

**Grantee: Kent County, MI**

**Grant: B-08-UN-26-0002**

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

**Grant Number:**

B-08-UN-26-0002

**Obligation Date:****Grantee Name:**

Kent County, MI

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

\$3,912,796.00

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

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

## Disasters:

### Declaration Number

NSP

## Plan Description:

The tracts were rated from 1-10 in the FARS data, with 1 representing the lowest risk and 10 the greatest. 356 block groups are represented and scored in the data with a median score of 4. Scores greater than 5 indicate areas where the abandonment risk is greatest, exceeding the median as represented at Attachment 1, Estimated Foreclosure Abandonment Risk Score. Of the 356 block groups reported, 112 (or 31%) had FARS scores greater than 5, indicating increased risk. These areas are in the cities of Wyoming, Grandville, Kentwood, and Byron, Plainfield and Gaines Townships. Other communities scored above the median but when comparing per capita foreclosures they don't represent a density of properties where it is felt NSP could have as great an impact. This data is at Exhibit A (Kent County Target Areas). NSP development will work within the boundaries of these areas as they represent the areas at greatest risk of further neighborhood decline from foreclosed and abandoned homes. Directing projects to these areas is part of a strategic approach the County is taking to limit the decline of neighborhoods due to continuing foreclosure trends. Predicted 18 month Underlying Foreclosure Rates a large percentage of tracts within the strategic areas identified by FARS are at high risk of increased foreclosure over the next 18 months. The 356 tracts in Kent County were scored from 1 to 10. The median score is 4.3 with 6 indicating a high likelihood of continued deterioration. These tracts are charted in Attachment 2 (labeled 18 Month Problem Foreclosure Rate). This predicted underlying problem foreclosure rate analysis combined with FARS supports the identification of areas of greatest need to include the cities of Wyoming, Grandville, Kentwood, and Byron, Plainfield and Gaines Townships. The areas are mapped at Exhibit A, Predicted 18 Month Foreclosure Rate. As with the FARS data, other areas in the County show percentage scores above 6% but when considering actual numbers of parcels at risk of foreclosure it is felt best to limit investment to the listed communities to have the greatest impact with limited funding. Total Foreclosure as a Percent of Total Parcels from foreclosure information provided by CRI of the Johnson Center at GVSU. They assembled the data from multiple sources including Kent County Equalization and Treasurers offices. Block group level analysis of areas with the highest percentages of foreclosures per number of parcels identified areas of concern. Each area had a percentage of foreclosures exceeding the County rate of 4.5% and together include over 2100 foreclosed parcels. Few areas in the county are not grossly affected by foreclosures as demonstrated in these sets of data. The greatest stabilization of neighborhoods can be achieved in more densely developed areas where the proximity of foreclosed properties to each other is most likely to impact a larger number of other parcels. While recognizing there is as great an existing problem in the more rural parts of the county we will concentrate our stabilization efforts in the more urban, more densely developed areas identified in each of the three data sets discussed above. Three cities, Wyoming, Kentwood and Grandville as well as Gaines and Plainfield Townships have been identified as areas of great need. In an effort to concentrate NSP funds County staff considered the evaluation of the three categories listed above. Broad geography has been identified showing the areas where total foreclosure percentages, 18 month underlying problem areas and FARS scores overlap and is included on the map at Exhibit A. This area is limited to Gaines and Plainfield Townships and the cities of Wyoming, Kentwood, and Grandville. NSP funded activities will be concentrated in these areas and limited to eligible neighborhoods where the impact of the redevelopment and resale of foreclosed and abandoned properties will be the greatest.

## Recovery Needs:

Response:

As required by Section 2301(c)(2) of HERA, the County is required to direct funding to areas of greatest need as defined by:

- Areas with the greatest percentage of home foreclosures
- Areas with the highest percentage of homes financed with a subprime mortgage related loan
- Areas identified as likely to face a significant rise in the rate of foreclosures.

The county will ensure 100% of NSP funds will benefit individuals and households with incomes at or below 120% of the area median income (AMI). Additionally, at least 25% of NSP funds will benefit individuals and households with incomes at or below 50% of the area median income. In order to meet these goals, the county proposes to allocate funding under the following general categories:

Purchase with rehabilitation of abandoned foreclosed homes for resale to individuals and families earning at or less than 120% area median income.

The county will expend 71.1% of NSP funds in this eligible category of purchasing and rehabilitating foreclosed upon homes. Sale to individuals and households will be on affordable terms using soft second mortgages. Twenty two percent of funds in this category will be expended to provide homeownership opportunities for individuals and households earning 50% or less of AMI in order to meet the income targeting requirement of HERA. Additionally, all home purchasers will be required to attend a minimum of 8 hours of pre-purchase homeowner education in order to give them the knowledge and skills necessary to make them successful homeowners.

