

# Grantee: Dearborn, MI

## Grant: B-08-MN-26-0003

October 1, 2021 thru December 31, 2021

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<b>Grant Number:</b> B-08-MN-26-0003	<b>Obligation Date:</b> 03/20/2009	<b>Award Date:</b>
<b>Grantee Name:</b> Dearborn, MI	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$2,436,246.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$2,436,246.00	<b>Estimated PI/RL Funds:</b> \$720,000.00	
<b>Total Budget:</b> \$3,156,246.00		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

Data supplied by HUD (Foreclosure-Abandonment Risk, Predicted Foreclosure Rate, and HMDA High Cost Loan Rates) was analyzed to determine the areas most impacted by the housing foreclosure crisis. Based upon that analysis four census tracts (573300, 563600, 573800, and 573900) in two Dearborn Communities (Fordson East and Fordson West) have been targeted to receive HUD-NSP funding assistance. All four of these target census tracts have a Foreclosure-Abandonment Risk score of 10 (out of 10); Predicted foreclosure rates of 10%, 10.3%, 11%, and 10.1%, respectively; and HMDA High Cost Loan Rates of 40.6%, 42.4%, 46.5%, and 40.9% respectively. In addition, each of these census have concentrations (51%+) of middle-income population and concentrations of moderate-income population. Census tract 573800 also has a concentration of low-income households and tract 573600 is nearing a concentration at 50.8%.

Revision No. 3 (11/20/09): Target area expanded to include all of Fordson-East (census tracts 573600, 573700, 573800), all of Fordson-West (573300, 573400, 573900, 574000, 574100) and two census block groups (574300, BG 1 and 2) in the Fairlane Master Plan Communities. The expanded target area is experiencing moderate to high concentrations of foreclosure or abandonment risk, predicted foreclosure rates, and HMDA high cost loan rates.

Revision No. 4 (6/24/10): No change.

Revision No. 5 (10/31/13): No change.

#### Distribution and and Uses of Funds:

Dearborn NSP Revision No. 4 (June 24, 2010). Summary of Changes: Areas of Greatest Need- No Change. Target Area- No Change. Definition of Blight-No Change. Affordable Rents - No Change. Continued Affordability- Mortgage lenders include all homebuyer assistance in calculations of loan-to-value (LTV). Including development subsidies in the LTV calculation will disqualify most homebuyers. Development subsidies have now been excluded from the calculation of homebuyer assistance. Rehabilitation Standards- Allow energy efficient washers and dryers as an optional rehabilitation expense. Appliances must remain in home upon subsequent resale to qualified LMMI homebuyer. Low-Income targeting- No Change. Acquisitions and Relocation- No Change. Land Banking- No Change. Side-Yard Disposition Program - No Change. Homebuyer Selection- No Change. Acquisition & Rehab- Budget adjustment. Administration-No Change.

Dearborn NSP1 Revision No. 5 (October 31, 2013). Summary of Changes: Areas of Greatest Need-No Change. Target Arrea-No Change. Definition of Blight-Revised to be Consistent with NSP3. Affordable Rents- Revised to be Consistent with NSP3. Continued Affordability- Revised to be Consistent with NSP3. Rehabilitation Standards- Revised to be Consistent with NSP3. Low-Income Targeting-No Change. Acquisitions and Relocation-No change. Land Banking - No change. Side-Yard Disposition Program- No change. Homebuyer Selection- No change. Acquisition & Rehab-Add Eligible Use E (redevelopment). Acquisition & Clearance- No change. Demolition of Blighted Structures- No change. Administration- No change. NSP3 Project Support- NEW Activity, allows use of NSP1 program income to support ongoing NSP3 projects and activities.

#### Definitions and Descriptions:

The City of Dearborn is developing a side lot disposition program and policy to govern the resale of cleared city-owned residential properties throughout the city (not limited to our designated HUD-NSP target area). The program is expected to establish a nominal fee or deeply discounted sale price for eligible properties. The nominal fee or reduced sale price reflects the city's desire to promote neighborhood stability and homeownership, return properties to the tax rolls, decrease property maintenance expenses, and reflects current economic conditions on land valuation ("current market value" for side yards). Once adopted the Administration and City Council, the policies of the city's side lot disposition program will be incorporated into this HUD-Neighborhood Stabilization Program Substantial Amendment, with the intention that side lot re-sales of properties that were acquired with HUD-NSP funding will provide an equivalent or greater benefit to the target neighborhoods and adjacent property owners, while adhering to federal regulations and guidelines.



