

Grantee: Oakland County, MI

Grant: B-08-UN-26-0004

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-UN-26-0004

Obligation Date:

03/26/2009

Grantee Name:

Oakland County, MI

Award Date:**Grant Amount:**

\$17,383,776.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

Oakland County has experienced a 969% increase in the number of Sheriff Deeds overall from 1998-2007. The entire county has been impacted by the foreclosure crisis. Data indicates that some communities lead in foreclosures, others lead in likely foreclosures because of the presence of high cost mortgages and others have been hardest hit with property value changes. This action plan amendment identifies both county wide and areas of greatest need strategies. Based upon 1st, 2nd, and 3rd quarter data Oakland County Equalization anticipates a 32% overall increase in 2008 Sheriff Deeds. The Sheriff Deeds- Foreclosures on Mortgages Chart provided in the PY 2008 Annual Action Plan Amendment at www.oakgov.com/chi provides the most current information (10/13/08) on the Countys overall foreclosure crisis.

Recovery Needs:

The complete PY 2008 Annual Action Plan Amendment Revised is available on the Oakland County website at www.oakgov.com/chi.

| Overall | This Report Period | To Date |
|--|---------------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$17,383,776.00 |
| Total CDBG Program Funds Budgeted | N/A | \$17,383,776.00 |
| Program Funds Drawdown | \$1,316,370.93 | \$3,345,887.00 |
| Obligated CDBG DR Funds | \$3,859,452.45 | \$5,888,968.52 |
| Expended CDBG DR Funds | \$1,240,063.97 | \$3,090,158.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|----------------|--------------|
| Minimum Overall Benefit Percentage | \$99.99 | \$40.00 |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$2,607,566.40 | \$0.00 |
| Limit on Admin/Planning | \$1,738,377.60 | \$371,407.58 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

As of December 31, 2009 the Oakland County Neighborhood Stabilization Program expended nearly \$1.3 million dollars.

The Oakland County Homebuyer Program assisted twelve homebuyers with homebuyer and property rehabilitation assistance in eleven communities including Davisburg, White Lake, Commerce, Oxford, West Bloomfield, Clarkston, Madison Heights, Orion, Rochester Hills, Clawson, and Holly. Three of the homebuyers had incomes not exceeding 50% AMI.

Forty six units including housing (22), blighted property demolition (21), and public facilities (3) were funded through local NSP eligible Areas of Greatest Need communities including Ferndale, Hazel Park, Madison Heights, Royal Oak Township, Holly Village, Lake Orion, and Ortonville.

Project Summary

| Project #, Project Title | This Report Period | | To Date | |
|--------------------------|------------------------|------------------------|------------------------|------------------------|
| | Project Funds Budgeted | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 1, FIN MECH-LMMI | \$0.00 | \$54,559.59 | \$2,323,469.00 | \$827,136.02 |
| 2, FIN MECH LI | \$0.00 | \$268,739.59 | \$3,325,000.00 | \$716,825.94 |
| 3, ADMIN | \$0.00 | \$139,502.92 | \$1,738,377.00 | \$371,407.58 |
| 4, ARR-LMMI | \$0.00 | \$129,969.39 | \$3,274,874.00 | \$453,129.73 |
| 5, ARR-LI | \$0.00 | \$233,654.99 | \$1,883,533.00 | \$265,509.12 |
| 6, DEMO | \$0.00 | \$327,428.18 | \$1,482,793.00 | \$357,840.50 |
| 7, REDEV | \$0.00 | \$162,516.27 | \$3,355,730.00 | \$354,038.11 |
| 8, REDEV | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| CANCELLED, CANCELLED | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Activities

Grantee Activity Number: 1 OC Administration 172131-730789-27008
Activity Title: 1 OC Administration

Activity Category:

Administration

Project Number:

3

Projected Start Date:

09/28/2008

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMIN

Projected End Date:

07/31/2013

Responsible Organization:

Oakland County Community & Home Improvement

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,738,377.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,738,377.00 |
| Program Funds Drawdown | \$139,502.92 | \$371,407.58 |
| Obligated CDBG DR Funds | \$1,506,472.34 | \$1,738,377.00 |
| Expended CDBG DR Funds | \$139,502.92 | \$371,407.58 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Program administration costs associated with implementation of the Oakland County Neighborhood Stabilization Program. Funding for general grant administration and planning activities. Activity may include appraisal, inspection, and other project soft costs for properties that are not moved forward to completion.

Location Description:

Oakland County Community & Home Improvement 250 Elizabeth Lake Rd Ste 1900 Pontiac, MI 48341-0414

Activity Progress Narrative:

During the third quarter the County expended \$139,502.92 in NSP 1 program funds on Administration Activity Administration 172131-730789-27008.

The County paid program administration costs associated with implementation of the Oakland County Neighborhood Stabilization Program. Funding for general grant administration and planning activities, technical assistance, compliance, monitoring, and financial oversight. Costs may include appraisal, inspection, and other project soft costs for properties that are not moved forward to completion.

Performance Measures

No Performance Measures found.

Activity Locations

| Address | City | State | Zip |
|--------------------|---------|-------|-------|
| 250 Elizabeth Lake | Pontiac | NA | 48341 |

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: 2 OC HB 132231-730860-27010&132235-730898-27010 LI

Activity Title: 2OCCHI Homebuyer Program LI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

2

Project Title:

FIN MECH LI

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Oakland County Community & Home Improvement

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|--|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$3,325,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$3,325,000.00 |
| Program Funds Drawdown | \$268,739.59 | \$716,825.94 |
| Obligated CDBG DR Funds | \$268,739.59 | \$716,825.94 |
| Expended CDBG DR Funds | \$268,739.59 | \$534,528.94 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

The Oakland County Homebuyer Program offers down payment assistance, rehabilitation assistance or a combination of the two for the purchase of vacant residential properties that have been abandoned or foreclosed. These properties must be occupied by a qualified homebuyer as a primary residence. In addition, they must be located in one of the areas of greatest need. The County will provide 0% deferred loans as soft second financial assistance to households at or below 120% of Area Median Income (AMI) with an emphasis on serving households at or below 50% of AMI. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. Homebuyers are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. This program will enable the homebuyer to purchase a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note. Households whose incomes are equal to or less than 120% AMI must qualify for a 30 year fixed rate mortgage based on 51% of the home's final cost including purchase price and rehabilitation. Oakland County will finance 49% of the cost for down payment assistance and/or rehabilitation.

Location Description:

Oakland County Areas of Greatest Need

Activity Progress Narrative:

During the third quarter the County expended \$268,739.59 in NSP 1 program funds on Homeownership Assistance to low- and moderate-income Activity 2 OC HB 132231-730860-27010&132235-730898-27010 LI.

