

# Action Plan

**Grantee: Wayne County, MI**

**Grant: B-11-UN-26-0006**

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<b>LOCCS Authorized Amount:</b>	\$ 7,839,293.00
<b>Grant Award Amount:</b>	\$ 7,839,293.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 30,000.00
<b>Total Budget:</b>	\$ 7,869,293.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

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

The goals of Wayne County's CDBG NSP3 include:

- >1. Reduce property vacancies;
- >2. Arrest and reverse the decline of neighborhood housing values;
- >3. Enhance the stability of neighborhoods that have been negatively impacted by foreclosure and abandonment;
- >4. Reduce the housing stock in neighborhoods hardest hit by abandonment and population decline;
- >5. Place properties back into productive use;
- >6. To focus housing efforts on sensitive populations such as veterans, victims of domestic violence and senior;
- >7. To provide resources for those needing transitional housing including job placement, counseling and other supportive services;
- >8. To provide a targeted supportive approach to single family housing rehab that would reduce the risk of mortgage foreclosure;
- >9. To surgically eliminate blight in an effort to stabilize the investments made through NSP1 and new investment through NSP3.

A Request for Project Proposals was issued by Wayne County EDGE on December 9th, 2011 for projects falling under Eligible Use B and E. Wayne County also offered two outreach sessions in Detroit and Taylor to answer any outstanding questions from potential applicants. Proposals were received by EDGE on February 17th, 2012. EDGE received twenty-six (26) proposals in total. The proposals were scored through a blind process, meaning that all identifying terms (names, locations, etc.) in the proposals were removed to ensure an objective analysis of each proposal. Based on the scoring and funding available, EDGE is proposing to fund eight projects under Eligible Uses B and E. While adhering to the scoring results, EDGE prioritized funding in Participating Jurisdictions.

Wayne County proposes to enter into subrecipient agreements with SER Metro and Southwest Housing Solutions (Greenworks Program) for deconstruction. The deconstruction programs will promote green demolition and job creation in Wayne County. The Program is a unique workforce development effort that will result in the deconstruction of abandoned and foreclosed houses in Wayne County. The workforce identified for the Program will be Section 3 eligible residents, who have completed a comprehensive Deconstruction Training Program through one of the Project Partner agencies. Partner agencies will employ up to 100 people throughout the two year program.

The program emphasizes the importance of creating jobs while promoting green demolition practices to reduce reliance on landfills. Employees will be deconstructing units in their own communities, creating a grass roots approach to workforce development and decreasing barriers to successful employment.

Additional demolition will be contracted by Wayne County. Demolition will be confined to target area 5 (Highland Park and Hamtramck). Demolition projects will focus on buildings deemed dangerous or blighted and only where the Community has authority to demolish/control of the property.



### **How Fund Use Addresses Market Conditions:**

This issue is addressed specifically in other narrative sections.

### **Ensuring Continued Affordability:**

Wayne County will continue to comply with HUD's suggested minimum HOME affordability requirements and property standards. In addition, homebuyer assistance will only be made available in a scenario such that no more than 30% of an occupant's monthly income will be needed to meet housing expenses. Also, the homes will be inspected and improved so that no major foreseeable repair will occur within the 5 to 10 years after occupancy. Furthermore, Energy Star improvements will be a priority. Rental situations will undergo the same requirements. Lastly, Wayne County recognizes that many low-income families have either never owned a home or through lack of basic homeownership skills, were not able to maintain ownership. Therefore, the County will increase services to include counseling after placement either one-time, or quarterly as needed, as well as credit repair where needed.

### **Definition of Blighted Structure:**

For the purpose of the County's NSP3 Plan, "Blighted Structure" will be defined according to the Blighted Area Rehabilitation Act 344 of 1945.

>Blighted Structure means the property meets any of the following criteria:

- >1. The property has been declared a public nuisance.
- >2. The property is an attractive nuisance because of its physical condition.
- >3. The property is a fire hazard or otherwise dangerous.
- >4. The property has had the utilities or facilities disconnected, destroyed or removed for a period of 1 year or more.
- >5. The property is tax reverted and owned by the municipality, the county or the state.
- >6. The property is owned or is under the control of a Land Bank Fast Track Authority under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774.
- >7. The property is improved real property which has remained vacant for 5 consecutive years and has not been maintained in accordance with local codes and ordinances.
- >8. The property has code violations which pose a severe and immediate health or safety threat and has not been rehabilitated in accordance with local code enforcement guidelines.

