Oakland County is an urban county within a home rule state. As such the County does not impose its own definition of blighted structure on local units of government. In the context of state law the State of Michigan defines "blighted" (Public Act 381 of 1996, MCL 125.2562(e)) as a property that meets any of the following criteria:

- Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance; is an attractive nuisance to children because of physical condition, use, or occupancy; is a fire hazard or is otherwise dangerous to the safety of persons or property; or has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for intended use.

Each local unit of government maintains their own definition of "blighted structure" and will be responsible for inspecting NSP properties and verifying the blighted status of each eligible structure. In the absence of local code Oakland County will use the state of Michigan definition of blighted structure as a minimum standard.

**Definition of Affordable Rents:**

Oakland County will use the HOME Investment Partnership Act (HOME) standards at 24 CFR 92.252(a), (c), (e), and (f) to define affordable rents:

- The maximum rent will be the lesser of: (a) the fair market rent for existing housing for comparable units in the area as established by HUD; or (b) a rent that does not exceed 30% 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 maximum monthly allowances for utilities and services will be those used by the local housing authority.
- Units assisted with NSP3 funding must meet the affordability requirements for not less than the applicable period specified without regard to the term of any loan or mortgage or the transfer of ownership. The affordability requirements will be imposed by use of a deed restriction on the assisted property.

Oakland County will use the HOME Investment Partnership Act (HOME) standards at 24 CFR 92.252(a), (c), (e), and (f) to define affordable rents:

- The maximum rent will be the lesser of: (a) the fair market rent for existing housing for comparable units in the area as established by HUD; or (b) a rent that does not exceed 30% 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 maximum monthly allowances for utilities and services will be those used by the local housing authority.
- Units assisted with NSP3 funding must meet the affordability requirements for not less than the applicable period specified without regard to the term of any loan or mortgage or the transfer of ownership. The affordability requirements will be imposed by use of a deed restriction on the assisted property.

2010 HOME Program Rents Detroit-Warren-Livonia, MI HUD Metro FMR Area (DET-FMR)

Detroit-Warren-Livonia, MI HUD Metro Fair Market Rent (FMR) Area Program

- Efficiency (Low HOME Rent Limit 594)(High HOME Rent Limit 594\*) (Fair Market Rent 584) (50% Rent Limit 611) (65% Rent Limit 774)
- 1 Bed (Low HOME Rent Limit 665\*) (High HOME Rent Limit 676\*) (Fair Market Rent 665) (50% Rent Limit 655) (65% Rent Limit 831)
- 2 Bed (Low HOME Rent Limit 798\*) (High HOME Rent Limit 809\*) (Fair Market Rent 796) (50% Rent Limit 786) (65% Rent Limit 999)
- 3 Bed (Low HOME Rent Limit 923\*) (High HOME Rent Limit 968\*) (Fair Market Rent 952) (50% Rent Limit 907) (65% Rent Limit 1145)
- 4 Bed (Low HOME Rent Limit 997) (High HOME Rent Limit 997\*) (Fair Market Rent 981) (50% Rent Limit 1012) (65% Rent Limit 1259)
- 5 Bed (Low HOME Rent Limit 1135\*) (High HOME Rent Limit 1147\*) (Fair Market Rent 1128) (50% Rent Limit 1117) (65% Rent Limit 1370)
- 6 Bed (Low HOME Rent Limit 1242\*) (High HOME Rent Limit 1296\*) (Fair Market Rent 1275) (50% Rent Limit 1221) (65% Rent Limit 1481)

\* HOME Program Rent held at last year's level.



## Housing Rehabilitation/New Construction Standards:

Minimally all NSP3 funded activities will be completed in compliance with MI Residential Code and meet Certificate of Occupancy requirements, Lead Paint Hazard Reduction requirements (HUD 24 CFR Part 35 and MI Public Act 368 of 1978, as amended, and address all environmental review record mitigation issues. Optional standards apply including:

- Energy Efficiency measures, shall be guided by a Home Energy Rating Standards (HERS) audit. Whenever possible/practical, all required or optional improvements shall be implemented to promote energy efficiency. Replacement of aging household equipment, fixtures or structural components, e.g. roof, windows, doors, HVAC, water heater, stove, refrigerator, washer, dryer, electrical or plumbing service, flooring and cabinets shall be with Energy Star-46 labeled products. Window treatments (limited to shades and blinds) to provide privacy or enhance energy efficiency. Water efficient toilets, showers, and faucets, such as those with the WaterSense label must be installed.
  - Exterior improvements (siding, trim, landscaping) to address aged or “eyesore” conditions to enhance desirability and surrounding neighborhood property values.
  - Barrier-Free Access or visibility improvements when requested by eligible homebuyer.
  - Changes to the dwelling unit floor plan to more closely accommodate modern use patterns
- Where relevant, mitigate the impact of disasters e.g., earthquake, hurricane, flooding, fires.

## Vicinity Hiring:

Section 3 of the Housing and Urban Development Act of 1968, {12 U.S.C. 1701u} (Section 3) and implementing regulations at 24 CFR 135 states the purpose of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very low income persons. The Oakland County Community & Home Improvement Division is committed to providing opportunities for Section 3 business concerns and residents to participate in productive and meaningful employment. The Oakland County NSP3 application includes two activities, the Oakland County Homebuyer Program and Demolition. Section 3 initiatives include:

Oakland County Homebuyer Program - The County's Homebuyer Program may include a housing rehabilitation element on an address basis. When housing rehabilitation is required, Oakland County Homebuyer projects are bid to Michigan Residential Builders on the County's Home Improvement contractors list. The County will identify contractors who are Section 3 business concerns based upon their qualifying officers household size and income. These contractors will be included along with non Section 3 business concerns on the bid list for all Oakland County Homebuyer projects. A secondary strategy that may be employed by the County is the identification of contractors committed to subcontract with Section 3 eligible workers. Section 3 data will also be collected by project on the Section 3 Summary Report Economic Opportunities for Low and Very-Low Income Persons HUD Form 60002 and reported to HUD annually.

Demolition - The County will provide technical assistance to the Areas of Greatest Need Targeted Communities (City of Hazel Park, City of Oak Park, and Royal Oak Township) on Section 3 requirements. The communities will be required to reach out to small businesses in the “vicinity” of their targeted areas to acquire services needed for the implementation of their programs. The communities will also encourage any business that is awarded contracts to utilize the workforce in the neighborhood in which they are working. They will be required to work closely with these businesses to reach out to the local workforce as their need for additional employees arises. Each community will be required to include Section 3 information in their solicitation process, contracting documents, procurement advertisements and flyers posted at the worksites. Section 3 data will also be collected by project on the Section 3 Summary Report Economic Opportunities for Low and Very-Low Income Persons HUD Form 60002 and reported to HUD annually.

## Procedures for Preferences for Affordable Rental Dev.:

A healthy housing market includes decent safe and affordable rental and owner options. Oakland County's housing market has declined significantly due to an unprecedented number of vacant foreclosed and abandon units. The County has seen a great deal of private investment in the rental market by speculators who have converted existing single family units to rental properties. There is an overabundance of rental options which may or may not be decent and affordable on the market. Based upon the NSP3 targeted investment requirements, limited allocation, and a successful NSP1 program design which has serves as a stabilizing force in many neighborhoods Oakland County has elected to continue its strategy of focusing on expanding single family home ownership opportunities through the Oakland County Homebuyer Program.

## Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First) Rieth, Karry

Email Address riethk@oakgov.com

Phone Number 248 858-5403

Mailing Address Oakland County Community & Home Improvement Division

250 Elizabeth Lake Road Suite 1900

Pontiac MI 48341-0414

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	OC ADMINISTRATION	OC ADMIN 172131-730789-27008	OC ADMIN



2	Eligible Use A: Financing	OC HB LI 132231-730860&132235-730898/27010	OC Homebuyer Program LI
3	Eligible Use A: Financing	OC HB LM 132231-730860&132235-730898/27010	OC Homebuyer Program LM
4	Eligible Use D: Demolition AGN	AGN DEMO 172134-730005-40310 Hazel Park	AGN DEMO - Hazel Park
5	Eligible Use D: Demolition AGN	AGN DEMO 172134-730005-40390 Oak Park	AGN DEMO - Oak Park
6	Eligible Use D: Demolition AGN	AGN DEMO 172134-730005-40160 Royal Oak Township	AGN DEMO - Royal Oak Township
7	Eligible Use B: O.C. Acquisition	29729-1090659-132232-730860-27010	Eligible Use B: O.C. Acquisition Rehab (Resale) LI
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / Title:** 1 / OC ADMINISTRATION