The County paid direct project related costs including housing counseling, homebuyer assistance, and property rehabilitation for 8339 Golf Lane Drive (Commerce Twp), 2417 Empire (West Bloomfield) and 6710 Ridgeview Drive (Clarkston).

Although Oakland County is progressing with its Homebuyer Program, mortgage financing continues to be a significant obstacle to fulfilling program goals in the established time period. The Oakland County Homebuyer Program requires homebuyers to obtain a fixed rate first mortgage for approximately 51% of the purchase price and rehabilitation costs. The program is an example of a public private partnership.

The financial institutions dictate the rules for purchase and currently require a credit score of 620 or better. We have been informed that the score requirements will soon increase. Low income buyers (<50%) generally have credit scores well below 600. Oakland County has a competitive housing market and program participants are forced to submit 3-5 offers on properties because many investors are purchasing properties for cash. Financial institutions are most interested in working with cash buyers. Low income homebuyers can afford only lower priced homes. The financial institutions are not willing to fund \$30-\$40K mortgages because there is not enough profit in the deal to justify the work involved.

The purchase process takes time and a low income buyer's credit score can drop during the process which may prevent them from obtaining a mortgage and becoming a homebuyer.

Some financial institutions will reject a mortgage because there is too much rehabilitation needed. Financial institutions determine rehabilitation needs based upon an appraisers report. Appraisers are not structural engineers or home inspectors.

All financial institutions require properties with major repairs to go through the FHA 203K program. Although the County has sought partnerships with numerous 203K program providers, currently only one financial institution in Oakland County participates in the Homebuyer Program. We have experience with a major mortgage company that sold our loan shortly after the closing resulting in a six month delay when trying to pay the rehabilitation contractor.

Many of the available HUD properties are not being purchased by program participants. When homebuyers are looking at HUD Homes, the units are not available to them because HUD refuses to sign the URA or vacancy forms which are required by the program.

Fannie Mae properties are also not a source for our buyers as they must be purchased within 30 days or return to the open market&mdashand the homebuyer must start over. The various requirements cannot be complete before the 30 days are over.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 3 | 0/0 | 0/0 | 10/50 |
| # of Households benefitting | 0 | 3 | 3 | 51/0 | 3/0 | 54/50 |

Activity Locations

| Address | City | State | Zip |
|----------------------|-----------------|-------|-------|
| 6710 Ridgeview Drive | Clarkston | NA | 48346 |
| 2417 Empire | West Bloomfield | NA | 48324 |
| 8339 Golf Lane Drive | Commerce Twp | NA | 48382 |

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: 3 OC HB 132231-730860-27010&132235-730898-27010 LM
Activity Title: 3 OC HB Homebuyer Program LMMI

Activity Category:
 Homeownership Assistance to low- and moderate-income
Project Number:
 1
Projected Start Date:
 09/28/2008
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 FIN MECH-LMMI
Projected End Date:
 07/31/2013
Responsible Organization:
 Oakland County Community & Home Improvement

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,323,469.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,323,469.00 |
| Program Funds Drawdown | \$54,559.59 | \$827,136.02 |
| Obligated CDBG DR Funds | \$54,559.59 | \$827,136.02 |
| Expended CDBG DR Funds | \$54,559.59 | \$753,704.02 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

The Oakland County Homebuyer Program offers down payment assistance, rehabilitation assistance or a combination of the two for the purchase of vacant residential properties that have been abandoned or foreclosed. These properties must be occupied by a qualified homebuyer as a primary residence. In addition, they must be located in one of the areas of greatest need. The County will provide 0% deferred loans as soft second financial assistance to households at or below 120% of Area Median Income (AMI) with an emphasis on serving households at or below 50% of AMI. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. Homebuyers are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. This program will enable the homebuyer to purchase a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note. Households whose incomes are equal to or less than 120% AMI must qualify for a 30 year fixed rate mortgage based on 51% of the home's final cost including purchase price and rehabilitation. Oakland County will finance 49% of the cost for down payment assistance and/or rehabilitation.

Location Description:

Oakland County Areas of Greatest Need

Activity Progress Narrative:

During the third quarter the County expended \$54,559.59 in NSP 1 program funds on Homeownership Assistance to low- and moderate-income Activity 3 OC HB 132231-730860-27010&132235-730898-27010 LM. The County paid direct project related costs including housing counseling, homebuyer assistance, and property rehabilitation for 8355 Vanden Drive (White Lake), 11873 Ely Road (Davisburg), 1987 Pondview Court (Rochester Hills), 3971 Morgan Road (Orion), 29131 Howard Avenue (Madison Heights), 3262 Edgemere Street (Commerce), 3042 Covey Hill Drive (Oxford), 742 Elmsford Avenue (Clawson), 6475 Crestview Drive (Holly). Although Oakland County is progressing with its Homebuyer Program, mortgage financing continues to be a significant obstacle to fulfilling program goals in the established time period. The Oakland County Homebuyer Program requires homebuyers to obtain a fixed rate first mortgage for approximately 51% of the purchase price and rehabilitation costs. The program is an example of a public private partnership. The financial institutions dictate the rules for purchase and currently require a credit score of 620 or better. We have been

informed that the score requirements will soon increase. Low income buyers (<50%) generally have credit scores well below 600. Oakland County has a competitive housing market and program participants are forced to submit 3-5 offers on properties because many investors are purchasing properties for cash. Financial institutions are most interested in working with cash buyers. Low income homebuyers can afford only lower priced homes. The financial institutions are not willing to fund \$30-\$40K mortgages because there is not enough profit in the deal to justify the work involved.

The purchase process takes time and a low income buyer's credit score can drop during the process which may prevent them from obtaining a mortgage and becoming a homebuyer.

Some financial institutions will reject a mortgage because there is too much rehabilitation needed. Financial institutions determine rehabilitation needs based upon an appraisers report. Appraisers are not structural engineers or home inspectors.

All financial institutions require properties with major repairs to go through the FHA 203K program. Although the County has sought partnerships with numerous 203K program providers, currently only one financial institution in Oakland County participates in the Homebuyer Program. We have experience with a major mortgage company that sold our loan shortly after the closing resulting in a six month delay when trying to pay the rehabilitation contractor.

Many of the available HUD properties are not being purchased by program participants. When homebuyers are looking at HUD Homes, the units are not available to them because HUD refuses to sign the URA or vacancy forms which are required by the program.