### **Definition of Affordable Rents:**

Wayne County will comply with HUD's suggested minimum HOME affordability requirements and property standards.

### **Housing Rehabilitation/New Construction Standards:**

Wayne County will require the following minimum rehabilitation codes and standards for all housing projects conducted under NSP3. This will be shared with all developers and sub-recipients through distribution of the Wayne County NSP3 Handbook for Developers and Sub-recipients.

- >1. HUD's minimum HOME (HQS) property standards;
- >2. All gut rehabilitation or new construction of single family residential buildings must meet standard for energy Star Qualified New Homes;
- >3. All gut rehabilitation or new construction of mid-high rise multifamily housing must meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers Standard 90.1-2004, Appendix G plus 20%;
- >4. All other rehabilitation must meet these same standards to the extent applicable to the particular work undertaken.
- >5. All local and state rehabilitation codes will be met.

### **Vicinity Hiring:**

Section 3 compliance will be required of EVERY project that is subject to those requirements. Wayne County has developed a Section 3 Policy that outlines specific ways Developers and Subrecipients can achieve Section 3 compliance. It will be distributed to awardees as they enter into agreement.

### **Procedures for Preferences for Affordable Rental Dev.:**

Projects will be given preference that provide a rental option. Wayne County has added additional requirements that long term supportive services be included in EVERY project.

### **Grantee Contact Information:**

- >Jill Ferrari, Esq.
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- >Wayne County EDGE
- >500 Griswold - 10th Floor
- >Detroit, MI 48226
- >[www.waynecounty.com/communitydevelopment](http://www.waynecounty.com/communitydevelopment)
- >313-224-5048 direct
- >313-461-7833 mobile



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Administration	Administration	11-NSP3-WC-ADMIN	Administration
Eligible Use B	Low Income Housing - 50% AMI	11-NSP-LIH-WC-07	SE Metro Housing Construction-Harper Woods
		11-NSP3-LIH-WC-01	City of Westland Rehab Project
		11-NSP3-LIH-WC-02	City of Inkster Rehab Project
		11-NSP3-LIH-WC-03	Michigan Suburbs Alliance Rehab Project
		11-NSP3-LIH-WC-04	City of Wyandotte Rehab Project
		11-NSP3-LIH-WC-05	City of Ecorse Rehab Project
		11-NSP3-LIH-WC-06	City of River Rouge Rehab Project
Eligible Use D	Demolition	11-NSP-DEMO-WC-05	Inkster Demolition
		11-NSP3-DECON-WC-01	SHS Deconstruction Project
		11-NSP3-DECON-WC-02	SER-Metro Detroit Deconstruction Project
		11-NSP3-DEMO-WC-01	Demolition
Eligible Use E	Housing Redevelopment Projects	11-NSP3-PROJ-WC-01	Habitat for Humanity-ACCESS New Housing
		11-NSP3-PROJ-WC-02	Trinity Estates New Housing Project



# Activities

**Project # / Title:** Administration / Administration

**Grantee Activity Number:** 11-NSP3-WC-ADMIN  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

06/01/2011

**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:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

12/31/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 783,929.30

**Other Funds** \$ 0.00

**Total Funds** \$ 783,929.30

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

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Wayne County

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

**Responsible Organization**

Wayne County

**Organization Type**

Unknown

**Proposed**

\$ 783,929.30

**Location Description:**



**Activity Description:**

Program administratin for this grant.

**Project # / Title: Eligible Use B / Low Income Housing - 50% AMI**

**Grantee Activity Number: 11-NSP-LIH-WC-07**  
**Activity Title: SE Metro Housing Construction-Harper Woods**

**Activitiy Type:**  
Construction of new housing

**Project Number:**  
Eligible Use B

**Projected Start Date:**  
12/13/2013

**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:**  
UNDERWAY

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Completed  
**Project Title:**  
Low Income Housing - 50% AMI

**Projected End Date:**  
03/15/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 400,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 400,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units exceeding Energy Star	2



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Wayne County

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Wayne County	Unknown	\$ 400,000.00