Adoption of the city's side yard disposition program is unlikely to result in the need for a further revision of this NSP Amendment, unless it results in a change to the continuing affordability standards for the resale or transfer of cleared property.

**Definition #7. Eligible Homebuyer. Household Selection Process.**

The City of Dearborn and/or its subrecipients and developers shall establish written policies for the identification and selection of households to be directly assisted.

At a minimum, written selection policies shall identify:

- The method of income eligibility determination (Section 8, Census Long Form, or IRs 1040 method);
- Waiting list or prioritization procedures – first come, first served; bid process: preference point system; random process; etc.; and,
- Outreach methods.

If a selection policy establishes a preference for a class of households with a financial relationship to the City, the subrecipient, or the developer (income qualified city employees, for example), that preference shall be subject to the review of the City of Dearborn's Board of Ethics.

Prioritization and outreach procedures shall be established and administered in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and implementing regulations.

Subrecipients and developers may adopt selection policies established by the City of Dearborn for projects/activities of a similar nature or may adopt unique policies and procedures, subject to the review and approval of the City of Dearborn.

### **Public Comment:**

providers, contractors, or subrecipients is possible and contemplated during the life of this plan. These engagements, if any, shall not be subject to public comment requirements.

The addition of activities not already described in this plan or changes to the Dearborn HUD-NSP target area defined in Section B shall be treated as a substantial amendment to this NSP plan as shall be the subject of a 15-day public comment period.

Any plan amendment, with or without a required public comment period as described above, shall be subject to any applicable local and federal requirements, reviews and approvals.

### **Low Income Targeting:**

No less than \$610,000 of the "Acquisition & Rehabilitation" activity shall be used to provide housing for individuals or families whose income does not exceed 50% of area median income.

This targeted assistance may be provided as rental housing, lease-to-purchase, or homebuyer assistance. If the targeted assistance is offered to low-income homebuyers, closing cost and down payment assistance may also be included in the assistance package.

The City of Dearborn will engage its Public Housing Authority (PHA), members of the Out-Wayne County Homeless Services Coalition (the continuum of care agency for our area), and other local housing and social service providers to identify special needs populations that may be underserved by current availability of affordable housing.

These same agencies may also be engaged to provide rental housing management and resident support services, if the need and opportunity arises.

### **Acquisition and Relocation:**

The City of Dearborn has a long and successful history of removing eyesore properties and reusing the cleared land as described above. It is therefore our intention to invest a portion of this HUD-NSP funding for the acquisition and clearance of "blighted" properties.

Revision 1: Since the original submission of our HUD-NSP amendment in November 2008, the City of Dearborn has been researching and tracking foreclosure activity in its designated target area. Target area foreclosed properties that are in reasonably sound condition are attracting private market homebuyers without program assistance. On the other hand, target area foreclosed properties that are in poor/blighted condition, are not attracting buyers and remain vacant, unattended, and are an attractive nuisance for vandals. This revision therefore redirects additional HUD-NSP resources for the clearance of "blighted" properties.

Based on conservative cost estimates, the City of Dearborn will use its HUD-NSP funding to acquire 45 abandoned or foreclosed housing units. Thirty-five of those units may be cleared (as described above) and the remaining ten units will be rehabilitated for sale, lease-to purchase, or rental to LMMI individuals and families. Eight blighted residential properties will receive financial assistance for demolition.

The housing unit estimates presented above are based upon the original allocation of HUD-NSP funding and the assumption that acquisition and clearance will cost approximately \$50,000 per property, demolition activities will average \$11,500 per property and the acquisition and rehabilitation will cost approximately \$100,000 per property. These housing unit estimates are expected to increase as the net proceeds from property re-sales are reinvested into similar activities.

It is estimated that blighted properties acquired for the purpose of demolition will be cleared within six months of purchase. Cleared properties may be land banked, for a period not to exceed 10 years, until a final disposition has been determined. Refer to Section C(5) for more information.

It is estimated that properties acquired for the purpose of rehabilitation will be available for resale or transfer (to owner-occupant, rental housing manager, etc.) twelve to fifteen months after purchase, depending upon the complexity of the rehabilitation project.

