

**Grantee: Detroit, MI**

**Grant: B-08-MN-26-0004**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-26-0004

**Obligation Date:**

03/25/2009

**Grantee Name:**

Detroit, MI

**Award Date:****Grant Amount:**

\$47,137,690.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

**Recovery Needs:**

The goals of the City of Detroit Neighborhood Strategy Program are:

Continue to implement the City's Master Plan to reinforce, revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values;

Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners

Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development; Demolish existing structures to accommodate future development or alternative uses.

**Overall****This Report Period****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$47,137,690.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$47,137,690.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,070,653.50	\$0.00
Limit on Admin/Planning	\$4,713,769.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The City of Detroit incurred administrative costs but has not drawn them during this quarter. However, the City of Detroit has made tremendous progress administering NSP projects by evaluating rehabilitation Request for Proposal(RFP) candidates, coordinating with the State of Michigan to select viable projects, and selecting legal counsel for this activity. The City of Detroit Planning and Development Department is also preparing an RFP for public improvement activity to take place in the wake of demolitions. The Detroit Land Bank Authority (DLBA) continues to progress in its efforts to establish itself. Currently DLBA has selected an interim director, legal counsel, elected its officers, identified initial funding from the Ford Foundation, approved an agreement for temporary administrative support, adopted articles of incorporation and bylaws, and engaged technical assistance. DLBA also plans to have a fully functional office and properties in their portfolio by the end of the year.

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP-01, NSP Acquisition	(\$500,000.00)	\$0.00	\$4,000,000.00	\$0.00
NSP-02, NSP Disposition	(\$750,000.00)	\$0.00	\$4,200,000.00	\$0.00
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$2,000,000.00	\$0.00
NSP-04, NSP Demolition	\$0.00	\$0.00	\$14,000,000.00	\$0.00
NSP-10, NSP Administration	\$0.00	\$0.00	\$4,713,769.00	\$0.00
NSP-12, NSP New Construction	\$0.00	\$0.00	\$4,250,000.00	\$0.00
NSP-14, NSP Rehabilitation	\$0.00	\$0.00	\$13,973,921.00	\$0.00

### Activities

**Grantee Activity Number:** 01 NSP Acq

**Activity Title:** Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

07/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Acquisition

**Projected End Date:**

03/30/2013

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$3,500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Vacant, abandoned or foreclosed property will be acquired in the nine target areas for rehabilitation, demolition or redevelopment including new construction

**Location Description:**

location to be determined in the 9 target areas

**Activity Progress Narrative:**

The City of Detroit continues to search for properties to acquire within NSP areas. We will also continue working with the Office of Foreclosure Prevention to identify properties for acquisition. Acquired properties will be used for rehabilitation, demolition, or holding them until their best use can be determined.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	0/350

**Activity Locations**

Address	City	State	Zip
65 Cadillac Square	Detroit	NA	48226

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

## Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>01A NSP ACQ</b>
<b>Activity Title:</b>	<b>Landbank Acquisition</b>

### Activity Category:

Acquisition - general

### Project Number:

NSP-01

### Projected Start Date:

09/01/2009

### National Objective:

NSP Only - LMMI

### Activity Status:

Planned

### Project Title:

NSP Acquisition

### Projected End Date:

03/30/2013

### Responsible Organization:

City of Detroit Land Bank

## Overall

## Jul 1 thru Sep 30, 2009

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Activity Description:

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

## Location Description:

The nine target areas.

## Activity Progress Narrative:

The City of Detroit continues to pursue Wayne County owned property within NSP areas. These properties are planned for the Detroit Land Bank Authority portfolio when it is operational. The DLBA has achieved many goals as it progresses toward implementation as discussed below:

- Selection of Dickinson-Wright as legal counsel
- Election of officers: Chairperson, Marsha Bruhn, Vice-Chair, Steve Ogden, Treasurer, Deborah Younger, Secretary, Warren Palmer
  - Identification of initial funding from the Ford Foundation of one million dollars for operating support
  - Approval of an agreement with Community Legal Resources (CLR) to provide temporary administrative support to the DLBA Board
  - Adoption of the Articles of Incorporation and subsequent Amended Articles of Incorporation.
  - Adoption of Bylaws.
  - Selection of Interim Director
  - Technical Assistance trainer identified

The Board's upcoming goals are to have a fully functioning office and properties in DLBA's portfolio by the end of the year. The Board plans to advertise for a permanent Executive Director and fill the position by the start of 2010.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/50

## Activity Locations

Address	City	State	Zip
65 Cadillac Square	Detroit	NA	48226

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 02 NSP Disp

**Activity Title:** Disposition

**Activity Category:**

Disposition

**Activity Status:**

Planned

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

06/01/2009

**Projected End Date:**

03/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$3,450,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,450,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Maintain properties pending disposition including legal services, financial services, appraisals, surveys and transfer costs.

