

Grantee: Oakland County, MI

Grant: B-08-UN-26-0004

April 1, 2009 thru June 30, 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

QPR Contact:

Karry Rieth

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 County's 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	\$333,520.29	\$333,520.29
Obligated CDBG DR Funds	\$334,315.29	\$334,315.29
Expended CDBG DR Funds	\$334,315.29	\$334,315.29
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%	91.139%
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	\$176,620.99
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,345,944.00	\$6,711,583.89

Overall Progress Narrative:

Oakland County has made the following progress during the first quarter for NSP1. Homebuyer counseling, acquisition of vacant foreclosed homes, administration of the program.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, FIN MECH-LMMI	\$14,359.09	\$2,804,784.00	\$14,359.09
2, FIN MECH LI	\$7,592.47	\$3,531,278.00	\$7,592.47
3, ADMIN	\$175,825.99	\$1,738,377.00	\$175,825.99
4, ARR-LI	\$90,502.92	\$1,787,356.00	\$90,502.92
5, ARR-LMMI	\$18,847.81	\$3,582,391.00	\$18,847.81
6, DEMO	\$17,654.10	\$1,464,793.00	\$17,654.10
7, REDEV	\$8,737.91	\$2,374,797.00	\$8,737.91
8, REDEV	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CANCELLED, CANCELLED	\$0.00	\$0.00	\$0.00

Activities

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

Activity Title: 1 OC Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

3

Project Title:

ADMIN

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

National Objective:

N/A

Responsible Organization:

Oakland County Community & Home Improvement

Overall

Apr 1 thru Jun 30, 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	\$175,825.99	\$175,825.99
Obligated CDBG DR Funds	\$176,620.99	\$176,620.99
Expended CDBG DR Funds	\$176,620.99	\$176,620.99
Oakland County Community & Home Improvement	\$176,620.99	\$176,620.99
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:

Costs expended to administer the NSP program.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Apr 1 thru Jun 30, 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

\$7,592.47

\$7,592.47

Obligated CDBG DR Funds

\$7,592.47

\$7,592.47

Expended CDBG DR Funds

\$7,592.47

\$7,592.47

Oakland County Community & Home Improvement

\$7,592.47

\$7,592.47

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:

Homebuyer counseling for 44 clients.

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	0/50
# of Households benefitting	44	0	44	44/0	0/0	44/50

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: 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

Activity Status:

Under Way

Project Number:

1

Project Title:

FIN MECH-LMMI

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Oakland County Community & Home Improvement

Overall	Apr 1 thru Jun 30, 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	\$14,359.09	\$14,359.09
Obligated CDBG DR Funds	\$14,359.09	\$14,359.09
Expended CDBG DR Funds	\$14,359.09	\$14,359.09
Oakland County Community & Home Improvement	\$14,359.09	\$14,359.09
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:

Provided Homebuyer counseling for 24 applicants.

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	0/150
# of Households benefitting	0	24	24	0/0	24/0	24/150

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 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:

4

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

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$511,380.68

Total CDBG Program Funds Budgeted

N/A

\$511,380.68

Program Funds Drawdown

\$90,502.92

\$90,502.92

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

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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:

5

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	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$252,910.48
Total CDBG Program Funds Budgeted	N/A	\$252,910.48
Program Funds Drawdown	\$18,847.81	\$18,847.81
Obligated CDBG DR Funds	\$109,350.73	\$109,350.73
Expended CDBG DR Funds	\$109,350.73	\$109,350.73
City of Hazel Park	\$109,350.73	\$109,350.73
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 Hazel Park 175300 3 Hazel Park 175300 4 Hazel Park 175300 5 Hazel Park 175300 6 Hazel Park 175300 7

Activity Progress Narrative:

acquire 2 vacant foreclosed properties for rehabilitation and re-sale

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/7
# of housing units	0	0	2	0/0	0/0	2/7
# of Households benefitting	0	2	2	0/0	2/0	2/7

Activity Locations

Address	City	State	Zip
577 East Shelvin	Hazel Park	NA	48030
1406 Harry	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 Hazel Park DEMO 172134-730005-40310

Activity Title: 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

Apr 1 thru Jun 30, 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	\$17,654.10	\$17,654.10
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:

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:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: City Hazel Park REDEV 120% 172134-731573-40310

Activity Title: City Hazel Park REDEV LM 120%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2013

Responsible Organization:

City of Hazel Park

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$492,696.00
Total CDBG Program Funds Budgeted	N/A	\$492,696.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$17,654.10	\$17,654.10
Expended CDBG DR Funds	\$17,654.10	\$17,654.10
City of Hazel Park	\$17,654.10	\$17,654.10
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:

purchase 2 vacant foreclosed homes for redevelopment

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	2/5
# of Households benefitting	0	2	2	0/0	2/0	2/5

Activity Locations

Address	City	State	Zip
744 East Meyers	Hazel Park	NA	48030
728 East Meyers	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 Hazel Park REDEV P & R 172134-731332-40310

Activity Title: City Hazel Park REDEV P&R AREA WIDE

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 Hazel Park

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$78,078.00
Total CDBG Program Funds Budgeted	N/A	\$78,078.00
Program Funds Drawdown	\$8,737.91	\$8,737.91
Obligated CDBG DR Funds	\$8,737.91	\$8,737.91
Expended CDBG DR Funds	\$8,737.91	\$8,737.91
City of Hazel Park	\$8,737.91	\$8,737.91
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:

acquire 1 blighted property for demolition and redevelopment of a green space neighborhood park

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	1/3

Activity Locations

Address	City	State	Zip
605 east roberts	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	