The acquisition of a foreclosed upon home or residential property under this HUD-NSP plan shall be at a discount from the current-market appraised value of the property. Dearborn's NSP will negotiate the maximum reasonable purchase discount, taking into consideration the likely "carrying cost" savings to the seller and the current condition of the property. The minimum purchase discount for any NSP-assisted acquisition shall be 1%.

The City of Dearborn will use the NSP funds for the purchase of vacant foreclosed/abandoned properties.

### **Public Comment:**

The City of Dearborn included the HUD Neighborhood Stabilization Program (HUD-NSP) as a topic at its annual Housing & Community Development Needs and Priorities public hearing on October 22, 2008. A notice announcing the public hearing was published in the October 8, 2008 edition of the Dearborn Press & Guide and was also mailed to members of our Citizen Participation Plan (CPP) mailing list.

Covenant House of Southeast Michigan, a non-profit provider of shelter and services for displaced youth, commented that there is a need for transitional and permanent housing for displaced youth after they leave the shelter. They also commented that this population is likely to require substantial supportive and financial services to be successful homeowners or tenants. The commenter did not believe that Covenant House has the current capacity or resources to fill these needs.

The Office of the Mayor and Economic and Community Development Department request for City Council authorization to prepare and submit this amendment provided three additional opportunities for public input: 1) Mayor's Briefing Session, October 28, 2008; 2) Council Committee of the Whole, October 29, 2008; and, 3) regular Council Meeting, November 3, 2008.

Council members commented that there is a disproportionately high volume of rental housing in the proposed target areas due to recent conversions of formerly owner-occupied single-family structures. Therefore, it is essential that rehabilitated

properties be made available primarily, if not solely, to homebuyers. This comment was incorporated into the proposed substantial amendment: the disposition of rehabilitated properties to LMMI households (120% AMI) will be resales to homebuyers; the disposition of rehabilitated properties to low-income households (50% AMI) to meet the 25% income targeting requirement of the HUD-NSP funding will be primarily resales to homebuyers or lease-purchase transactions, rental transactions (if any) will be limited and will require careful selection and monitoring of responsible landlords. Council members commented that there may be public needs that could be accomplished by retaining cleared properties (tot parks, community gardens, expansion of neighborhood facilities). This comment was incorporated into the proposed substantial amendment by allowing blighted, LMMI eligible properties that have been cleared, to be retained for public purposes. The proposed substantial amendment does not currently contemplate the use of HUD-NSP resources to develop or construct those public uses. Any reallocation of HUD-NSP resources for public or neighborhood facility development will be treated as a substantial amendment to this plan.

The Administration commented that cleared properties, or portions thereof, could be sold or donated to neighboring parcels with the stipulation that the property be used to substantially increase that property's compliance with zoning, building, or fire safety codes. If the cleared property is located in an LMMI-eligible area, the clearance activity itself meets the objective of the HUD-NSP. Disposition of that property must either be a market rate transaction, or must also meet an objective of the HUD-NSP. HUD will be consulted to determine whether less than market rate disposition to a neighboring property, o

### **Public Comment:**

bsp; If so, these less than market rate dispositions will be allowed and offered when appropriate.

The Administration also commented that there is an opportunity for collaboration with the Michigan Works! JET Program (Jobs, Education & Training), particularly for the HUD-NSP funding that is targeted to low-income (50% AMI) households. JET is a fundamental change in the way families move off welfare and become self-sufficient. Under the JET approach, local workforce boards, Michigan Works! Agencies, the Michigan Rehabilitation Services, and the Michigan department of Labor and Economic Growth and Human Services county offices work together to remove barriers to work and connect Michigan families with the kinds of jobs, education and training that lead to long-term self-sufficiency. Collaboration with JET will provide a linkage to and partnership with our local colleges as well. JET collaboration will be explored, and is likely to result in a significant, beneficial partnership in the implementation phase of this HUD-NSP plan.

The draft HUD-NSP Substantial Amendment was published for a 15-day comment period beginning November 5, 2008 and ending November 19, 2008. Publication included a notice in the November 5, 2008 edition of the Dearborn Press & Guide, a mailing to members of the CPP mail list, and availability of the draft document at all Dearborn Public Library branches, the Office of the Mayor, the Economic and Community Development Department and online at [www.cityofdearborn.org/nsp/hud-nsp.shtml](http://www.cityofdearborn.org/nsp/hud-nsp.shtml).