**Grantee Activity Number:** OC ADMIN 172131-730789-27008  
**Activity Title:** OC ADMIN

**Activity Type:**

Administration

**Project Number:**

1

**Projected Start Date:**

07/21/2010

**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:**

OC ADMINISTRATION

**Projected End Date:**

06/30/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 208,070.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 208,070.00

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Oakland County

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

**Responsible Organization**

Oakland County

**Organization Type**

Local Government

**Proposed Budget**

\$ 208,070.00

**Location Description:**



250 Elizabeth Lake Road  
Pontiac, MI 48341-0414

**Activity Description:**

Program administration costs associated with implementation of the Oakland County Neighborhood Stabilization Program 3 (NSP3). Funding for general grant administration and planning activities.

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**Project # / Title: 2 / Eligible Use A: Financing Mechanisms OC Homebuyer**

**Grantee Activity Number: OC HB LI 132231-730860&132235-730898/27010**

**Activity Title: OC Homebuyer Program LI**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

2

**Projected Start Date:**

07/21/2010

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Eligible Use A: Financing Mechanisms OC

**Projected End Date:**

06/30/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 262,771.55

**Other Funds:** \$ 0.00

**Total Funds:** \$ 262,771.55

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

3

3



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

No

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

Oakland County

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

Responsible Organization	Organization Type	Proposed Budget
Oakland County	Local Government	\$ 605,157.00

**Location Description:**

Areas of greatest need census tract block groups with HUD Risk Scores of 17-20. The Oakland County approved NSP 3 Action Plan contains a list of the specific eligible CT/BGs and can be accessed at [www.oakgov.com/chi](http://www.oakgov.com/chi)

**Activity Description:**

Oakland County's NSP3 Homebuyer Program offers down payment assistance and rehabilitation assistance for the purchase of foreclosed, abandoned, or vacant residential properties in areas of greatest need census tract block groups with HUD Risk Scores of 17-20. Per NSP3 rules, when a property meets both foreclosed and either abandoned or vacant definitions, the County will treat it as foreclosed. These properties must be occupied by a qualified homebuyer as a primary residence. Homebuyers are required to complete 8 hours of pre and post purchase housing counseling with HUD approved housing counselors. Applicants must satisfy standard credit criteria and qualify for a fixed rate first mortgage. No arms or balloons allowed. All NSP3 mortgages must demonstrate that property taxes and homeowner insurance will be escrowed as part of the first mortgage. The purchase price may not exceed \$226,100. Properties acquired under this program will have a purchase discount of at least 1% from appraised value. The appraisal will be done within 60 days of the final offer to purchase. Homes purchased must be for the purchaser occupant. All homes must be permanently affixed to a slab, crawl space, or basement and may not be located in a 100 year flood plain. Homes purchased with NSP3 funds may not displace an owner/tenant.

**Project # / Title: 3 / Eligible Use A: Financing Mechanisms OC Homebuyer****Grantee Activity Number: OC HB LM 132231-730860&132235-730898/27010****Activity Title: OC Homebuyer Program LM****Activity Type:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Completed

**Project Number:**

3

**Project Title:**

Eligible Use A: Financing Mechanisms OC

**Projected Start Date:**

07/21/2010

**Projected End Date:**

06/30/2014

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**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 Draw Block Date by HUD:**

**Total Budget:** \$ 884,109.53

**Other Funds:** \$ 0.00

**Total Funds:** \$ 884,109.53

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	15		15	100.00
# of Households	15		15	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

	Total
# of Singlefamily Units	15
# of Housing Units	15

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

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Oakland County

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

**Responsible Organization**

Oakland County

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,059,403.00

**Location Description:**

Areas of greatest need census tract block groups with HUD Risk Scores of 17-20. The Oakland County approved NSP 3 Action Plan contains a list of the specific eligible CT/BGs and can be accessed at [www.oakgov.com/chi](http://www.oakgov.com/chi)

