

Grantee: Oakland County, MI

Grant: B-08-UN-26-0004

July 1, 2010 thru September 30, 2010 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 Lou Rieth

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

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.

Distribution and and Uses of Funds:

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

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****This Report Period**

N/A

N/A

\$2,540,795.26

To Date

\$17,383,776.00

\$17,383,776.00

\$10,365,658.82

Obligated CDBG DR Funds	\$301,095.00	\$17,383,776.00
Expended CDBG DR Funds	\$2,658,632.48	\$9,742,550.90
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
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	\$945,876.61
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	\$5,514,228.59

Overall Progress Narrative:

During the QPR report period 7/1/10-9/30/10 the Oakland County Neighborhood Stabilization Program expended \$2,301,350.38. The Oakland County Homebuyer Program assisted 17 homebuyers with homebuyer and property rehabilitation assistance in 11 communities including Clarkston, Clawson, Farmington, Ferndale, Lathrup Village, Oak Park, Rochester Hills, Troy, Highland Twp, Rose Twp, and West Bloomfield Twp. Twelve of the homebuyers had incomes not exceeding 50% AMI. During the QPR period Areas of Greatest communities funded 47 units including housing (33), blighted property demolition (10), public facilities (4), and homebuyer assistance in Ferndale, Hazel Park, Keego Harbor, Madison Heights, Oak Park, Rose Twp, Royal Oak Twp, Holly Vlg, Lake Orion Vlg and Ortonville Vlg. 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 costs for properties that are not moved forward to completion.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, FIN MECH-LMMI	\$285,076.78	\$2,403,469.00	\$1,808,151.24
2, FIN MECH LI	\$534,033.17	\$3,325,000.00	\$1,904,127.56
3, ADMIN	\$273,397.89	\$1,738,377.00	\$945,876.61
4, ARR-LI	\$142,839.56	\$2,134,221.13	\$1,240,530.27

5, ARR-LMMI	\$110,963.74	\$2,646,691.32	\$1,484,478.62
6, DEMO	\$66,912.18	\$1,262,463.46	\$776,486.64
7, REDEV	\$1,127,571.94	\$3,868,900.72	\$2,206,007.88
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

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Oakland County Community & Home Improvement

Overall

Jul 1 thru Sep 30, 2010

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	\$273,397.89	\$945,876.61
Obligated CDBG DR Funds	\$0.00	\$1,738,377.00
Expended CDBG DR Funds	\$357,282.10	\$755,708.90
Oakland County Community & Home Improvement	\$357,282.10	\$755,708.90
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 QPR report period the County expended \$357282.10 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.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
250 Elizabeth Lake Rd	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

Project Number:

2

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

FIN MECH LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Oakland County Community & Home Improvement

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,235,642.00
Total CDBG Program Funds Budgeted	N/A	\$2,235,642.00
Program Funds Drawdown	\$534,033.17	\$1,904,127.56
Obligated CDBG DR Funds	\$9,570.00	\$3,325,000.00
Expended CDBG DR Funds	\$673,021.72	\$1,589,160.66
Oakland County Community & Home Improvement	\$673,021.72	\$1,589,160.66
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 QPR period Oakland County's Homebuyer Program expended \$673,021.72 in Homeownership Assistance to low income homebuyers through 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 twelve units including: Empire Dr (West Bloomfield), Pearson St (Ferndale), Pine Knob Ln (Clarkston), Littlelet Ave (West Bloomfield),

Penna Dr (West Bloomfield), W Munger (Rose Twp), Park Dr (Clawson), Berry Nook Ln (Rochester Hills), Huntington Ct (Rochester Hills), Sunnybrook Ave (Lathrup Village), Collidge Ave (Clawson), Eastwood Ave (Oak Park)

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		27/50	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	12	0	12	80/0	3/0	83/50	100.00

Activity Locations

Address	City	State	Zip
97 Park Dr	Clawson	NA	48017
24251 Eastwood Ave	Oak Park	NA	48237
750 Berry Nook Ln	Rochester Hills	NA	48307
919 Collidge Ave	Clawson	NA	48017
18177 Sunnybrook Ave	Lathrup Village	NA	48076
4915 Pine Knob Ln	Clarkston	NA	48346
2644 Penna Dr	West Bloomfield	NA	48324
1269 Pearson St	Ferndale	NA	48220
384 Huntington Ct	Rochester Hills	NA	48307
2583 Empire Dr	West Bloomfield	NA	48324
2637 Littlelet Ave	West Bloomfield	NA	48324
950 W Munger	Rose Twp	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: 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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