No additional comments received.

Prior to submitting this Substantial Amendment, the City of Dearborn also sought or received clarification from the U. S. Department of Housing and Urban Development on several issues. Clarifications that resulted in a change to our Proposed Substantial Amendment are summarized here:

Certain equipment and fixtures that are not permanently affixed to the property and that are not required to meet minimum housing quality standards (such as washers, dryers, or window coverings) are generally not considered to be eligible rehabilitation measures (energy-efficiency measures may be an exception). Since such items are portable and will not necessarily remain available to future homeowners during the affordability period, it should be stipulated that any such items provided are attributed to the buyer's equity or private financing and not to the program or development subsidy. The City of Dearborn's HUD-NSP Rehabilitation Standards have been revised to incorporate the guidance above.

At the same time, based upon further staff research and comment, the related rehabilitation standard requiring a Home Energy Rating Standards (HERS) audit to guide optional energy efficiency upgrades, was replaced with reliance on information readily available on EnergyStar.gov and the State of Michigan Weatherization Program priorities list. City of Dearborn rehabilitation personnel are already familiar with and capable of implementing these energy standards.

Revision No. 1 was published for a 15-day comment period beginning April 15, 2009 and ending April 29, 2009. Publication included a notice in the April 15, 2009 edition of the Dearborn Press & Guide and online availability at [www.cityofdearborn.org/nsp/hud-nsp.shtml](http://www.cityofdearborn.org/nsp/hud-nsp.shtml)

### **Public Comment:**

mailed to members of our mailing list who may be affected by this revision.

No comments received.

Revision No. 2 was published for a 15-day comment period beginning August 19, 2009 and ending September 2, 2009. Publication included a notice in the August 19, 2009 edition of the Dearborn Press & Guide and online availability at [www.cityofdearborn.org/nsp/hud-nsp.shtml](http://www.cityofdearborn.org/nsp/hud-nsp.shtml).

As required by the City of Dearborn's Citizen Participation Plan, notices are also mailed to members of our mailing list who may be affected by the revision.

No comments received.

Revision No. 3 was published for a 15-day comment period beginning November 4, 2009 and ending November 18, 2009. Publication included a notice in the Wednesday, November 4, 2009 edition of the Dearborn Press & Guide and online availability at [www.cityofdearborn.org/nsp/hud-nsp.shtml](http://www.cityofdearborn.org/nsp/hud-nsp.shtml).

As required by the City of Dearborn's Citizen Participation Plan, notices are also forwarded to members of our mailing list who may be affected by the revision.

No comments received.

Revision No. 4 was published for a 15-day comment period beginning June 9, 2010 and ending June 23, 2010. Publication included a notice in the Wednesday, June 9, 2010 edition of the Dearborn Press & Guide.

As required by the City of Dearborn's Citizen Participation Plan, notices are also forwarded to members of our mailing list who may be affected by the revision.

No comments received.

Revision No. 5 was published for a 15-day comment period beginning October 16, 2013 and ending October 30, 2013. Publication included a notice in the Wednesday, October 16, 2013 edition of the Dearborn Press & Guide.

As required by the City of Dearborn's Citizen Participation Plan, notices are also forwarded to members of our mailing list who may be affected by the revision.

A comment was received from a city administrator suggesting that the new "NSP3 Project Support" activity should also include Eligible Use C (Land Banking) to more closely parallel other similar NSP1 activities. Eligible Use C has been added.

No other comments received.

Future amendments and opportunities for public comment.

Dearborn's Neighborhood Stabilization Program, as described in this document anticipates the generation of program income (net proceeds from resales). Programming and reuse of that program income for any of the activities already described in this document are contemplated by this program and therefore shall not be considered to be an amendment to this plan and shall not be subject to further public comment requirements.

Due to the emergency nature of this funding and the desire to implement and complete projects and activities as rapidly as possible, the reallocation of program funding between activities, or cost categories within activities already described in this document is also contemplated by this plan. Therefore, such reallocations shall not be considered to be an amendment to this plan and shall not be subject to further public comment requirements.