**Activity Description:**

Oakland County’s NSP3 Homebuyer Program offers down payment assistance and rehabilitation assistance for the purchase of foreclosed, abandoned, or vacant residential properties in areas of greatest need census tract block groups with HUD Risk Scores of 17-20. Per NSP3 rules, when a property meets both foreclosed and either abandoned or vacant definitions, the County will treat it as foreclosed. These properties must be occupied by a qualified homebuyer as a primary residence. Homebuyers are required to complete 8 hours of pre and post purchase housing counseling with HUD approved housing counselors. Applicants must satisfy standard credit criteria and qualify for a fixed rate first mortgage. No arms or balloons allowed. All NSP3 mortgages must demonstrate that property taxes and homeowner insurance will be escrowed as part of the first mortgage. The purchase price may not exceed \$226,100. Properties acquired under this program will have a purchase discount of at least 1% from appraised value. The appraisal will be done within 60 days of the final offer to purchase. Homes purchased must be for the purchaser occupant. All homes must be permanently affixed to a slab, crawl space, or basement and may not be located in a 100 year flood plain. Homes purchased with NSP3 funds may not displace an



owner/tenant.

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**Project # / Title: 4 / Eligible Use D: Demolition AGN DEMO - Hazel Park**

**Grantee Activity Number: AGN DEMO 172134-730005-40310 Hazel Park**

**Activity Title: AGN DEMO - Hazel Park**

**Activity Type:**

Clearance and Demolition

**Project Number:**

4

**Projected Start Date:**

07/21/2010

**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:**

Eligible Use D: Demolition AGN DEMO -

**Projected End Date:**

06/30/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 32,356.92

**Other Funds:** \$ 0.00

**Total Funds:** \$ 32,356.92

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

Total

7

# of Housing Units

7

Activity funds eligible for DREF (Ike Only)

# of Non-business Organizations benefitting

# of Businesses

# of public facilities



# of buildings (non-residential)

# of Properties

7

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hazel Park2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hazel Park2

Organization Type

Local Government

Proposed Budget

\$ 34,678.00

Location Description:

Areas of greatest need with HUD Risk Scores of 19-20.

Activity Description:

Per NSP3 rules, subrecipients will demolish blighted residential properties only. The structures must be municipally owned or slated for court ordered demolition and be located in targeted areas of greatest need with HUD Risk Scores of 19-20. Costs to include program service delivery costs.

**Project # / Title: 5 / Eligible Use D: Demolition AGN DEMO - Oak Park**

**Grantee Activity Number: AGN DEMO 172134-730005-40390 Oak Park**

**Activity Title: AGN DEMO - Oak Park**

Activity Type:

Clearance and Demolition

Activity Status:

Completed

Project Number:

5

Project Title:

Eligible Use D: Demolition AGN DEMO -

Projected Start Date:

07/21/2010

Projected End Date:

06/30/2014

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



**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Area Benefit (Census)

**Total Budget:** \$ 69,357.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 69,357.00

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

5

# of Housing Units

5

Activity funds eligible for DREF (Ike Only)

# of Non-business Organizations benefitting

# of Businesses

# of public facilities

# of buildings (non-residential)

# of Properties

5

LMI%:

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Oak Park2

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

**Responsible Organization**

City of Oak Park2

**Organization Type**

Local Government

**Proposed Budget**

\$ 69,357.00

**Location Description:**

Areas of greatest need with HUD Risk Scores of 19-20.

**Activity Description:**

Per NSP3 rules, subrecipients will demolish blighted residential properties only. The structures must be municipally owned or slated for court ordered demolition and be located in targeted areas of greatest need with HUD Risk Scores of 19-20. Costs to include program service delivery costs.