**Location Description:**

**Activity Description:**

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**Grantee Activity Number:** 11-NSP3-LIH-WC-01  
**Activity Title:** City of Westland Rehab Project

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

**Project Number:**  
 Eligible Use B

**Projected Start Date:**  
 06/01/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way  
**Project Title:**  
 Low Income Housing - 50% AMI

**Projected End Date:**  
 02/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 650,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 650,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8			0.00
# of Households	8			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 1,959,823.25

**Location Description:**

City of Westland, Michigan

**Activity Description:**

The City of Westland will rehabilitate 8 single-family homes in the Norwayne subdivision for home ownership by high-risk, low-income community members. The City of Westland will partner with Wayne Metro Community Action Agency's FSS Housing Voucher Program.

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**Grantee Activity Number:** 11-NSP3-LIH-WC-02  
**Activity Title:** City of Inkster Rehab Project

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

**Activity Status:**  
 Under Way

**Project Number:**  
 Eligible Use B

**Project Title:**  
 Low Income Housing - 50% AMI

**Projected Start Date:**  
 06/01/2012

**Projected End Date:**  
 02/01/2014

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

**Total Budget:** \$ 375,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 375,000.00

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	5			0.00
# Owner Households	5			0.00
# of Households	10			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 515,000.00



**Location Description:**

City of Inkster, Michigan

**Activity Description:**

The City of Inkster will rehabilitate 10 residential units in the City of Inkster for High-Risk, low-income community members. The City of Inkster will partner with Wayne Metro Community Action Agency for this project.

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**Grantee Activity Number: 11-NSP3-LIH-WC-03**  
**Activity Title: Michigan Suburbs Alliance Rehab Project**

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

**Project Number:**  
 Eligible Use B

**Projected Start Date:**  
 06/01/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way  
**Project Title:**  
 Low Income Housing - 50% AMI

**Projected End Date:**  
 02/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 435,170.23  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 435,170.23

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 515,000.00

**Location Description:**

City of Southgate, Michigan

**Activity Description:**

The Michigan Suburbs Alliance will redevelop 4 units in Southgate, MI for Veterans and Seniors through The Green Anchors Downriver Project. The Michigan Suburbs Alliance will partner with Warm Training Center, Southwest Housing Solutions and The Guidance Center.

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**Grantee Activity Number: 11-NSP3-LIH-WC-04**  
**Activity Title: City of Wyandotte Rehab Project**

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

**Project Number:**  
 Eligible Use B

**Projected Start Date:**  
 06/01/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Low Income Housing - 50% AMI

**Projected End Date:**  
 02/02/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 179,823.25  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 179,823.25

**Proposed Beneficiaries**

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

**Proposed Accomplishments**

	Total
# of Singlefamily Units	1
# of Housing Units	1

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 179,823.25

**Location Description:**



City of Wyandotte, Michigan

**Activity Description:**

The City of Wyandotte will rehabilitate 1 single-family home in Wyandotte for a Veteran from the community. The City of Wyandotte will partner with Lighthouse of Oakland County on this project.

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**Grantee Activity Number:** 11-NSP3-LIH-WC-05  
**Activity Title:** City of Ecorse Rehab Project

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

**Activity Status:**  
 Under Way

**Project Number:**  
 Eligible Use B

**Project Title:**  
 Low Income Housing - 50% AMI

**Projected Start Date:**  
 06/01/2012

**Projected End Date:**  
 02/01/2014

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

**Total Budget:** \$ 495,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 495,000.00

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 495,000.00

**Location Description:**



City of Ecorse, Michigan

**Activity Description:**

The City of Ecorse will rehabilitate 10 single-family homes for high-risk, low-income families of Ecorse. The City of Ecorse has partnered with Wayne Metro Community Action Agency and Miles Saliotte Development.

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**Grantee Activity Number: 11-NSP3-LIH-WC-06**  
**Activity Title: City of River Rouge Rehab Project**

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

**Project Number:**  
 Eligible Use B

**Projected Start Date:**  
 06/01/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Low Income Housing - 50% AMI

**Projected End Date:**  
 02/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 508,500.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 508,500.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00
Proposed Accomplishments	Total			
# of Singlefamily Units	10			
# of Housing Units	10			

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 688,500.00

**Location Description:**

**Activity Description:**

The City of River Rouge will rehabilitate approximately 10 houses within the city of River Rouge for high-risk low-income families. The City of River Rouge will partner with Wayne Metro Community Action Agency.