The Office of the Mayor and the Economic and Community Development Department are identified as the responsible parties in each of the activities described in this plan. These subsequent engagement of other city departments, non-profit service



Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,772,185.66
<b>Total Budget</b>	\$0.00	\$2,744,172.53
<b>Total Obligated</b>	\$0.00	\$2,744,172.53
<b>Total Funds Drawdown</b>	\$0.00	\$2,744,172.53
<b>Program Funds Drawdown</b>	\$0.00	\$2,383,298.94
<b>Program Income Drawdown</b>	\$0.00	\$360,873.59
<b>Program Income Received</b>	\$0.00	\$673,133.95
<b>Total Funds Expended</b>	\$0.00	\$2,744,172.53
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 28,013.13
Match Funds	\$ 0.00	\$ 28,013.13
Non-Match Funds	\$ 0.00	\$ 0.00

## Funds Expended

Overall	This Period	To Date
City of Dearborn - Economic & Community Development	\$ 0.00	\$ 2,744,172.53

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$28,013.13
<b>Overall Benefit Amount</b>	\$3,017,671.51	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$365,436.90	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$243,624.60	\$138,272.69	\$138,272.69
<b>Limit on Admin</b>	\$ .00	\$138,272.69	\$138,272.69
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$789,061.50		\$789,765.67

## Overall Progress Narrative:

### NSP1 Overall Progress Narrative:

This is the City of Dearborn's NSP1 QPR period ending 12/31/2021. A total of \$2,383,298.94 has been expended in the line of credit with a total of \$52,947.06 unexpended for a grant budget total of \$2,436,246.00 awarded. All projects are at 100% completion. Program Income was received in the amount of \$673,133.95. Program income disbursed in the amount \$360,873.59. The remaining program income in the amount of \$312,260.36 will be transferred to CDBG. The grant will likely generate additional program income from the resale of 8 vacant lots remaining under the Acquisition Demolition activity and the 5 lots remaining for resale under the Demolition activity.

443 foreclosed, target area residential properties were reviewed.

62 properties approved/in-progress including: 41 acquisition and clearance; 9 acquisition and rehabilitation; and 12 demolition only. 53 blighted properties have been demolished.

41 acquisition and clearance properties, 15 of those cleared properties have been sold to adjacent property owners as) side yard-lot-splits; 12 of the properties have been sold to adjacent property owners as side yard-lot-combinations; and 4 of the properties have been sold for redevelopment to build homes; 2 properties have been sold to investor-owners; Total of 33 properties sold; 8 properties remaining for sale.

9 properties completely renovated for resale. 9 properties have been sold to qualified first-time homebuyers (seven low-income, two moderate-middle income). No homes remaining for sale.



Prior period changes to First-Time Homebuyer (FTHB) Program guidelines and marketing methods (a homebuyer counseling transaction fee to inspire referrals and alternate provisions for cash purchase transactions) did not generate additional interest as hoped.

Licensed real estate agents were solicited to participate in the FTHB program as buyer agents. FTHB Program guidelines revised in March 2013 to provide a Real Estate Buyers Agent Transaction Fee, in an effort to further encourage and compensate the participation of local realtors. This outreach resulted in 3 successful resale transactions.

\$2,744,172.53 has been set aside for specific projects (91.8% of NSP1 grant funding); \$2,744,172.53 is obligated; and \$2,744,172.53 has been expended.

Additional project support will come from anticipated program income, which is currently budgeted in the amount of \$725,000.00. There is \$673,133.95 of program income and \$115,337.43 deferred revenue (homebuyer assistance loans) has been realized to-date.

NSP1 Grant Budget: \$2,436,246.00  
S1 Program Income: \$673,133.95  
NSP1 Total Program Budget: \$2,936,246.00  
Program obligations: \$2,744,172.53 (\$0 this quarter)  
Program activity expenditures: \$2,744,172.53 (\$0 this quarter)

Completed Acq Demo units: 41  
Completed Demo only units: 12  
Completed Acq Rehab LI units: 7  
Completed Acq Rehab LMMI units: 2

**ADMINISTRATION Progress Narrative:**  
General program planning and administration.

NSP1 grant budget: \$138,272.69  
Program obligations: \$138,272.69 (\$0 this quarter)  
Activity expenditures: \$138,272.69 (\$0 this quarter)

**ACQ-DEMO Progress Narrative:**  
Acquisition of foreclosed and blighted properties completed in prior reporting periods 41 properties demolished (0 this quarter).