FIN MECH-LMMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Oakland County Community & Home Improvement

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$3,492,827.00
Total CDBG Program Funds Budgeted	N/A	\$3,492,827.00
Program Funds Drawdown	\$285,076.78	\$1,808,151.24
Obligated CDBG DR Funds	\$271,525.00	\$2,403,469.00
Expended CDBG DR Funds	\$278,833.22	\$1,626,613.24
Oakland County Community & Home Improvement	\$278,833.22	\$1,626,613.24
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 QPR period Oakland County's Homebuyer Program expended \$278,833.22 in Homeownership Assistance to low income homebuyers through 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 five units including: Cloverdale (Highland Twp), Waldon Rd (Clarkston), Violet St (Farmington), Marlow Ave (Oak Park), Streamview Dr

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	36/150

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	5	5	9/0	56/0	65/150	100.00

Activity Locations

Address	City	State	Zip
128 Streamview Dr	Troy	NA	48085
2951 Cloverdale	Highland	NA	48356
23064 Violet St	Farmington	NA	48336
15340 Marlow Ave	Oak Park	NA	48237
6248 Waldon Rd	Clarkston	NA	48346

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 Ferndale ARR LI 50% 172134-730006-40300

Activity Title: City Ferndale ARR LI 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Ferndale

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$366,516.00
Total CDBG Program Funds Budgeted	N/A	\$366,516.00
Program Funds Drawdown	\$6,969.82	\$304,873.17
Obligated CDBG DR Funds	\$0.00	\$324,516.00
Expended CDBG DR Funds	\$6,969.82	\$321,107.76
City of Ferndale	\$6,969.82	\$321,107.76
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 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 QPR period the City of Ferndale expended \$6,969.82 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40300. The following expenses occurred: q. 1537 Leroy direct project costs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	10/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	8/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	13/0	0/0	13/4	100.00

Activity Locations

Address	City	State	Zip
1537 Leroy	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 Ferndale ARR LM 120% 172134-730007-40300

Activity Title: City Ferndale ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ARR-LMMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Ferndale

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$931,547.00
Total CDBG Program Funds Budgeted	N/A	\$931,547.00
Program Funds Drawdown	\$80,342.66	\$576,572.76
Obligated CDBG DR Funds	\$0.00	\$973,547.00
Expended CDBG DR Funds	\$80,342.66	\$560,338.17
City of Ferndale	\$80,342.66	\$560,338.17
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 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 QPR report period the City of Ferndale expended \$80,342.66 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40300. The following expenses occurred: v. 715 St. Louis: final reconciliation for acquisition and rehab. w. 2303 Shevlin: Direct project costs x, 456 E. Sarasota direct project costs y. 3235 Inman: direct project costs, staff time at community level, Home Renewal final reconciliation z. 3216 Minerva 1st draw for acquisition of property.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	5	23/8

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	5	18/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	0/0	15/0	20/8	75.00

Activity Locations

Address	City	State	Zip
715 St. Louis	Ferndale	NA	48220-
2303 Shevlin	Ferndale	NA	48220-
3216 Minerva	Ferndale	NA	48220-
3235 Inman	Ferndale	NA	48220-
456 East Sarasota	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:

4

Project Title:

ARR-LI

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Hazel Park

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$341,380.68
Total CDBG Program Funds Budgeted	N/A	\$341,380.68
Program Funds Drawdown	\$9,920.07	\$312,744.45
Obligated CDBG DR Funds	(\$170,000.00)	\$341,380.68
Expended CDBG DR Funds	\$9,920.07	\$312,744.45
City of Hazel Park	\$9,920.07	\$312,744.45
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:

During the QPR reporting period the City of Hazel Park expended \$9,920.07 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40310. The following expenses occurred: i. 577 E. Shevlin: Direct project costs for staff time, back proerty taxes, fencing, snow removal and lawn mowing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	7/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	4/0	0/0	4/10	100.00

Activity Locations

Address	City	State	Zip
577 Shevlin	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 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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Hazel Park

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$152,910.48
Total CDBG Program Funds Budgeted	N/A	\$152,910.48
Program Funds Drawdown	\$0.00	\$123,650.61
Obligated CDBG DR Funds	(\$100,000.00)	\$152,910.48
Expended CDBG DR Funds	(\$100,000.00)	\$175,724.48
City of Hazel Park	(\$100,000.00)	\$175,724.48
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 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:

rr. Re-program \$100,000 to acct# 731573

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	66/7

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	33/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	34/0	66/7	51.52