Purchase with rehabilitation abandoned and foreclosed multi-unit properties to provide affordable rental units.

The county will invest 18.4% of NSP funds in this eligible category to purchase and rehabilitate apartment units in order to provide affordable rental units to individuals and households earning at or below 50% AMI.

### Administration of the Neighborhood Stabilization

The county will expend 10% of NSP funds in this eligible category

Kent County has significant numbers of foreclosed properties concentrated in the identified areas of greatest need. Partnering with existing experienced non-profit developers, the County will strategically target neighborhoods experiencing decline due to the proximity of abandoned foreclosed properties.

The County will direct existing programs and funding to further this strategic targeting, when possible. Such programs include the HOME Investment Partnership Program for mortgage leveraging where appropriate and CDBG for infrastructure investment when called for.

Additionally the County will ensure our development partners provide additional services to NSP beneficiaries of other social service programs so those resources enhance family and housing stability. Energy assistance, Earned Income Tax Credit education, tax preparation and county health services are among the offerings available.

Funds from this category will be provided to support the establishment of a Kent County and Bank Authority as described above.

The County will monitor program income and will reallocate it on eligible NSP projects. A minimum of 25% of program income will be expended on projects benefiting individuals and households earning at or below 50% AMI.

## C. DEFINITIONS AND DESCRIPTIONS

(1) Definition of blighted structure in context of state or local law.

Response:

A blighted property is a blighted/abandoned/uninhabitable property that meets any of the following criteria as defined in Michigan Public Act 344 of 1945:

Declared a public nuisance in accordance with local housing, building, plumbing, fire, or other related code or ordinance.

Attractive nuisance because of physical condition or use.

Fire hazard or is otherwise dangerous to the safety of persons or property.

Has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a

period of 1 year or more so that the property is unfit for its intended use

The property is tax reverted property owned by a municipality, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

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. The sale, lease, or transfer of the property by a land bank fast track authority shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

The property is improved real property that has remained vacant for 5 consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.

The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within 1 year after the receipt of notice to rehabilitate from appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of affordable rents. Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program specific requirements such as continued affordability.

Response:

Affordable rents will follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will not exceed 30 percent of the family's adjusted income. If the unit receives federal or state project-based rental subsidies and the very-low income family pays a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e. tenant contribution plus project based rental subsidy) is the rent allowable under the Kent County Housing Commission section 8 Housing Choice Voucher Program.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The Kent County Community Development Department will ensure continued affordability by utilizing the following tools:

#### Minimum Affordability Period

The NSP assisted housing will meet at minimum HOME affordability requirements for not less than the applicable period. Units assisted with NSP dollars of \$15,000 or less are subject to a 5 year affordability period. Units with \$15,000 to \$40,000 of NSP assistance are subject to a 10 year affordability period and over \$40,000 are subject to a 15 year affordability period. Upon sale of NSP assisted property, all of subsidy is subject to recapture if affordability period is not met.

#### Lease to Purchase.

The program would transfer ownership of homes rehabilitated with NSP funds to subrecipients who will operate a lease to purchase program. Rents would be required to conform to the requirements for affordable rents defined above. When the tenant is able to buy the home, continued affordability would be provided pursuant to either a deed restriction program, or through a shared appreciation loan. The term of affordability will be defined as above based on total NSP investment in the activity.

#### Documentation of Income-Eligibility

The Kent County Community Development Department will ensure continued affordability for NSP assisted housing by requiring documentation of income-eligibility upon sale or initial occupancy through the following mechanism:

For homeownership: recording a notice of affordability restrictions and a regulatory agreement requiring any resale of property to be to another income-qualified buyer for an affordable housing cost; and

For rental: require the property manager or owner, as the case may be, to recertify that residents incomes still qualify on an annual basis.

#### Energy Efficiency

A home energy analysis will be conducted before and after renovation. Kent County Community Development will

require that there is a minimum of 10 percent reduction in CFM units as evidenced by pre and post-rehab blower door tests. Kent county Community Development Department will require that renovations strive to meet Energy Star Standards.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

Kent County will require that all NSP funded activities be completed to comply with the Michigan Residential Code in effect at the time of the rehab activity as well as all local codes in effect in the community where the activity is performed. In addition all NSP funded activities will improve energy efficiency as evidenced by a 10% increase in performance as measured by pre and post construction blower door tests and HERS.