**Project # / Title: Eligible Use D / Demolition**

**Grantee Activity Number: 11-NSP-DEMO-WC-05**  
**Activity Title: Inkster Demolition**

**Activity Type:**  
Clearance and Demolition

**Project Number:**  
Eligible Use D

**Projected Start Date:**  
08/28/2014

**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:**  
Under Way

**Project Title:**  
Demolition

**Projected End Date:**  
10/05/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 39,573.16  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 39,573.16

**Proposed Accomplishments**

**# of Properties**

**Total**

4

<b>LMI%:</b>	
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**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Wayne County

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

**Responsible Organization**

Wayne County

**Organization Type**

Unknown

**Proposed**

\$ 39,573.16

**Location Description:**

Residential and non residential properties in Inskter will be demolished.

**Activity Description:**

Demolition in Inkster of 4 residential and non residential properties.

**Grantee Activity Number:** 11-NSP3-DECON-WC-01  
**Activity Title:** SHS Deconstruction Project

**Activity Type:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 Eligible Use D

**Project Title:**  
 Demolition

**Projected Start Date:**  
 06/01/2012

**Projected End Date:**  
 02/01/2014

**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

**Total Budget:** \$ 965,675.87

**Other Funds:** \$ 0.00

**Total Funds:** \$ 965,675.87

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Area Benefit (Census)

**Proposed Accomplishments**

# of Properties

**Total**

40

<b>LMI%:</b>	
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**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

**Responsible Organization**

Wayne County

**Organization Type**

Unknown

**Proposed**

\$ 900,000.00

**Location Description:**

Southwest Detroit and the City of Highland Park, Michigan

**Activity Description:**

Southwest Housing Solutions (acting as the Subrecipient, and on behalf of the Greenworks Partners) will contract with



demolition companies who will employ workers previously trained through Greenworks. This Subrecipient will focus in Highland Park and Southwest Detroit.

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**Grantee Activity Number:** 11-NSP3-DECON-WC-02  
**Activity Title:** SER-Metro Detroit Deconstruction Project

**Activity Type:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
Eligible Use D

**Project Title:**  
Demolition

**Projected Start Date:**  
06/01/2012

**Projected End Date:**  
02/01/2014

**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

**Total Budget:** \$ 937,519.50  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 937,519.50

**Environmental Assessment:**  
COMPLETED

**Benefit Report Type:**  
Area Benefit (Census)

Proposed Accomplishments	Total
# of Singlefamily Units	40
# of Housing Units	40
# of Properties	40

**LMI%:**

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 900,000.00

**Location Description:**  
Southwest Detroit, Ecorse and River Rouge Michigan



**Activity Description:**

SER-Metro will contract with demolition companies and employ workers directly to deconstruct units. This Subrecipient will focus in Southwest Detroit, Ecorse, and River Rouge.

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**Grantee Activity Number:** 11-NSP3-DEMO-WC-01  
**Activity Title:** Demolition

**Activity Type:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 Eligible Use D

**Project Title:**  
 Demolition

**Projected Start Date:**  
 06/01/2012

**Projected End Date:**  
 02/01/2014

**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

**Total Budget:** \$ 178,514.06  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 178,514.06

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	525171	114487	95245	39.94
<b>Proposed Accomplishments</b>	<b>Total</b>			
# of Singlefamily Units	100			
# of Housing Units	100			
# of Properties	100			

<b>LMI%:</b>	39.94
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**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 451,787.90

**Location Description:**





Wayne County, MI

**Activity Description:**

This activity will include asbestos surveys and other required components of the Deconstruction Program. This activity will be contracted by Wayne County, and therefore, is identified separately. In addition, demolition conducted outside of the Deconstruction Program will be conducted through this activity.

National Objective of LMMI will be met with this activity by concentrating demolition in a target concise area thereby causing a positive visual impact on an area previously tainted by eyesore properties. The end use will be determined specifically to each project.