Fannie Mae properties are also not a source for our buyers as they must be purchased within 30 days or return to the open market and the homebuyer must start over. The various requirements cannot be complete before the 30 days are over.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|------|--------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 9 | 0/0 | 0/0 | 21/150 |
| # of Households benefitting | 9 | 0 | 9 | 9/0 | 36/0 | 45/150 |

Activity Locations

| Address | City | State | Zip |
|-----------------------|-----------------|-------|-------|
| 8355 Vanden Drive | White Lake | NA | 48386 |
| 11873 Ely Road | Davisburg | NA | 48350 |
| 1987 Pondview Court | Rochester Hills | NA | 48309 |
| 3971 Morgan Road | Orion | NA | 48359 |
| 3042 Covey Hill Drive | Oxford | NA | 48371 |
| 742 Elmsford Avenue | Clawson | NA | 48017 |
| 3262 Edgemere Street | Commerce | NA | 48382 |
| 6475 Crestview Drive | Holly | NA | 48442 |
| 29131 Howard Avenue | Madison Heights | NA | 48071 |

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:
Activity Title:

City Ferndale ARR LI 50% 172134-730006-40300
City Ferndale ARR LI 50%

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
5

Project Title:
ARR-LI

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2013

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Ferndale

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$278,790.00 |
| Total CDBG Program Funds Budgeted | N/A | \$278,790.00 |
| Program Funds Drawdown | \$107,123.00 | \$107,123.00 |
| Obligated CDBG DR Funds | \$278,790.00 | \$278,790.00 |
| Expended CDBG DR Funds | \$107,123.00 | \$107,123.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Ferndale 173000 1 Ferndale 173000 2 Ferndale 173000 3 Ferndale 173000 4 Ferndale 173000 5 Ferndale 173000 6 Ferndale 173100 1 Ferndale 173100 2 Ferndale 173100 3 Ferndale 173200 1 Ferndale 173200 2 Ferndale 173200 3 Ferndale 173300 1 Ferndale 173300 2 Ferndale 173400 1 Ferndale 173400 2 Ferndale 173400 3 Ferndale 173400 4 Ferndale 173400 5 Ferndale 173500 1 Ferndale 173500 2 Ferndale 173600 1

Activity Progress Narrative:

During the third quarter the City of Ferndale expended \$107,123 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40300. Eight applicants for homebuyer assistance are in the process of receiving housing counseling services.

The City paid direct project costs for staff time (Robert Bruner 10/08, 11/08, 2/08); (Noelle Marsh 12/08); (Kristine Melendez 12/08); (James Orr 11/08, 12/08), acquisition costs, a 50% draw for rehabilitation of 2944 Paxton and direct project costs for staff time. (Marsha Scheer 9/08 - 12/08); acquisition costs, and a 50% draw for rehabilitation of 1537 Leroy. Homebuyer assistance was also paid for 2944 Paxton, 1537 Leroy, and 3112 Grayson.

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 | 3 | 0/0 | 0/0 | 3/4 |
| # of Households benefitting | 3 | 0 | 3 | 3/0 | 0/0 | 3/4 |

Activity Locations

| Address | City | State | Zip |
|--------------|----------|-------|--------|
| 2944 Paxton | Ferndale | NA | 48220- |
| 1537 Leroy | Ferndale | NA | 48220- |
| 3112 Grayson | Ferndale | NA | 48220- |

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:
Activity Title:

City Ferndale ARR LM 120% 172134-730007-40300
City Ferndale ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

4

Project Title:

ARR-LMMI

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Ferndale

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$836,370.00 |
| Total CDBG Program Funds Budgeted | N/A | \$836,370.00 |
| Program Funds Drawdown | \$10,000.00 | \$10,000.00 |
| Obligated CDBG DR Funds | \$836,370.00 | \$836,370.00 |
| Expended CDBG DR Funds | \$10,000.00 | \$10,000.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Ferndale 173100 1 Ferndale 173100 2 Ferndale 173100 3 Ferndale 173200 1 Ferndale 173200 2 Ferndale 173200 3 Ferndale 173300 1 Ferndale 173300 2 Ferndale 173400 1 Ferndale 173400 2 Ferndale 173400 3 Ferndale 173400 4 Ferndale 173400 5 Ferndale 173500 1 Ferndale 173500 2 Ferndale 173600 1

Activity Progress Narrative:

During the third quarter the City of Ferndale expended \$10,000 in NSP 1 program funds on Rehabilitation/ reconstruction of residential structures Activity ARR LM 120% 172134-730007-40300. The City provided homebuyer assistance for 3235 Inman. Four applicants for homebuyer assistance are in the process of receiving housing counseling services.

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 | 1 | 0/0 | 0/0 | 1/8 |
| # of Households benefitting | 0 | 0 | 1 | 0/0 | 0/0 | 1/8 |

Activity Locations

| Address | City | State | Zip |
|------------|----------|-------|--------|
| 3235 Inman | Ferndale | NA | 48220- |

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: City Hazel Park ARR LI 50% 172134-730006-40310
Activity Title: City Hazel Park ARR LI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 5

Project Title:
 ARR-LI

Projected Start Date:
 09/28/2008

Projected End Date:
 07/31/2013

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 City of Hazel Park

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$190,196.00 |
| Total CDBG Program Funds Budgeted | N/A | \$190,196.00 |
| 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:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Hazel Park 175000 1 Hazel Park 175000 2 Hazel Park 175000 3 Hazel Park 175000 4 Hazel Park 175100 1 Hazel Park 175100 2 Hazel Park 175100 3 Hazel Park 175100 4 Hazel Park 175100 5 Hazel Park 175100 6 Hazel Park 175100 7 Hazel Park 175200 1 Hazel Park 175200 2 Hazel Park 175200 3 Hazel Park 175200 4 Hazel Park 175200 5 Hazel Park 175200 6 Hazel Park 175300 1 Hazel Park 175300 2

Activity Progress Narrative:

During the third quarter the City of Hazel Park did not expended NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40310. However, there are eight units under development.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/10 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/10 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/0 | 0/10 |

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: City Hazel Park ARR LM 120% 172134-730007-40310

Activity Title: City Hazel Park ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

4

Project Title:

ARR-LMMI

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Hazel Park

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$570,589.00 |
| Total CDBG Program Funds Budgeted | N/A | \$570,589.00 |
| Program Funds Drawdown | \$111,337.20 | \$235,410.48 |
| Obligated CDBG DR Funds | \$111,337.20 | \$235,410.48 |
| Expended CDBG DR Funds | \$72,994.57 | \$235,410.48 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Hazel Park 175000 1 Hazel Park 175000 2 Hazel Park 175000 3 Hazel Park 175000 4 Hazel Park 175100 1 Hazel Park 175100 2 Hazel Park 175100 3 Hazel Park 175100 4 Hazel Park 175100 5 Hazel Park 175100 6 Hazel Park 175100 7 Hazel Park 175200 1 Hazel Park 175200 2 Hazel

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 Hazel Park 175300 3 Hazel Park 175300 4 Hazel Park 175300 5 Hazel Park 175300 6 Hazel Park 175300 7

Activity Progress Narrative:

During the third quarter the City of Hazel Park expended \$72,994.57 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40310.