#### D. LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$979,000.

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

Kent County will use at least 25% of NSP funds to house individuals and families whose incomes do not exceed 50% of area median income. Experienced non-profit multi-family housing developers have indicated their willingness to purchase and rehab multi-unit residential properties which will provide affordable rental units. Their expertise will allow Kent County to invest in rental housing development at minimal costs. Management of completed units will be transferred to Community Rebuilders, an established organization whose mission is to provide safe rental units to customers at or below fair market value. Households not qualifying for conventional financing or who do not wish to purchase may rent the redeveloped properties. Limited subsidies may be made available for rental assistance from already funded sources allowing continued affordability.

In addition to developing affordable rental units, the County anticipates rehabilitation of at least two single family units for purchase by households earning less than 50% of AMI. Affordability will be assured for these homeowners by only requiring the buyers to finance within their means. Affordable mortgages are defined as those requiring no more than 32% of household income to cover payments of principle, interest, taxes and insurance. NSP funds or alternative funds such as HOME may be left in the development of the unit to finance the gap between value and affordable mortgage if necessary. These funds will be monitored under the HOME affordability requirements at §24 CFR 92.254.

#### E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., &#8804; 80% of area median income).

If so, include:

The number of low- and moderate-income dwelling units i.e., &#8804; 80% of area median income reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households i.e., &#8804; 120% of area median income reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

Drive by inventory of neighborhoods in the areas of greatest need lead us to believe demolition or conversion of dwelling units is not a priority. Existing inventories of abandoned properties lead us to believe funds will best be

utilized through acquisition and rehab.

## F. PUBLIC COMMENT

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

The draft Substantial Amendment to the Annual Action Plan was posted on the Kent County web site: (<http://www.accesskent.com/YourGovernment/Departments/CommunityDevelopment/CommunityDevelopment.htm>) on November 7, 2008, and included a link for posting comments directly from the site as directed by HUD staff and at HUD sponsored trainings in Washington and Cleveland. The public comment period formally closed on November 31, 2008, but this is still an active link. Notice of the posting was also advertised in the Grand Rapids Press to ensure public knowledge of the comment period.

Public comments received in response to posting and advertising of the draft Substantial Amendment to the Annual Action Plan included the following observations:

- Energy efficiency would be best measured by using blower door testing and HERS pre and post rehab and establishing a baseline with a percentage improvement required.
- o The recommendation had already been included in the application.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,912,796.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,912,796.00
<b>Program Funds Drawdown</b>	\$100,780.48	\$100,780.48
<b>Obligated CDBG DR Funds</b>	\$225,854.84	\$225,854.84
<b>Expended CDBG DR Funds</b>	\$539,137.57	\$539,137.57
<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

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Minimum Overall Benefit Percentage</b>	\$99.99	\$33.33
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$586,919.40	\$0.00
<b>Limit on Admin/Planning</b>	\$391,279.60	\$60,619.34
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

## Overall Progress Narrative:

### Overall Progress Narrative

For the report period July 1, 2009 to September 30, 2009 Kent County was able to get several activities underway in the NSP. The goal for ADR Homebuyer is 22 units total. Under the ADR Homebuyer project, one property closed in August and five properties were closed by the end of September 2009. Of these properties, five are planned for sale to homebuyers at or below 120% of Area Median Income and one of the five further targeted for a household earning less than 50% AMI. Several other properties were under purchase agreements at the end of this period for homebuyer rehab and resale. For the ADR 50 Rental project, the goal is 8 units total. One property was purchased to convert to a permanent rental for a household earning less than 50% AMI during the reporting period. The County had four developers under contract and all but one had purchase agreements pending on properties. The County continued to explore how we could work with Habitat for Humanity within the parameters of the NSP program and program income requirements.

Developers are facing competition for purchase of REO properties from other investors as well as the owner-occupants in the case of HUD properties. Thus far they have managed to still purchase properties but it means more work upfront to yield results. Those developers who have homebuyer education components report they have several families who are ready to purchase as soon as houses are rehabilitated.

## Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001 NSP Admin, Administration	\$0.00	\$25,854.84	\$391,279.60	\$25,854.84
005 NSP Acq for Rental, Acquisition for Rental 50	\$0.00	\$0.00	\$720,000.00	\$0.00
007 NSP Rental Rehab, NSP Rental Rehab	\$0.00	\$0.00	\$0.00	\$0.00
009 ACQ SF, ACQ-Homebuyer	\$0.00	\$74,925.64	\$2,801,516.40	\$74,925.64
011 NSP Rehab for Homeownership, Rehab for Homeownership	\$0.00	\$0.00	\$0.00	\$0.00
013 Homebuyer Assistance, Homebuyer Assistance	\$0.00	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number: 14B NSP Set-aside Rental Rehab**

**Activity Title: NSP Rental Rehab ADR50**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

007 NSP Rental Rehab

**Project Title:**

NSP Rental Rehab

**Projected Start Date:**

02/13/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Lighthouse Communities, Inc.