**Location Description:**

Location to be determined based upon the acquisition, rehabilitation, or demolition activity in the 9 target areas

**Activity Progress Narrative:**

The City of Detroit will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs as needed.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/800

**Activity Locations**

Address	City	State	Zip
65 Cadillac Square, Suite 2300	Detroit	NA	48226

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>02a NSP Disp</b>
<b>Activity Title:</b>	<b>Landbank Disposition</b>

**Activity Category:**

Disposition

**Activity Status:**

Planned

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

09/01/2009

**Projected End Date:**

03/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Land Bank

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$750,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$750,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

**Location Description:**

Nine Target areas

**Activity Progress Narrative:**

The Detroit Land Bank Authority will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs. DBLA staff anticipate being fully operational by December 2010.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	0/200

**Activity Locations**

Address	City	State	Zip
65 Cadillac Square, Suite 2300	Detroit	NA	48226

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**



## Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>03 NSP Pub Imp</b>
<b>Activity Title:</b>	<b>Public Improvement</b>

### Activity Category:

Clearance and Demolition

### Activity Status:

Planned

### Project Number:

NSP-03

### Project Title:

NSP-Public Improvements

### Projected Start Date:

09/01/2009

### Projected End Date:

03/30/2013

### National Objective:

NSP Only - LMMI

### Responsible Organization:

City of Detroit Planning & Dev Dept

## Overall

## Jul 1 thru Sep 30, 2009

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Activity Description:

Public Improvement activities will assist in stabilizing neighborhoods through the redevelopment of vacant land and parcels where demolition activities have occurred. Planning to landscape approximately 1300 acres of vacant land

## Location Description:

Locations to be determined in the nine target areas

## Activity Progress Narrative:

The Planning and Development Department has performed site visits in the nine targeted NSP areas. To facilitate Public Improvement activities, two sub-areas, with the greatest foreclosed vacant lot concentrations, were created within each area. All the relevant data needed for NSP public implementation such as property identification, planning and design work are now available in data base form available to prospective qualified entities. Accordingly, P&DD will launch an RFP/RFQ within the next thirty days making qualifications and information available to entities performing Public Improvement activities. All nine NSP areas will be have \$400,000 available under NSP I.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1885

## Activity Locations

Address	City	State	Zip
65 Cadillac Square, Suite 2000	Detroit	NA	48226

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 04 NSP Demolition

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Planned

**Project Number:**

NSP-04

**Project Title:**

NSP Demolition

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Buildings & Safety Eng

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$14,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$14,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demolish blighted and abandoned structures

**Location Description:**

**Activity Progress Narrative:**

The City of Detroit has completed 80 demolitions this quarter. The City of Detroit continues to proceed with planned demolitions in the Osborn and Herman Gardens NSP areas. Over one hundred demolitions are planned in these areas.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1400

**Activity Locations**

Address	City	State	Zip
65 Cadillac Square, Suite 2300	Detroit	NA	48226

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>10 NSP Admin</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Project Number:**

NSP-10

**Projected Start Date:**

10/01/2008

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

03/30/2013

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,713,769.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,713,769.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Administration and management of the NSP program

**Location Description:**

**Activity Progress Narrative:**

The City of Detroit amended NSP Management Plan was approved by HUD during the quarter. Planning and Development Department (P&DD) staff also completed a Memorandum of Understanding with the Buildings and Safety Engineering to demolish homes in NSP areas as part of the program. P&DD staff continued to attend HUD sponsored training on NSP and Recovery Act programs and systems throughout the quarter. The Detroit Land Bank Authority (DLBA) continues to progress in its efforts to establish itself. Currently DLBA has selected an interim director, legal counsel, elected its officers, identified initial funding from the Ford Foundation, approved an agreement for temporary administrative support, adopted articles of incorporation and bylaws, and engaged technical assistance. DLBA also plans to have a fully functional office and properties in their portfolio by the end of the year.

**Performance Measures**

No Performance Measures found.

**Activity Locations**

Address	City	State	Zip
65 Cadillac Square, Suite 2300	Detroit	NA	48226

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** 14 NSP New Construction

**Activity Title:** New Construction

**Activity Category:**

Construction of new housing

**Activity Status:**

Planned

**Project Number:**

NSP-12

**Project Title:**

NSP New Construction

**Projected Start Date:**

07/01/2009

**Projected End Date:**

03/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Planning & Dev Dept

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$4,250,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,250,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

#### Activity Description:

Affordable housing projects will be developed for sale, rent, or lease-purchase

#### Location Description:

#### Activity Progress Narrative:

The Planning and Development Department has recommended \$4.25 million in NSP New Construction funds to support a joint City of Detroit/MSHDA venture. Leveraging for the four new construction projects also includes 2008 Low Income Housing Tax credits. The low income rental projects will serve households between 30 and 60 percent AMI. The projects currently have "Soft Letters of Support".

#### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/400

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 14 NSP Rehab

**Activity Title:** Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

NSP-14

**Project Title:**

NSP Rehabilitation

**Projected Start Date:**

07/01/2009

**Projected End Date:**

03/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$13,973,921.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$13,973,921.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of single and multi-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI

**Location Description:**

**Activity Progress Narrative:**

Planning and Development Department (P&DD) staff received and evaluated over 80 NSP Notice of Funding Availability (NOFA) applications and/or proposals. P&DD staff worked with Michigan Housing Development Authority (MSHDA) staff to coordinate the review and underwriting criteria used to approve NSP projects that were funded were 2008 low-income housing tax credit recipients. As part of the screening process P&DD staff also interviewed NSP respondents with feasible projects, clarifying their project information. P&DD staff are currently mapping NSP RFP projects. Thirty-six projects have been mapped to date.

NSP legal services will be handled by Lewis and Munday, PC. Lewis and Munday will handle loan closings, due diligence document review, and other related NSP activities. The Lewis and Munday contract is under development.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/392
# of Households benefitting	0	0	0	0/392	0/0	0/392

**Activity Locations**

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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