The City paid direct project costs for staff time and operating supplies as well as the asbestos survey, acquisition and closing costs, appraisal fee, and lock sets for 1754 E. Pearl and direct project costs for staff time, utility bills, 50% payment for rehabilitation, and grass cutting for 1406 E. Harry.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|------|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 33 | 0/0 | 0/0 | 65/7 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 32/7 |
| # of Households benefitting | 0 | 1 | 33 | 0/0 | 33/0 | 65/7 |

Activity Locations

| Address | City | State | Zip |
|----------------|------------|-------|-------|
| 1335 E Elza | Hazel Park | NA | 48030 |
| 456 W Evelyn | Hazel Park | NA | 48030 |
| 23810 Vassar | Hazel Park | NA | 48030 |
| 1525 E Pearl | Hazel Park | NA | 48030 |
| 334 E Bernhard | Hazel Park | NA | 48030 |
| 1442 E Elza | Hazel Park | NA | 48030 |
| 1217 E Pearl | Hazel Park | NA | 48030 |
| 1243 E Elza | Hazel Park | NA | 48030 |
| 577 E Shelvin | Hazel Park | NA | 48030 |
| 506 E Elza | Hazel Park | NA | 48030 |
| 434 E Elza | Hazel Park | NA | 48030 |
| 50 Orchard | Hazel Park | NA | 48030 |
| 55 E Meyers | Hazel Park | NA | 48030 |
| 392 Jarvis | Hazel Park | NA | 48030 |
| 23328 Harding | Hazel Park | NA | 48030 |
| 1754 E. Pearl | Hazel Park | NA | 48030 |
| 1621 E. Meyers | Hazel Park | NA | 48030 |
| 1300 E Maxlow | Hazel Park | NA | 48030 |
| 1147 E Madge | Hazel Park | NA | 48030 |
| 23116 Davey | Hazel Park | NA | 48030 |
| 543 E Meyers | Hazel Park | NA | 48030 |
| 364 W. Maxlow | Hazel Park | NA | 48030 |
| 1435 Bernhard | Hazel Park | NA | 48030 |
| 1533 E George | Hazel Park | NA | 48030 |
| 23049 Vassar | Hazel Park | NA | 48030 |
| 1406 Harry | Hazel Park | NA | 48030 |
| 1040 E Maxlow | Hazel Park | NA | 48030 |
| 1420 E Maxlow | Hazel Park | NA | 48030 |
| 404 W Madge | Hazel Park | NA | 48030 |

20903 Caledonia
148 W Maxlow

Hazel Park
Hazel Park

NA
NA

48030
48030

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:
Activity Title:

City Hazel Park DEMO 172134-730005-40310
City Hazel Park DEMO

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
6

Project Title:
DEMO

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Hazel Park

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$100,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$100,000.00 |
| Program Funds Drawdown | \$43,144.08 | \$43,144.08 |
| Obligated CDBG DR Funds | \$43,144.08 | \$43,144.08 |
| Expended CDBG DR Funds | \$42,568.78 | \$43,144.08 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing the adjacent property's compliance with zoning, building, or fire safety codes and standards. Cleared properties may be retained and redeveloped for CDBG-eligible public uses (such as a tot park, community garden, or expansion of a neighborhood facility). Property may also be conveyed or donated to a Community-Based Development Organization (CBDO) for new LMMI housing construction. Term of assistance and continued affordability requirements (as described in Section C (3)) shall not apply to market rate dispositions of cleared property located in LMMI-eligible areas. All other dispositions shall comply with applicable provisions of Section C (3). The purchase price of the property must reflect at least 1% less than current market appraised value.

Location Description:

Community CT BG Hazel Park 175000 1 Hazel Park 175000 2 Hazel Park 175000 3 Hazel Park 175000 4 Hazel Park 175100 1 Hazel Park 175100 2 Hazel Park 175100 3 Hazel Park 175100 4 Hazel Park 175100 5 Hazel Park 175100 6 Hazel Park 175100 7 Hazel Park 175200 1 Hazel Park 175200 2 Hazel Park 175200 3 Hazel Park 175200 4 Hazel Park 175200 5 Hazel Park 175200 6 Hazel Park 175300 1 Hazel Park 175300 2 Hazel Park 175300 3 Hazel Park 175300 4 Hazel Park 175300 5 Hazel Park 175300 6 Hazel Park 175300 7

Activity Progress Narrative:

During the third quarter the City of Hazel Park expended \$42,568.78 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40310.

The City paid direct project costs for administrative time, appraisal fee, earnest money for deposit, and closing check for acquisition of 23099 Reynolds, direct project costs for administrative time and closing check for acquisition of 23424 Tawas and direct project costs for administrative time, appraisal fee, and closing check for acquisition of 1216 E. Hayes.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 3 | 0/0 | 0/0 | 5/4 |

Activity Locations

| Address | City | State | Zip |
|-----------------|------------|-------|-------|
| 23424 Tawas | Hazel Park | NA | 48030 |
| 1216 East Hayes | Hazel Park | NA | 48030 |
| 23099 Reynolds | Hazel Park | NA | 48030 |

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:
Activity Title:

City Hazel Park REDEV 120% 172134-731573-40310
City Hazel Park REDEV LM 120%

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

7

Project Title:

REDEV

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Hazel Park

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$600,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$600,000.00 |
| Program Funds Drawdown | \$29,418.31 | \$67,365.96 |
| Obligated CDBG DR Funds | \$29,418.31 | \$67,365.96 |
| Expended CDBG DR Funds | \$29,418.31 | \$67,365.96 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Hazel Park 175000 1 Hazel Park 175000 2 Hazel Park 175000 3 Hazel Park 175000 4 Hazel Park 175100 1 Hazel Park 175100 2 Hazel Park 175100 3 Hazel Park 175100 4 Hazel Park 175100 5 Hazel Park 175100 6 Hazel Park 175100 7 Hazel Park 175200 1 Hazel Park 175200 2 Hazel Park 175200 3 Hazel Park 175200 4 Hazel Park 175200 5 Hazel Park 175200 6 Hazel Park 175300 1 Hazel Park 175300 2 Hazel Park 175300 3 Hazel Park 175300 4 Hazel Park 175300 5 Hazel Park 175300 6 Hazel Park 175300 7