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$320,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$320,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$100,000.00	\$100,000.00
<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:**

Developer will seek one-, two- and four-unit foreclosed rental properties for consideration under the Kent County NSP. Rental units will be made affordable to households at 50% Area Median Income or less. All units will be brought up to code, receive extensive energy efficiency improvements and marketability upgrades.

**Location Description:**

Activities will be restricted to target area identified in Section 1, A and B. Kent County will partner with experienced non-profit developers in these areas that meet NSP objectives and redevelop those areas where continuing foreclosures are deteriorating the quality of neighborhoods.

**Activity Progress Narrative:**

This activity is a "place saver" for acquisition and rehabilitation of rental properties in the NSP target area. When actual properties are identified, an activity will be set up for that property and funds from the ADR50 will be allocated to that property project. Currently developers are looking for eligible properties appropriate for this activity.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/8	0/0	0/8

**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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<b>Grantee Activity Number:</b>	<b>14G Acquisition for Rental</b>
<b>Activity Title:</b>	<b>Acquisition for Rental for 25% Set-Aside</b>

#### Activity Category:

Acquisition - buyout of residential properties

#### Project Number:

005 NSP Acq for Rental

#### Projected Start Date:

07/24/2009

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Activity Status:

Under Way

#### Project Title:

Acquisition for Rental 50

#### Projected End Date:

06/30/2013

#### Responsible Organization:

Lighthouse Communities, Inc.

### Overall

### Jul 1 thru Sep 30, 2009

### To Date

Total Projected Budget from All Sources	N/A	\$321,149.65
Total CDBG Program Funds Budgeted	N/A	\$321,149.65
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### Activity Description:

Acquisition of one-, two- to four-unit foreclosed rental properties for permanent rental for households at or below 50% Area Median Income.

### Location Description:

Kent County NSP Target areas

### Activity Progress Narrative:

This is a duplicate record and when Lighthouse identifies their next property we will write over this activity.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/8	0/0	0/8

### 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

<b>Grantee Activity Number:</b>	<b>14G ADR-120</b>
<b>Activity Title:</b>	<b>14G ACQ for Homebuyer</b>

#### Activity Category:

Acquisition - buyout of residential properties

#### Project Number:

009 ACQ SF

#### Projected Start Date:

07/24/2009

#### National Objective:

NSP Only - LMMI

#### Activity Status:

Planned

#### Project Title:

ACQ-Homebuyer

#### Projected End Date:

06/30/2013

#### Responsible Organization:

Kent County Community Development Department

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

	Jul 1 thru Sep 30, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,479.29
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$6,479.29
<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:

This is a placeholder for funds to be allocated to individual projects by developers. The activity includes acquisition and redevelopment for resale to qualifying households of foreclosed single family homes as completely described in the Amendment to the Annual Action Plan which is posted at [www.accesskent.com](http://www.accesskent.com)

#### Location Description:

Activities will be restricted to target area identified in Section 1, A and B. Kent County will partner with experienced non-profit developers in these areas that meet NSP objectives and redevelop those areas where continuing foreclosures are deteriorating the quality of neighborhoods.

#### Activity Progress Narrative:

This activity is a "place saver" for funds that will be dedicated to acquisition, rehabilitation and resale of single family homes for purchase by households at or below 120% area median income. When a developer identifies a new property, an activity will be set up for that property and the funds budgeted for it will be taken from this ADR 120 activity.

#### Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

## 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:** 14G Habitat LH25

**Activity Title:** Acq Habitat LH25

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Habitat for Humanity Kent County

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$270,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$270,000.00
<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:**

Habitat will identify available abandoned foreclosed single-family properties. These properties will be purchased at a discount. Habitat will write work specifications to bring the unit to code and redevelop the property for resale to a household at or below 50% AMI. The home will meet energy efficient standards upon rehabilitation. Homebuyer assistance may be provided as part of project costs.

**Location Description:**

Houses will be located in target area identified in section 1 A and B.

**Activity Progress Narrative:**

This activity is a "placeholder" for Habitat for Humanity. The County is in the process of finalizing a contract with Habitat to purchase, rehab and resell four housing units for households at or below 50% AMI. Habitat currently has nine families on their waiting list for houses. The County will contribute up to \$67,500 of project costs per home as a grant. Their goal is to complete 4 homes under the NSP grant.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

**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:** 14G ICCF 001-Potter

**Activity Title:** Acq 4617 Potter

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICCF Non Profit Housing Corp.