**Project # / Title: 6 / Eligible Use D: Demolition AGN DEMO - Royal Oak**

**Grantee Activity Number:** AGN DEMO 172134-730005-40160 Royal Oak Township  
**Activity Title:** AGN DEMO - Royal Oak Township

**Activity Type:**  
Clearance and Demolition

**Project Number:**  
6

**Projected Start Date:**  
07/21/2010

**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:**  
Eligible Use D: Demolition AGN DEMO -

**Projected End Date:**  
06/30/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 104,035.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 104,035.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons				0.0
<b>Proposed Accomplishments</b>				
# of Singlefamily Units	9			
# of Housing Units	9			
Activity funds eligible for DREF (Ike Only)				
# of Non-business Organizations benefitting				
# of Businesses				
# of public facilities				
# of buildings (non-residential)				
# of Properties	9			

**LMI%:**



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Royal Oak Township

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

Responsible Organization	Organization Type	Proposed Budget
Royal Oak Township	Local Government	\$ 104,035.00

**Location Description:**

Areas of greatest need with HUD Risk Scores of 19-20.

**Activity Description:**

Per NSP3 rules, subrecipients will demolish blighted residential properties only. The structures must be municipally owned or slated for court ordered demolition and be located in targeted areas of greatest need with HUD Risk Scores of 19-20. Costs to include program service delivery costs.

**Project # / Title: 7 / Eligible Use B: O.C. Acquisition Rehabilitation (Resale) LI**

**Grantee Activity Number:** 29729-1090659-132232-730860-27010  
**Activity Title:** Eligible Use B: O.C. Acquisition Rehab (Resale) LI

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
7

**Projected Start Date:**  
01/23/2013

**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:**

**Activity Status:**  
Completed  
**Project Title:**  
Eligible Use B: O.C. Acquisition

**Projected End Date:**  
12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 520,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 520,000.00

COMPLETED

**Benefit Report Type:**

Direct (Households)

<b>Proposed Beneficiaries</b>	<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

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	6
# of Housing Units	6
# of Substantially Rehabilitated Units	
# 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	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	
#Replaced thermostats	
#Efficient AC added/replaced	
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	6

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Oakland County

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
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**Location Description:**

NSP 3 Areas of Greatest Need

**Activity Description:**

Contract with Habitat for Humanity of Oakland County to acquire/rehab/resale 6-7 housing units in areas of greatest need for LI 50% AMI homebuyers.

**Action Plan Comments:**

- Reviewer - Grantee was informed to update AP with Responsible Organizations as soon as they are identified.  
AP rejected in order to edit Admin use as well as re-format portions of the plan.
- Reviewer - Rejected due to formatting and comprehension issues.
- Reviewer - Project# are not eligible uses. PDM
- Reviewer - Minor modifications to LMMI and LH25% kjph 10/2/2012
- Reviewer - Reviewer: Margaret A Momon - The change that triggered A/P revision was a transfer of \$21,485.47 from the LMMI 120% Homebuyer Activity to the LI 50% Homebuyer Activity. This request is approved. MM 5/14/2013
- Reviewer - 1-24-2014: The Grantee revised their NSP3 Action Plan to include \$2,321.09 (residual balance) in their Clearance/Demolition line item for the City of Hazel Park, which was then transferred to the OC Homebuyer Program in early October 2013. There was a delay, but the entry was input into the action plan in January 2014 and a request for review and approval was initiated. The A/P Checklist was completed, and, this revision was reviewed and approved by Margaret A Momon on 1/24/2014.
- Reviewer - 3/27/2014: There were no changes to Action Plan, Grantee had already made the change. Reviewer: Margaret A Momon. This action plan is reviewed and approved.
- Reviewer - 4/10/2014: The Grantee updated the Action Plan to reflect actual performance measures. Although performance measures were included in the narrative of the Action Plan, the numbers did not show as completed performance measurements in the QPR. There were seven projects that were the same or if changed were updated. Reviewed & approved by Margaret A Momon, Senior Financial Analyst

**Action Plan History****Version****Date**

B-11-UN-26-0004 AP#1	06/06/2016
B-11-UN-26-0004 AP#2	04/10/2014
B-11-UN-26-0004 AP#3	03/27/2014
B-11-UN-26-0004 AP#4	01/24/2014
B-11-UN-26-0004 AP#5	08/07/2013
B-11-UN-26-0004 AP#6	05/14/2013
B-11-UN-26-0004 AP#7	01/10/2013
B-11-UN-26-0004 AP#8	10/02/2012
B-11-UN-26-0004 AP#9	12/01/2011