Activity Progress Narrative:

During the third quarter the City of Hazel Park expended \$29,418.31 in NSP1 program funds on Construction of new housing Activity REDEV 172134-731573-40310. The City paid for direct project related costs, earnest money deposit and acquisition costs for 1233 East Pearl, direct project costs, asbestos survey, acquisition and closing costs for 23707 Cayuga and direct projects costs, asbestos survey, acquisition and closing costs for 434 East Elza.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 3 | 0/0 | 0/0 | 8/5 |
| # of Households benefiting | 0 | 3 | 3 | 0/0 | 8/0 | 8/5 |

Activity Locations

| Address | City | State | Zip |
|-----------------|------------|-------|-------|
| 434 East Elza | Hazel Park | NA | 48030 |
| 1233 East Pearl | Hazel Park | NA | 48030 |
| 23707 Cayuga | Hazel Park | NA | 48030 |

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: City Madison Hts ARR 50% 172134-730006-40360
Activity Title: City Madison Hts ARR LI 50%

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 5

Project Title:
 ARR-LI

Projected Start Date:
 09/28/2008

Projected End Date:
 07/31/2013

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 City of Madison Heights

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$313,078.00 |
| Total CDBG Program Funds Budgeted | N/A | \$313,078.00 |
| Program Funds Drawdown | \$121,374.72 | \$150,850.48 |
| Obligated CDBG DR Funds | \$121,374.72 | \$150,850.48 |
| Expended CDBG DR Funds | \$121,374.72 | \$150,850.48 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Madison Heights 181000 1 Madison Heights 181000 2 Madison Heights 181100 1 Madison Heights 181100 2 Madison Heights 181100 3 Madison Heights 181100 4 Madison Heights 181200 1 Madison Heights 181200 2 Madison Heights 181200 3 Madison Heights 181200 4 Madison Heights 181300 1 Madison Heights 181300 2 Madison Heights 181300 3 Madison Heights 181400 1 Madison Heights 181400 2

Madison Heights 181400 3 Madison Heights 181400 4 Madison Heights 181500 1 Madison Heights 181500 2 Madison Heights 181600 1 Madison Heights 181600 2 Madison Heights 181600 3

Activity Progress Narrative:

During the third quarter the City of Madison Heights expended \$121,374.72 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR 50% 172134-730006-40360. The City paid for property appraisal on 1177 Brockton, 1706 Connie, and 402 Kalama; purchase, lead based paint inspections report, and appraisal for 924 E Rowland; purchase and earnest money for 1127 Connie and 1215 E. Kalama; direct project costs including four lock sets and staff time (Romona Benbow 6/12/09 - 9/4/09 and Jack Williams 7/27/09 - 9/4/09) for 71 E Barrett, 1127 Connie, 1215 Kalama, and 924 E. Rowland.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 11 | 0/0 | 0/0 | 15/4 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 4/4 |
| # of Households benefitting | 11 | 0 | 11 | 15/0 | 0/0 | 15/4 |

Activity Locations

| Address | City | State | Zip |
|------------------|-----------------|-------|-------|
| 27724 Dartmouth | Madison Heights | NA | 48071 |
| 71 East Barrett | Madison Heights | NA | 48071 |
| 28161 Diesing | Madison Heights | NA | 48071 |
| 821 Eastlawn | Madison Heights | NA | 48071 |
| 27727 Dartmouth | Madison Heights | NA | 48071 |
| 402 Kalama | Madison Heights | NA | 48071 |
| 1706 Connie | Madison Heights | NA | 48071 |
| 924 East Rowland | Madison Heights | NA | 48071 |
| 1215 Kalama | Madison Heights | NA | 48071 |
| 1177 Brockton | Madison Heights | NA | 48071 |
| 1127 Connie | Madison Heights | NA | 48071 |

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:
Activity Title:

City Madison Hts DEMO 172134-730005-40360
City Madison Hts DEMO

Activity Category:

Clearance and Demolition

Project Number:

6

Projected Start Date:

09/28/2008

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMO

Projected End Date:

07/31/2013

Responsible Organization:

City of Madison Heights

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$300,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$300,000.00 |
| Program Funds Drawdown | \$143,670.53 | \$154,978.11 |
| Obligated CDBG DR Funds | \$143,670.53 | \$154,978.11 |
| Expended CDBG DR Funds | \$108,635.53 | \$154,978.11 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing the adjacent property's compliance with zoning, building, or fire safety codes and standards. Cleared properties may be retained and redeveloped for CDBG-eligible public uses (such as a tot park, community garden, or expansion of a neighborhood facility). Property may also be conveyed or donated to a Community-Based Development Organization (CBDO) for new LMMI housing construction. Term of assistance and continued affordability requirements (as described in Section C (3)) shall not apply to market rate dispositions of cleared property located in LMMI-eligible areas. All other dispositions shall comply with applicable provisions of Section C (3). The purchase price of the property must reflect at least 1% less than current market appraised value.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Madison Heights 181000 1 Madison Heights 181000 2 Madison Heights 181100 1 Madison Heights 181100 2 Madison Heights 181100 3 Madison Heights 181100 4 Madison Heights 181200 1 Madison Heights 181200 2 Madison Heights 181200 3 Madison Heights 181200 4 Madison Heights 181300 1 Madison Heights 181300 2 Madison Heights 181300 3 Madison Heights 181400 1 Madison Heights 181400 2 Madison Heights 181400 3 Madison Heights 181400 4 Madison Heights 181500 1 Madison Heights 181500 2 Madison Heights 181600 1 Madison Heights 181600 2 Madison Heights 181600 3

Activity Progress Narrative:

During the third quarter the City of Madison Heights expended \$108,635.53 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40360.