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

Total Projected Budget from All Sources	N/A	\$76,275.64
Total CDBG Program Funds Budgeted	N/A	\$76,275.64
Program Funds Drawdown	\$74,925.64	\$74,925.64
Obligated CDBG DR Funds	\$100,000.00	\$100,000.00
Expended CDBG DR Funds	\$74,925.64	\$74,925.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### Activity Description:

A single family 3 bedroom, 2 bath home was purchased at 4617 Potter, Kentwood, MI for \$69,000, 4% below the appraised value of \$72,000. The closing took place on 8/21/09. The home was built in 1920 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$32,352 includes energy efficiency improvements including a new 90% or higher efficiency furnace, water heater, energy star range and refrigerator, increased insulation in walls and ceiling, new roof including new aluminum gutters around entire house, replace 2 windows in living room, new interior doors, new paint and replace all carpet throughout home. Exterior improvements include new concrete parking pad installed in front of garage, clean siding and repair soffit as needed, replace front exterior door and install new garage door opener, tree removal and trimming as needed along with new landscaping in areas affected by new concrete in driveway. We are budgeting \$18,000 for homebuyer assistance. Resale price is \$90,000

#### Location Description:

This property is in the NSP area for Kentwood, census tract 012901.

#### Activity Progress Narrative:

We have reviewed the specifications for the property and approved the developer to commence with the bid opening.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	1	1	0/0	1/1	1/1

## Activity Locations

Address	City	State	Zip
4617 Potter Avenue SE	Kentwood	NA	49548

## 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:** 14G ICCF 002 36th Street

**Activity Title:** Acq 36th Street

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICCF Non Profit Housing Corp.

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$84,976.52
Total CDBG Program Funds Budgeted	N/A	\$84,976.52
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

A single family 3 bedroom, 1 bath home was purchased at 2604 36th Street SW, Wyoming, MI for \$78,900, 1% below the appraised value of \$80,000. The closing took place on 10/9/09. The home was built in 1961 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$27,715 includes energy efficient improvements including a new 90% or higher efficiency furnace and water heater, Energy Star rated appliances, increased insulation in attic, update electrical and plumbing systems, replace light fixtures, update kitchen and bathroom and new carpet and floor coverings through out. Exterior improvements include grading as needed before installation of new driveway, new roof, removal of tree stump, repair of deck stairs and landscaping as needed. We are budgeting \$18,000 for homebuyer assistance, sales price is \$90,000.

**Location Description:**

Activity is located in the Wyoming census tract 0138.01

**Activity Progress Narrative:**

We have reviewed the specifications for the property and approved the developer to commence with the bid opening. Rehab should commence in November.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	1	1	0/0	1/1	1/1

**Activity Locations**

Address	City	State	Zip
2604 36th Street SW	Wyoming	NA	49519

## 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>14G ICCF 003- 43rd Street</b>
<b>Activity Title:</b>	<b>ACQ ICCF 003 - 43rd Street</b>

#### Activity Category:

Acquisition - buyout of residential properties

#### Activity Status:

Under Way

#### Project Number:

009 ACQ SF

#### Project Title:

ACQ-Homebuyer

#### Projected Start Date:

07/24/2009

#### Projected End Date:

06/30/2013

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

ICCF Non Profit Housing Corp.

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$81,152.41
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$81,152.41
<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:

A single family 3 bedroom, 1 bath home was purchased at 338 43rd Street SE, Kentwood, MI for \$75,00.00, 4% below the appraised value of \$78,000. The closing took place on 11/12/09. The rehabilitation budget of \$25,077.00 includes energy efficient improvements such as: a new high efficiency 90%+ furnace, increased insulation in attic, paint interior, new floor coverings throughout, new laminate counter tops in kitchen and all new energy efficient appliances.

#### Location Description:

This property is in the NSP target area for Kentwood.

#### Activity Progress Narrative:

ICCF has an offer to purchase a 3 bedroom, 1 bath home at 338 43rd Street SE, Kentwood, Mi for \$75,000, 4% below the appraised value of \$78,000. The home features a full basement, 2 stall detached garage and a large deck. The rehabilitation budget of \$21,077 includes energy efficiency improvements including new Energy Star rated appliances, new 90% or higher efficiency furnace and water heater, increased insulation in the attic, and new paint and floor covering throughout. We will have more specific information when we receive the specifications from the developer. Due diligence is still underway and once everything is in order a closing date will be set for this property.



## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	1	1	0/0	1/1	1/1

## Activity Locations

Address	City	State	Zip
338 43rd Street SE	Kentwood	NA	49548

## 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:** 14G ICCF 004 - Colrain

**Activity Title:** ACQ Colrain

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICCF Non Profit Housing Corp.