Demolished properties are land banked and will be reported as complete upon future redevelopment or resale.

Current status of identified properties: 41 utility disconnections, asbestos surveys and demolitions are complete; 15 properties sold for side yard-lot splits; 12 properties sold for side yard-lot combinations; 4 sold to investor-owner; 2 sold for redevelopment to build homes; 0 side yard resale transactions in progress; and 8 properties available for resale.

27 properties sold as side yard-lot splits or side yard-lot combined; 4 sold to investor-owner; and 2 sold for redevelopment to build-upon under CDBG change of use regulations (570.505b).

LMMI Area Benefit Statistics: all households located in the same census tract/block group (neighborhood) as a cleared property are presumed to benefit from this activity. Cumulative LMMI benefit for the 33 cleared/resold properties: 4,658 LMMI households (86.9%) out of 5,363 total households benefitted.

Projected total budget needs for the 41 identified properties total \$1,349,869.24  
Additional properties may be identified in the future, as anticipated program income is realized.

**Acq-Demo Statistics**  
Activity budget: \$1,349,869.24  
Budget set-aside for identified projects: \$1,349,869.24  
Activity obligations: \$1,349,869.24 (\$0 this quarter)  
Activity expenditures: \$1,349,869.24 (\$0 this quarter)  
Approved acq-demolition units: 41  
Completed acq-demolition units: 41

Vacant Lots sold as Side Yard (Lot Split): 15  
6510 Calhoun                      4817 Palmer  
4765 Chovin                      &np;                      6548 Reuter  
6544 Coleman                      5115 Steadman  
5459 Kenilworth                      7109 Steadman  
7247 Kentucky                      6825 Theisen  
6046 Maple                      4804 Walwit  
5265 Neckel                      6120 Yinger  
5920 Neckel

Vacant Lots sold as Side Yard (Lot Combine): 12  
7046 Barrie                      7431 Kentucky  
7600 Chase                      7846 Kentucky  
7027 Coleman                      7556 Maple



6210 Hartwell  
6345 Jonathon  
5433 Kendal

4780 Mead  
7605 Orchard  
6614 Yinger

Vacant Lots sold for Redevelopment: 4

6321 Argyle  
5035 Jonathon

5067 Middlesex  
4805 Williamson

Vacant Lo sold to Investor-Owner: 2

4581 Curtis  
7520 Steadman

ACQ-REHAB (LI) Progress Narrative:

7 properties have been acquired for this activity.

Renovation of 7 properties complete in prior reporting periods: These properties have been inspected for re-occupancy, appraised, and made available for resale.

35 potential homebuyers have fulfilled all of the requirements (income determination, homebuyer counseling, mortgage pre-approval) for the First-Time Homebuyer Home Sales Assistance Program. 26 of these applicants meet program low-income targeting requirements.

Prior period changes to First-Time Homebuyer (FTHB) Program guidelines and marketing methods (a homebuyer counseling transaction fee to inspire referrals and alternate provisions for cash purchase transactions) did not generate additional interest as hoped.

Licensed real estate agents were solicited to participate in the FTHB program as buyer agents. FTHB Program guidelines revised in March 2013 to provide a Real Estate Buyers Agent Transaction Fee, in an effort to further encourage and compensate the participation of local realtors. This outreach resulted in 4 successful resale transactions.

7 resale transactions to eligible low-income homebuyer are complete. 0 home sold this quarter. No home remaining for resale.

Projected total budget NSP1 needs for the 7 identified properties total \$789,765.67 (106.3%) of the required low-income set aside of (\$734,062.00). \$789,765.67 is obligated and \$789,765.67 is expended.

Project budget needs do not include the funds for financial assistance (affordability discount, down payment, and closing costs) that will be provided at the time of resale. Financial assistance is anticipated to be \$5,000-\$25,000 per property.

The 7 properties resold have generated \$300,591.40 in program income along with deferred mortgage (long term notes) receivables in the total amount of \$87,150.90.

Note: renovated properties may be transferred to or from the LMMI-Homebuyer (RHB-LMMI) category when qualified buyers select a property, while ensuring that program low-income targeting requirements will be met.