The City paid for direct project costs for staff time (Jack Williams 7/24/09-9/4/09 and 9/18/09-10/30/09, Romona Benbow 9/18/09-11/1/09, Jon Austin and Kathy Vesprini 10/30/09, and Tamra Hilla 9/1/8/09); demolition of 27128 Alger, acquisition of 536 E. Rowland; acquisition of tax foreclosed property from County 351.W. Harwood; acquisition, earnest money and closing costs for 26505 Brentwoods, 27380 Hampden and 577 E. Harwood; asbestos inspection reports: 27128 Alger, 26505 Brettonwoods, 577 E. Harwood, 27380 Hampden, 536 E Rowland.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 6 | 0/0 | 0/0 | 11/5 |

Activity Locations

| Address | City | State | Zip |
|--------------------|-----------------|-------|-------|
| 351 Harwood | Madison Heights | NA | 48071 |
| 577 E Harwood | Madison Heights | NA | 48071 |
| 27128 Alger | Madison Heights | NA | 48071 |
| 536 E Rowland | Madison Heights | NA | 48071 |
| 26505 Brettonwoods | Madison Heights | NA | 48071 |
| 27380 Hampden | Madison Heights | NA | 48071 |

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: City Madison Hts REDEV P & R 172134-731332-40360

Activity Title: City Madison Hts REDEV P & R AREAWIDE

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

7

Project Title:

REDEV

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Madison Heights

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$550,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$550,000.00 |
| Program Funds Drawdown | \$127,377.03 | \$251,389.78 |
| Obligated CDBG DR Funds | \$127,377.03 | \$251,389.78 |
| Expended CDBG DR Funds | \$127,377.03 | \$251,389.78 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Madison Heights 181000 1 Madison Heights 181000 2 Madison Heights 181100 1 Madison Heights 181100 2 Madison Heights 181100 3 Madison Heights 181100 4 Madison Heights 181200 1 Madison Heights 181200 2 Madison Heights 181200 3 Madison Heights 181200 4 Madison Heights 181300 1 Madison Heights 181300 2 Madison Heights 181300 3 Madison Heights 181300 4 Madison Heights 181400 1 Madison Heights 181400 2 Madison Heights 181400 3 Madison Heights 181400 4 Madison Heights 181500 1 Madison Heights 181500 2 Madison Heights 181600 1 Madison Heights 181600 2 Madison Heights 181600 3

Activity Progress Narrative:

During the third quarter the City of Madison Heights expended \$127,377.03 in NSP 1 program funds on Acquisition, construction, reconstruction of public facilities Activity REDEV P & R 172134-731332-40360. expended \$127,377.03 in NSP 1 program funds on Acquisition, construction, reconstruction of public facilities Activity REDEV P & R 172134-731332-40360.

The City paid for direct project costs for staff time (Romona Benbow 6/12/09-9/4/09 Jack Williams 7/24/09- 9/4/09) and fees related to 25421 Alger property conversion to park and recreational facility: Detroit Edison fees to disconnect electrical transformers, remove wires and poles; demolition; disposal of debris; final inspection; and direct project related costs (Romona Benbow 9/18/09- 11/1/09 Jack Williams 9/18/09 - 10/30/09).

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Public Facilities | 0 | 0 | 1 | 0/0 | 0/0 | 2/1 |

Activity Locations

| Address | City | State | Zip |
|-------------|-----------------|-------|-------|
| 25421 Alger | Madison Heights | NA | 48071 |

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:
Activity Title:

City Oak Park ARR LM 120% 172134-730007-40390
City Oak Park ARR LM 120%

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 4

Project Title:
 ARR-LMMI

Projected Start Date:
 09/28/2008

Projected End Date:
 07/31/2013

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Oak Park

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$950,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$950,000.00 |
| Program Funds Drawdown | \$2,354.03 | \$2,354.03 |
| Obligated CDBG DR Funds | \$2,354.03 | \$2,354.03 |
| Expended CDBG DR Funds | \$0.00 | \$2,354.03 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Oak Park 171000 1 Oak Park 171000 2 Oak Park 171000 3 Oak Park 171000 4 Oak Park 171000 5 Oak Park 171100 1 Oak Park 171100 2 Oak Park 171100 3 Oak Park 171200 1 Oak Park 171200 2 Oak Park 171200 3 Oak Park 171300 1 Oak Park 171300 2 Oak Park 171400 1 Oak Park 171400 2 Oak Park 171400 3 Oak Park 171400 4 Oak Park 171400 5 Oak Park 171500 1 Oak Park 171500 2 Oak Park

Activity Progress Narrative:

During the third quarter the City of Oak Park did not expended NSP 1 program funds on Rehabilitation/reconstruction of residential structures ARR LM 120% 172134-730007-40390. During the previous QPR period \$2,354.03 was expended and reported on for project related administrative costs and dumpster rental for 21960 Avon.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 1/10 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 1/10 |
| # of Households benefitting | 0 | 0 | 0 | 0/5 | 1/5 | 1/10 |

Activity Locations

| Address | City | State | Zip |
|------------|----------|-------|-------|
| 21960 Avon | Oak Park | NA | 48237 |

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: Twp Royal Oak ARR LI 50% 172134-730006-40160
Activity Title: Twp Royal Oak ARR LI 50%

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 5
Projected Start Date:
 09/28/2008
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Planned
Project Title:
 ARR-LI
Projected End Date:
 07/31/2013
Responsible Organization:
 Twp of Royal Oak

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$100,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$100,000.00 |
| 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:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Royal Oak Twp 172500 1 Royal Oak Twp 172500 2

Activity Progress Narrative:

During the third quarter the Twp of Royal Oak did not expended NSP 1 program funds on Rehabilitation/reconstruction of residential structures ARR LI 50% 172134-730006-40160. The Twp has been focused on Clearance and Demolition Activity DEMO 172134-730005-40160.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/3 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/3 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/0 | 0/3 |

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:
Activity Title:

Twp Royal Oak DEMO 172134-730005-40160
Twp Royal Oak DEMO

Activity Category:
Clearance and Demolition
Project Number:
6
Projected Start Date:
09/28/2008
National Objective:
NSP Only - LMMI

Activity Status:
Under Way
Project Title:
DEMO
Projected End Date:
07/31/2013
Responsible Organization:
Twp of Royal Oak

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$315,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$315,000.00 |
| Program Funds Drawdown | \$132,870.00 | \$136,924.90 |
| Obligated CDBG DR Funds | \$310,945.10 | \$315,000.00 |
| Expended CDBG DR Funds | \$132,870.00 | \$136,924.90 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing the adjacent property's compliance with zoning, building, or fire safety codes and standards. Cleared properties may be retained and redeveloped for CDBG-eligible public uses (such as a tot park, community garden, or expansion of a neighborhood facility). Property may also be conveyed or donated to a Community-Based Development Organization (CBDO) for new LMMI housing construction. Term of assistance and continued affordability requirements (as described in Section C (3)) shall not apply to market rate dispositions of cleared property located in LMMI-eligible areas. All other dispositions shall comply with applicable provisions of Section C (3). The purchase price of the property must reflect at least 1% less than current market appraised value.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Royal Oak Twp 172500 1 Royal Oak Twp 172500 2

Activity Progress Narrative:

During the third quarter the Twp of Royal Oak expended \$132,870 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40160. The Twp placed a second legal advertisement for lead based paint and appraisal services. This request for proposals was eventually cancelled.