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**Grantee Activity Number:** 11-NSP3-DEMO-WC-04  
**Activity Title:** Westland Demolition

**Activity Type:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 Eligible Use D

**Project Title:**  
 Demolition

**Projected Start Date:**  
 08/28/2014

**Projected End Date:**  
 10/05/2014

**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

**Total Budget:** \$ 63,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 63,000.00

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	2028743	671244	390028	52.31

Proposed Accomplishments	Total
# of Properties	9

<b>LMI%:</b>	52.31
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**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 63,000.00

**Location Description:**  
 9 properties in Westland will be demolished by the City of Westland employees



**Activity Description:**

Demolition LMMA

**Project # / Title: Eligible Use E / Housing Redevelopment Projects**

**Grantee Activity Number: 11-NSP3-PROJ-WC-01**  
**Activity Title: Habitat for Humanity-ACCESS New Housing**

**Activity Type:**  
Construction of new housing

**Project Number:**  
Eligible Use E

**Projected Start Date:**  
06/01/2012

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

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

**Environmental Assessment:**  
COMPLETED

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Under Way  
**Project Title:**  
Housing Redevelopment Projects

**Projected End Date:**  
02/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 743,951.71  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 743,951.71

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	8			0.00
<b># Owner Households</b>	20			0.00
<b># of Households</b>	28			0.00

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	20
<b># of Multifamily Units</b>	8
<b># of Housing Units</b>	28



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Wayne County

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Wayne County	Unknown	\$ 2,743,752.55

**Location Description:**

Wayne County, MI

**Activity Description:**

Wayne county will work through non-profit and for profit developers to create housing for families below 120% of area median income.

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**Grantee Activity Number:** 11-NSP3-PROJ-WC-02  
**Activity Title:** Trinity Estates New Housing Project

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 Eligible Use E

**Projected Start Date:**  
 06/01/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way  
**Project Title:**  
 Housing Redevelopment Projects

**Projected End Date:**  
 02/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,100,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,100,000.00

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

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Wayne County

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

Responsible Organization	Organization Type	Proposed
Wayne County	Unknown	\$ 1,060,252.55

**Location Description:**



**Activity Description:**

Trinity Estates will consist of 24 single-family new construction homes in Inkster that will be made available to low income families with homebuyer assistance available through People's Hope for Homes (CHDO). Four of these units will be NSP3-assisted units.

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**Action Plan Comments:**

- Reviewer - DJH - rejected timely submission in order to allow information to be properly input following system trouble by Grantee
  
- Reviewer - DJH - rejected timely submission in order to allow information to be properly input following system trouble by Grantee, Grantee instructed to contact DRGR help desk to work through system trouble.
  
- Reviewer - DJH - Rejected pending Grantee Addressing the following concerns/issues:
  - 1. Action Plan lists a different estimated number of structures to be demolished than substantial amendment (118 to 253). Requested Grantee explain the difference and if the Action Plan is correct to explain why the estimated number of structures was reduced by more than 50%.
  - 2. Demolition requires an anticipated eligible use identified.
  - 3. Eligible Use E activity consolidates single and multifamily housing. Multifamily needs to be broken out into a separate activity per the NSP3 DRGR Action Plan Checklist.
  
- Reviewer - Emailed grantee to increase description of activities and to clarify details previously requested by Huyck. kjph 12/1/2011
  
- Reviewer - Recommending approval in order for grantee to complete QPR in timely fashion. More work needed on project descriptions. Will work closely with grantee to develop greater descriptions and plans. kjph 1/27/2012
  
- Reviewer - Grantee submitted substantial amendment modifications prior to comment period and field office review and approval. Rejecting plan in order for grantee to submit next QPR in timely fashion. Will review upon official review and approval process of substantial amendment. kjph 4/19/2012
  
- Reviewer - Grantee's submission of Second Substantial Amendment has been approved. kjph 6/19/2012.
  
- Reviewer - Submitted without change. kjph 10/4/2012

**Action Plan History**

<b>Version</b>	<b>Date</b>
B-11-UN-26-0006 AP#1	01/29/2015
B-11-UN-26-0006 AP#2	10/27/2014



B-11-UN-26-0006 AP#3	04/16/2014
B-11-UN-26-0006 AP#4	03/03/2014
B-11-UN-26-0006 AP#5	01/14/2014
B-11-UN-26-0006 AP#6	10/04/2012
B-11-UN-26-0006 AP#7	06/19/2012
B-11-UN-26-0006 AP#8	01/27/2012