Acq-Rehab LI Statistics

Activity budget: \$789,765.67  
Budget set-aside for identified projects: \$789,765.67  
Activity obligations: \$789,765.67 (\$0 this quarter)  
Activity expenditures: \$789,765.67 (\$0 this quarter)  
Expected housing units: 7  
Housing units identified: 7  
Inspections completed: 7  
Specifications/cost estimates completed: 7  
Renovation contracts complete: 7  
Resale Pending: 0 this quarter  
Homes sold 7: 0 sold this quarter  
Hispanic: 2 households  
White: 5 households  
Female Headed: 2 households

Homes sold to LI Homeowners /p>5034 Argyle

7754 Mead  
7933 Pinehurst  
6358 Steadman  
7529 Steadman  
10515 Tireman  
7050 Yinger

ACQ-REHAB (LMMI) Progress Narrative:

4 property acquisitions were completed in prior report periods. 2 of those properties (Tireman and Kendal), originally acquired for purpose of renovation and resale to qualified homebuyers were determined to be infeasible and were transferred to the ACQ-DEMO activity. Costs incurred prior to the determination (acquisition, inspection, and rehabilitation costs) remain in this activity category.



The 2 remaining properties have been completely renovated. 2 properties have been inspected for re-occupancy, appraised, and sold to qualified LMMI first-time homebuyers.

NSP1 budget needs total \$327,498.11; \$327,498.11 is obligated and \$327,498.11 is expended.

Project budget needs do not include the funds for financial assistance (affordability discount, down payment, and closing costs) that will be provided at the time of resale. Financial assistance is anticipated to be \$5,000-\$25,000 per property.

35 potential homebuyers (26 low-income, 6 moderate-income, and 3 middle-income) have fulfilled all of the requirements (income determination, homebuyer counseling, mortgage pre-approval) for the First-Time Homebuyer Home Sales Assistance Program.

Prior period changes to First-Time Homebuyer (FTHB) Program guidelines and marketing methods (a homebuyer counseling transaction fee to inspire referrals and alternate provisions for cash purchase transactions) did not generate additional interest as hoped.

Licensed real estate agents were solicited to participate in the FTHB program as buyer agents. FTHB Program guidelines revised in March 2013 to provide a Real Estate Buyers Agent Transaction Fee, in an effort to further encourage and compensate the participation of local realtors. This outreach resulted in 4 successful resale transactions.

2 resale transactions to eligible LMMI-income homebuyers are complete. 0 home remaining for resale.

The 2 properties resold have generated \$110,373.35 in program income along with deferred mortgage (long term notes) receivables in the total amount of \$28,186.53.

Additional properties may be identified in the future, subject to the availability of funding from program income.

Note: renovated properties may be transferred to or from the LI-Homebuyer (RHB-LI) category when qualified buyers select a property, while ensuring that program low-income targeting requirements will be met.

#### Acq-Rehab LMMI Statistics

Activity budget: \$327,498.11  
Budget set-aside for identified projects: \$327,498.11  
Activity obligations: \$327,498.11 (\$0 this quarter)  
Activity expenditures: \$327,498.11 (\$0 this quarter)  
Expected housing units: 4  
Housing units identified: 2  
Inspections completed: 2  
Specifications/cost estimates completed: 2  
Renovation contracts complete: 2  
Resale Pending: 0 this quarter  
Homes sold 2: 0 sold this quarter  
Black/African American: 1 household  
White: 1 household  
Female Headed: 0 household

#### Homes sold to LMMI Homeowners

6515 Neckel  
7943 Pinehurst

#### DEMO ONLY Progress Narrative:

Activity budget: \$138,766.82  
Budget set-aside for identified projects: \$138,766.82  
Activity obligations: \$138,766.82 (\$0 this quarter)  
Activity expenditures: \$138,766.82 (\$0 this quarter)

Activity was re-opened in January 2017 to complete one (1) more demo at 4425 Jonathon. The demo was completed May 2017.

A total of 12 demolitions completed for this activity.

#### Homes Demolished

1549 Ferney  
5275 Hartwell  
4425 Jonathon  
7840 Mead  
6620-22 Payne  
7421-27 Kendal  
7310 Kentucky  
14217 Lanson  
5148 Mead  
6312 Payne  
7459 Neckel  
6920 Yinger



# Project Summary

Project #, Project Title

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
DBN-NSP, Dearborn HUD-NSP	\$0.00	\$2,936,246.00	\$2,383,298.94