The Twp advertised for environmental inspection services and paid the Oakland County Water Resource Commissioner for water and sewer disconnects for the following blighted properties to be demolished: 10060 West 8 Mile Rd, 21069 Parkside, 21384 Parkside, 21075 Wyoming, 20880 Parkside, 21050 Garden Lane, 20797 Gardenlane, 21384 Majestic, 20825 Mendota, 20806 Bethlawn, 8445 Groveview, 2118 Wyoming, 21395 Glenlodge, 21025 Woodside. The Twp paid for demolition, hauling and debris removal for the following blighted properties: 21418 Wyoming including additional debris at rear of property, 20880 Parkside, 21384 Parkside, 21314 Parkside, 21069 Parkside, and 21149 Wyoming: The Twp paid for soil tests, remediation and hauling of 944 cubic yards of contaminated soil, asbestos surveys for ten

properties, and retained environmental consultant services for the closure of previous asbestos abatement to be in compliance with site closure report 213.

The Twp paid for demolition and hauling and debris removal for the following blighted properties: 21033 Bethlawn, 20806 Bethlwan, 21025 Woodside, and 21395 Glen Lodge. Transite asbestos was removed from 21025 Woodside and 21395 Glen Lodge.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 12 | 0/0 | 0/0 | 12/12 |
| # of Public Facilities | 0 | 0 | 2 | 0/0 | 0/0 | 2/1 |

Activity Locations

| Address | City | State | Zip |
|----------------------|---------------|-------|-------|
| 20797 Garden Lane | Royal Oak Twp | NA | 48220 |
| 21418 Wyoming | Royal Oak Twp | NA | 48220 |
| 10060 West 8 Mile Rd | Royal Oak Twp | NA | 48220 |
| 21075 Wyoming | Royal Oak Twp | NA | 48220 |
| 20825 Mendola | Royal Oak Twp | NA | 48220 |
| 21050 Garden Lane | Royal Oak Twp | NA | 48220 |
| 21384 Majestic | Royal Oak Twp | NA | 48220 |
| 8445 Groveview | Royal Oak Twp | NA | 48220 |
| 21395 Glenlodge | Royal Oak Twp | NA | 48220 |
| 20880 Parkside | Royal Oak Twp | NA | 48220 |
| 21384 Parkside | Royal Oak Twp | NA | 48220 |
| 21069 Parkside | Royal Oak Twp | NA | 48220 |
| 20806 Bethlawn | Royal Oak Twp | NA | 48220 |
| 21025 Woodside | Royal Oak Twp | NA | 48220 |

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: Twp Royal Oak REDEV 50% 172134-731572-40160
Activity Title: Twp Royal Oak REDEV HSG LI 50%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

REDEV

Projected End Date:

07/31/2013

Responsible Organization:

Twp of Royal Oak

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$522,101.00 |
| Total CDBG Program Funds Budgeted | N/A | \$522,101.00 |
| 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:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Royal Oak Twp 172500 1 Royal Oak Twp 172500 2

Activity Progress Narrative:

During the third quarter the Twp of Royal Oak did not expended NSP 1 program funds on Construction of new housing REDEV 50% 172134-731572-40160. The Twp has been focused on Clearance and Demolition Activity DEMO 172134-730005-40160.

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 | 0/2 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/0 | 0/2 |

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

| | | | |
|------------------|-------|----|-------|
| 809 Richard | Holly | NA | 48442 |
| 307 North | Holly | NA | 48442 |
| 606 East Sherman | Holly | NA | 48442 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| | Amount |
|--------------------------------|--------|
| Other Funding Sources | |
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Grantee Activity Number: Vlg Holly ARR LM 120% 172134-730007-40550
Activity Title: Vlg Holly ARR LM 120%

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 4

Project Title:
 ARR-LMMI

Projected Start Date:
 09/28/2008

Projected End Date:
 07/31/2013

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Village of Holly

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$428,815.00 |
| Total CDBG Program Funds Budgeted | N/A | \$428,815.00 |
| Program Funds Drawdown | \$6,278.16 | \$115,730.10 |
| Obligated CDBG DR Funds | \$6,278.16 | \$115,730.10 |
| Expended CDBG DR Funds | \$6,278.16 | \$115,730.10 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). This activity will address neighborhood stabilization as the subrecipient will offer down payment assistance, rehabilitation assistance or a combination of the two for the purchase of vacant residential properties that have been abandoned or foreclosed. These properties must be occupied by a qualified homebuyer as a primary residence and located in an NSP top quartile areas of greatest need. The subrecipient will provide 0% deferred loans as soft second financial assistance to households at or below 120% of AMI with an emphasis on serving households at or below 50% of AMI who may directly purchase foreclosed properties without title to passing through Oakland County. This program will enable the homebuyer to purchase a home that meets housing quality standards with improvements that meet mi residential code and keep monthly mortgage payments affordable. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers may have higher incomes. Specific locations within the top quartile areas of greatest need communities will be identified at the time NSP funds are available for drawdown and as the program progresses. Purchase of specific properties will be dependent on availability of foreclosed moderately priced properties. The term of assistance may be as long as until the homebuyer sells the home or the home is no longer the homebuyer's principal residence. Funds received by Oakland county from the subrecipient in repayment of such loans may be retained and treated as CDBG funds to be used in accordance with section 2301 of HERA. All homes will be monitored per home guidelines and will follow the home affordability requirements. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party. The assistance will be secured with a mortgage and mortgage note. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. Homebuyers are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. Households whose incomes are equal to or less than 120% AMI must qualify for a 30 year fixed rate mortgage based on 51% of the home's final cost including purchase price and rehabilitation. The subrecipient will finance 49% of the cost for down payment assistance and/or rehabilitation.

Location Description:

CT 124500 BG 4, 5, 6, 7

Activity Progress Narrative:

During the third quarter the Village of Holly expended \$6,278.16 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity LM 120% 172134-730007-40550.

The Village paid direct project related staff costs, mileage, and appraisal fees for 307 North, 809 Richard, and 606 East Sherman.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 3 | 0/0 | 0/0 | 6/2 |
| # of housing units | 0 | 0 | 3 | 0/0 | 0/0 | 6/2 |
| # of Households benefitting | 0 | 3 | 3 | 0/0 | 6/2 | 6/2 |

Activity Locations

| Address | City | State | Zip |
|------------------|-------|-------|-------|
| 606 East Sherman | Holly | NA | 48442 |
| 809 Richard | Holly | NA | 48442 |
| 307 North | Holly | NA | 48442 |

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: Vlg Lake Orion ARR LMMI 120% 172134-730007-40560
Activity Title: Vlg of Lake Orion ARR LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 4
Projected Start Date:
 09/28/2008
National Objective:
 NSP Only - LMMI

Activity Status:
 Planned
Project Title:
 ARR-LMMI
Projected End Date:
 07/31/2013
Responsible Organization:
 Vlg of Lake Orion

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$182,297.00 |
| Total CDBG Program Funds Budgeted | N/A | \$182,297.00 |
| 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:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Lake Orion Vlg 129000 1 Lake Orion Vlg 129000 2 Lake Orion Vlg 129000 3

Activity Progress Narrative:

During the third quarter the Vlg of Lake Orion did not expended NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LMMI 120% 172134-730007-40560. The Vlg was focused on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40560 and paid direct project related staff costs and for appraisals on five properties which the Village was not able to acquire. The Vlg is actively looking for new properties to acquire.