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$57,878.62
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$57,878.62
<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:**

A single family 3 bedroom, 1 1/2 bath home was purchased at 45 Colrain Street SW, Wyoming for \$51,000, 4% below the appraised value of \$54,000. The closing took place on November 12, 2009. The home was built in 1950 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$59,651.90 includes energy efficient improvements including a new 90% or higher efficiency furnace and water heater, Energy Star rated appliances, increased insulation in attic, update electrical and plumbing systems.

**Location Description:**

This house is located in the Wyoming NSP target area.

**Activity Progress Narrative:**

Developer entered into a purchase agreement contingent upon Kent County NSP funding. Closing is contingent upon environmental clearance and developer is awaiting SHPO clearance.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	1	0/0	0/0	1/1
<b># of Households benefitting</b>	0	1	1	0/0	1/1	1/1

**Activity Locations**

Address	City	State	Zip
45 Colrain Street SW	Wyoming	NA	49548

## 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:** 14G Kitson Builder 001- Haughey

**Activity Title:** ACQ Haughey

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lee Kitson Builder, Inc.

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

**Total Projected Budget from All Sources**

N/A

\$47,241.96

**Total CDBG Program Funds Budgeted**

N/A

\$47,241.96

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

#### Activity Description:

Developer entered into a purchase agreement 8/19/09 to purchase the property from HUD for \$40,100. The closing took place on 10/21/09. Property appraised at \$44,500, ten percent over the accepted purchase price. The home was in a state of disrepair with damage to ceilings, windows and roofing. The developer will replace windows, exterior doors, replace the roof on the house and garage, repaint the interior, replace kitchen, replace toilet and vanity, replace the furnace, bring the electrical and plumbing up to code, and add insulation as needed. Property improvements will result in at least 10% improvement in pre- and post blower door test. The estimated rehabilitation budget is \$49,900. The resale price is \$69,900 and estimated homebuyer assistance budgeted is \$13,980.

#### Location Description:

4930 Haughey Ave SW is located in an urban portion of the Wyoming NSP area.

#### Activity Progress Narrative:

While the purchase agreement was signed in 8/2009, the closing was not scheduled until 10/21/09. In the meantime, environmental clearance was completed and bid specifications completed.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	1	1	0/0	1/1	1/1

## Activity Locations

Address	City	State	Zip
4930 Haughey Avenue SW	Wyoming	NA	49548

## 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:** 14G Lighthouse 001-Taft

**Activity Title:** ACQ Taft

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Lighthouse Communities, Inc.

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$75,585.87
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$75,585.87
<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>	\$68,525.87	\$68,525.87
<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:**

A single family 3 bedroom, 1 ½ bath was purchased at 3304 Taft, Wyoming, MI for \$69,000, 9% below the appraised value of \$76,000. The closing took place on 9/14/09. The home was built in 1950 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$52,190 includes energy efficiency improvements including window and door replacement, increased insulation in walls and ceilings, remodel of kitchen, baths, and replacement of flooring throughout the home. Electrical and plumbing systems in the home will be brought up to code. Home already had a 5 year old, 90% efficiency furnace and newer air conditioner and water heater. Exterior improvements include sidewalk, steps and driveway repair, tree trimming and garage roof and siding repairs. We are budgeting \$15,400 for homebuyer assistance. The sales price is \$77,500.

**Location Description:**

This property is in the NSP target area for Wyoming, census tract 013802.

**Activity Progress Narrative:**

The bid opening for the property took place on 9/30/09 and a contractor was selected. A homebuyer was identified for the property and a purchase agreement was pending. The homebuyer will receive homebuyer assistance.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	1	0	1	1/1	0/0	1/1

**Activity Locations**

Address	City	State	Zip
3304 Taft Avenue SW	Wyoming	NA	49519

## 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:** 14G Lighthouse 002-Embro

**Activity Title:** ACQ Embro

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lighthouse Communities, Inc.

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$116,167.20
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$116,167.20
<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>	\$109,713.33	\$109,713.33
<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:

A single family 3 bedroom, 2.5 bath home was purchased at 2291 Embro Drive SE, Kentwood, MI for \$109,500, 2% below the appraised value of \$112,000. The closing took place on 9/28/09. The home was built in 1978 and also features a full basement, 2 stall attached garage and patio. The rehabilitation budget of \$46,154 includes energy efficient improvements including window and door replacements, increased insulation in attic, new energy star 90% or better efficiency furnace, water heater and air conditioner installed, new energy star refrigerator, range, dishwasher and microwave, remodel of bathrooms, new paint throughout and replacement of carpet. Exterior improvements will include front steps with concrete steps, tear off and install new roof with new gutters and downspouts where needed and repairing the others, repair wood siding as needed, remove and replace porch slab in back of house, install garage door complete with electric opener, install pre-hung metal clad exterior door and trim trees and bushes. Budget amount includes \$25,000 for homebuyer assistance. Sales price is \$125,000.

#### Location Description:

This property is in the NSP target area for Kentwood. The neighborhood surrounding the property has historically had a high percentage of homeowners and would be considered a very stable neighborhood.

#### Activity Progress Narrative:

The bid opening for the property took place on 10/13/09 and a contractor was selected. A homebuyer was identified for the property and a purchase agreement is pending. The homebuyer will receive homebuyer assistance.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	1	1	0/0	1/1	1/1

## Activity Locations

Address	City	State	Zip
2291 Embro Drive SE	Kentwood	NA	49508

## 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:** 14G Lighthouse 003-Ariebill

**Activity Title:** ACQ Ariebill

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lighthouse Communities, Inc.

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$74,869.07
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$74,869.07
<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>	\$68,514.07	\$68,514.07
<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:**

A single family 3 bedroom, 1 bath home was purchased at 621 Ariebill, Wyoming for \$67,900, 3% below the appraised value of \$70,000. The closing took place on 9/30/09. The home was built in 1982 and will require mold abatement. The scope of rehabilitation work includes a new roof, repair of exterior fencing and shed, mold removal in basement, new vinyl replacement windows, exterior doors, insulation of walls and ceiling, installation of 90% efficient furnace, new energy star rated A/C system, new hot water heater, remodel of bathroom including low flow toilet, repair of walls and new paint, carpet replacement, replacement of cabinetry and flooring in kitchen and bath. New energy star kitchen appliances. Budget includes \$20,800 for homebuyer assistance and sales price of unit will be \$104,000.

**Location Description:**

This home is in the NSP target area for Wyoming, census tract 0140.

**Activity Progress Narrative:**

The bid opening for this project will occur in October.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	1	0/0	0/0	1/1
<b># of Households benefitting</b>	0	1	1	0/0	1/1	1/1

**Activity Locations**

Address	City	State	Zip
621 Ariebill Street SW	Wyoming	NA	49509



## 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>14G Lighthouse 004-Whispering Brk</b>
<b>Activity Title:</b>	<b>ACQ Whispering Brook</b>

#### Activity Category:

Acquisition - buyout of residential properties

#### Activity Status:

Under Way

#### Project Number:

005 NSP Acq for Rental

#### Project Title:

Acquisition for Rental 50

#### Projected Start Date:

07/24/2009

#### Projected End Date:

06/30/2013

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Responsible Organization:

Lighthouse Communities, Inc.

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$78,850.35
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$78,850.35
<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>	\$71,470.35	\$71,470.35
<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 activity involves acquisition of a unit for conversion into a permanent rental unit for households at or below 50% area median income. The unit is a condominium located at 3508 Whispering Brook, Kentwood, MI, purchased for \$72,000, 3% below the appraised value of \$74,000. Closed on 9/28/09, the unit has 2 bedrooms and 1.5 baths. The developer plans to add a bedroom in the basement.

#### Location Description:

Property is located in the Kentwood NSP.

#### Activity Progress Narrative:

A bid opening on the project occurred on 10/13/09 and a contractor was selected.

#### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1

# of Households benefitting	1	0	1	1/1	0/0	1/1
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## Activity Locations

Address	City	State	Zip
3508 Whispering Brook Drive SE	Kentwood	NA	49512

## 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:** 14G Lighthouse 005-Mohawk

**Activity Title:** ACQ Mohawk

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lighthouse Communities, Inc.

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$112,020.04

**Total CDBG Program Funds Budgeted**

N/A

\$112,020.04

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

A single family 3 bedroom, 1.5 bath home was purchased at 3918 Mohawk Avenue SW, Grandville MI for \$104,900, 3% below the appraised value of \$108,000. The closing took place on 10/9/09. The home was built in 1972 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$50,000 includes energy efficient improvements including window and door replacements, increased insulation to attic, electrical and plumbing updated, remodel of kitchen and baths, new energy star 90% or better efficiency furnace and water heater, new paint and flooring through out. Exterior improvements include new roof, garage door, repair retaining wall in back and front porch steps and landscaping. The resale price is \$155,000. Homebuyer assistance is budgeted in the amount of \$31,000

**Location Description:**

This home is in the NSP target area for Grandville. The neighborhood surrounding this property is very desirable and appears to be stable.

**Activity Progress Narrative:**

Awaiting specs for the home at this time.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	1	1	0/0	1/1	1/1

**Activity Locations**

Address	City	State	Zip
3918 Mohawk Avenue SW	Grandville	NA	49418

## 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:** 14G Lighthouse 006-Boone

**Activity Title:** ACQ Boone

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lighthouse Communities, Inc.

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$94,193.97

**Total CDBG Program Funds Budgeted**

N/A

\$94,193.97

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$85,368.97

\$85,368.97

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

A single family 4 bedroom, 2 bath home was purchased at 3058 Boone Avenue SW, Wyoming MI for \$89,100, 7% below the appraised value of \$96,000. The closing took place on 9/29/09. The rehabilitation budget of \$40,480 includes energy efficient improvements including new vinyl replacement windows in house and garage, new interior and exterior doors, new gliding patio door off dining room, 90% or higher efficiency furnace, water heater, new energy star rated appliances, new paint and carpet through out, update kitchen and bathrooms, increased insulation in attic and update electrical system and plumbing systems. Exterior improvements include replacing sunken walks from driveway to garage, repair porch, clean and repair vinyl siding, trim trees and shrubs, install new gutters and downspouts, repair decks and stairs in backyard and new garage door with opener.

**Location Description:**

This property is located in the Wyoming NSP target area.

**Activity Progress Narrative:**

We have received the proposed bid package and specifications. The bid opening for this project will occur in October.

**Performance Measures**

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	1	0/0	0/0	1/1
<b># of Households benefitting</b>	0	1	1	0/0	1/1	1/1

## Activity Locations

Address	City	State	Zip
3058 Boone Avenue SW	Wyoming	NA	49519

## 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:** 14G Mohawk Construction 001-Rathbone

**Activity Title:** ACQ Rathbone

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Mohawk Construction Group, LLC

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$35,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$35,000.00
<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:**

An offer was made and accepted to purchase a 3 bedroom, 1 bath home in the Wyoming NSP target area. The purchase price of the home is \$23,000 pending the appraisal coming back 1% less than sales price. The home will be completely rehabilitated for resale to a household at or below 120% AMI.

**Location Description:**

This property is located in the target area for Wyoming.

**Activity Progress Narrative:**

Mohawk Construction did not identify any properties during this reporting period.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

**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

**Grantee Activity Number:** 14G Mohawk Construction 002 Carmel

**Activity Title:** ACQ Carmel

**Activity Category:**

Acquisition - buyout of residential properties

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Mohawk Construction Group, LLC

### Overall

### Jul 1 thru Sep 30, 2009

### To Date

Total Projected Budget from All Sources	N/A	\$86,000.00
Total CDBG Program Funds Budgeted	N/A	\$86,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### Activity Description:

An offer was made and accepted in the amount of \$80,000.00 for the acquisition of a foreclosed home at 3084 Carmel SW Avenue, Grandville, MI. The home will be rehabilitated and sold to a household earning at or below 120% AMI.

### Location Description:

The activity is located in the Grandville NSP Target Area.

### Activity Progress Narrative:

Mohawk construction did not identify any properties during the report period.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

### 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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<b>Grantee Activity Number:</b>	<b>Admin</b>
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<b>Activity Title:</b>	<b>Admin</b>
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#### Activity Category:

Administration

#### Activity Status:

Under Way

#### Project Number:

001 NSP Admin

#### Project Title:

Administration

#### Projected Start Date:

02/13/2009

#### Projected End Date:

07/31/2013

#### National Objective:

N/A

#### Responsible Organization:

Kent County Community Development Department

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

Total Projected Budget from All Sources

N/A

\$391,279.60

Total CDBG Program Funds Budgeted

N/A

\$391,279.60

Program Funds Drawdown

\$25,854.84

\$25,854.84

Obligated CDBG DR Funds

\$25,854.84

\$25,854.84

Expended CDBG DR Funds

\$60,619.34

\$60,619.34

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

#### Activity Description:

General program administrative funding

#### Location Description:

82 Ionia Ave NW, Suite 390, Grand Rapids, MI 49503-3036

#### Activity Progress Narrative:

During the reporting period, staff member Tracy Clingan attended NSP training in Chicago, IL on July 6-7. An NSP Manager was hired to oversee the day to day operations, planning and implementation of the NSP initiatives and started work on 9/14/09. Staff worked to streamline the acquisition, rehabilitation and resale process to ensure documentation needs are met for the program and accountability standards are met. An area of focus was having a standard approach to review of developers work scope and specifications, cost estimates and initial feasibility analysis of properties. Guidance was also provided to developers on Environmental Review requirements and timing of acquisition.

#### Performance Measures

No Performance Measures found.



## 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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