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 | 0/0 | 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: Vlg Lake Orion REDEV HSG 120% 172134-731573-40560
Activity Title: Vlg Lake Orion REDEV HSG 120%

Activity Category:
 Acquisition, construction, reconstruction of public facilities

Activity Status:
 Under Way

Project Number:
 7

Project Title:
 REDEV

Projected Start Date:
 09/28/2008

Projected End Date:
 07/31/2013

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Vlg of Lake Orion

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$135,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$135,000.00 |
| Program Funds Drawdown | \$0.00 | \$2,008.22 |
| Obligated CDBG DR Funds | \$0.00 | \$2,008.22 |
| Expended CDBG DR Funds | \$0.00 | \$2,008.22 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Lake Orion Vlg 129000 1 Lake Orion Vlg 129000 2 Lake Orion Vlg 129000 3

Activity Progress Narrative:

During the third quarter the Vlg of Lake Orion did not expended NSP 1 program funds on Acquisition, construction, reconstruction of public facilities REDEV HSG 120% 172134-731573-40560. The Vlg was focused on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40560 and paid direct project related staff costs and for appraisals on five properties which the Village was not able to acquire. The Vlg is actively looking for new properties to acquire.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Public Facilities | 0 | 0 | 0 | 0/0 | 0/0 | 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:
Activity Title:

Vlg Lk Orion ARR LI 50% 172134-730006-40560
Vlg of Lake Orion ARR LI 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/28/2008

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Responsible Organization:

Vlg of Lake Orion

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$107,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$107,000.00 |
| Program Funds Drawdown | \$3,064.55 | \$4,571.37 |
| Obligated CDBG DR Funds | \$3,064.55 | \$4,571.37 |
| Expended CDBG DR Funds | \$3,064.55 | \$4,571.37 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

CT 129000 1, 2, 3

Activity Progress Narrative:

During the third quarter the Vlg of Lake Orion expended \$3,064.55 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40560.
 The Village paid direct project related staff costs and for appraisals on five properties which the Village was not able to acquire. The Vlg is actively looking for new properties to acquire.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 5 | 0/0 | 0/0 | 5/1 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/1 |
| # of Households benefitting | 0 | 0 | 0 | 0/1 | 0/0 | 0/1 |

Activity Locations

| Address | City | State | Zip |
|--------------|------------|-------|-------|
| 509 Atwater | Lake Orion | NA | 48362 |
| 414 Norland | Lake Orion | NA | 48362 |
| 12707 Slater | Lake Orion | NA | 48362 |
| 405 Hauxwell | Lake Orion | NA | 48362 |
| 390 Newton | Lake Orion | NA | 48362 |

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:

Vlg Ortonville DEMO 172134-730005-40590

Activity Title:

Vlg of Ortonville DEMO

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

6

Project Title:

DEMO

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Vlg of Ortonville

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$191,933.00 |
| Total CDBG Program Funds Budgeted | N/A | \$191,933.00 |
| Program Funds Drawdown | \$7,743.57 | \$7,743.57 |
| Obligated CDBG DR Funds | \$7,743.57 | \$7,743.57 |
| Expended CDBG DR Funds | \$7,743.57 | \$7,743.57 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing the adjacent property's compliance with zoning, building, or fire safety codes and standards. Cleared properties may be retained and redeveloped for CDBG-eligible public uses (such as a tot park, community garden, or expansion of a neighborhood facility). Property may also be conveyed or donated to a Community-Based Development Organization (CBDO) for new LMMI housing construction. Term of assistance and continued affordability requirements (as described in Section C (3)) shall not apply to market rate dispositions of cleared property located in LMMI-eligible areas. All other dispositions shall comply with applicable provisions of Section C (3). The purchase price of the property must reflect at least 1% less than current market appraised value.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Ortonville 122900 1

Activity Progress Narrative:

During the third quarter the Village of Ortonville expended \$7,743.57 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40590.

The Village paid direct project related costs for 21 Church Street including, appraisal, earnest deposit, postage, mileage, and staff time (Julie Alexander, Dianna Bertapelle, Larry Brown 10/29/08 - 11/12/09).

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 1 | 0/0 | 0/0 | 1/2 |

Activity Locations

| Address | City | State | Zip |
|-----------|------------|-------|-------|
| 21 Church | Ortonville | NA | 48462 |

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:

Vlg Ortonville REDEV LM 120% 172134-731573-40590

Activity Title:

Vlg Ortonville REDEV 120% LM

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

7

Project Title:

REDEV

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

Village of Ortonville

| Overall | Oct 1 thru Dec 31, 2009 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$150,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$150,000.00 |
| Program Funds Drawdown | \$5,720.93 | \$17,036.73 |
| Obligated CDBG DR Funds | \$5,720.93 | \$17,036.73 |
| Expended CDBG DR Funds | \$5,720.93 | \$17,036.73 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Redevelopment of demolished or vacant properties with new housing on parcels of land where a vacant, blighted, foreclosed property was demolished.

Location Description:

CT 122900 BG 1

Activity Progress Narrative:

During the third quarter the Village of Ortonville expended \$5,720.93 in NSP 1 program funds on Construction of new housing Activity REDEV LM 120% 172134-731573-40590.

174 Ball Street: Direct project costs, acquiring property, writing specs for demolition/construction, asbestos and lead abatement procurement, environmental review record, earnest deposit, appraisal.

61 Narrin Street: Direct project costs, acquiring property, writing specs for demolition/construction, asbestos and lead abatement procurement, environmental review record, earnest deposit, appraisal.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 2 | 0/0 | 0/0 | 3/1 |
| # of Households benefitting | 0 | 2 | 2 | 0/0 | 3/1 | 3/1 |

Activity Locations

| Address | City | State | Zip |
|---------|------|-------|-----|
|---------|------|-------|-----|

| | | | |
|-----------------|------------|----|-------|
| 61 Narrin | Ortonville | NA | 48462 |
| 174 Ball Street | Ortonville | NA | 48462 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |