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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Hazel Park

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$662,696.00
Total CDBG Program Funds Budgeted	N/A	\$662,696.00
Program Funds Drawdown	\$219,314.79	\$625,348.95
Obligated CDBG DR Funds	\$170,000.00	\$662,696.00
Expended CDBG DR Funds	\$219,314.79	\$646,807.84
City of Hazel Park	\$219,314.79	\$646,807.84
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 QPR reporting period the City of Hazel Park expended \$219,314.79 in NSP 1 program funds on Construction of new housing Activity REDEV 120% 172134-731573-40310. The following expenses occurred: s. 1612 E Goulson: final draw for original construction work and additional tee removal and sump line discharge. u. 1233 E. Pearl: Final draw for rehab. Work included: new driveways & sidewalks, landscape, garage door, final HVAC and plumbing, cabinets and countertops, electrical, garage door and opener. v. 434 Elza: Direct project costs for staff time including Ruth Beecher, Roger Pinch, Marc Stec, Joyce Combs, Jan Drumm, Kevin Stultz; water usage, plans, advertisement for bids, demolition of structure and disposal of debris, lawn mowing and snow removal. w. 434 E. Elza: Final payment for construction: including, final HVAC, electrical, flooring, appliances, windows and doors, certificates of occupancy. CO#1, #2, #3 x. 23707 Cayuga: Final draw for construction including: final plumbing, electrical, grading, flooring, issue certificate of occupancy. y. 1233 E. Pearl: Direct project costs for staff time, property maintenance snow removal cut grass, environmental survey, utility, marketing & sales fees.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	17/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	0/0	13/0	14/5	92.86

Activity Locations

Address	City	State	Zip
23707 Cayuga	Hazel Park	NA	48030
434 Elza	Hazel Park	NA	48030
1233 E.Pearl	Hazel Park	NA	48030
1612 E Goulson	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 50% 172134-731572-40310
Activity Title: City Hazel Park REDEV HSG LI 50%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Hazel Park

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$343,797.84
Total CDBG Program Funds Budgeted	N/A	\$343,797.84
Program Funds Drawdown	\$134,305.50	\$322,658.93
Obligated CDBG DR Funds	\$100,000.00	\$323,797.84
Expended CDBG DR Funds	\$134,305.50	\$322,658.93
City of Hazel Park	\$134,305.50	\$322,658.93
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 QPR period the City of Hazel Park expended \$134,305.50 in NSP 1 program funds on Construction of new housing Activity REDEV 50% 172134-731572-40310. The following expenses occurred: h. 172 Morehouse: 1st draw for construction including: land balancing, foundation work, rough framing for house i. 23424 Tawas: Final payment for construction including: finish concrete exterior, plumbing, HVAC, electric, cabinets, flooring, carpet, appliances, gutters, site mgmt. j. 172 Morehouse: Payment for balance of CO #1 including excavation and installation of new soil under garage area, upgrade footings to trench style. k. 172 Morehouse: 60% draw for construction work. Work completed includes: siding, windows, doors, roofing, insulation, drywall, painting l. 143 Andresen: 85% draw for construction. Work completed includes: Final mechanical on electrical, HVAC, house is painted, carpet installed, ** reprogramming added \$20,000

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	5/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	3/0	0/0	3/1	100.00

Activity Locations

Address	City	State	Zip
143 Andresen	Hazel Park	NA	48030
172 Morehouse	Hazel Park	NA	48030
23424 Tawas	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 STR 172170-731864-40310
Activity Title: City Hazel Park REDEV STREETS

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

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Hazel Park

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$272,113.00
Total CDBG Program Funds Budgeted	N/A	\$272,113.00
Program Funds Drawdown	\$184,078.58	\$206,793.83
Obligated CDBG DR Funds	\$0.00	\$272,113.00
Expended CDBG DR Funds	\$184,078.58	\$206,793.83
City of Hazel Park	\$184,078.58	\$206,793.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Resurface .3 mile stretch of existing residential street (West Elza) with asphalt paving. Remove and replace broken curbs with concrete.

Pave existing dirt road 300 feet with asphalt paving. The street will be graded and a six inch aggregate base will be laid with new curbs and gutters.

Location Description:

W. Elza from Dequindre to West End CT 1753 BG 5 64% L/M

Annabelle from south Chrysler Service Drive to Recreation Center CT 1750 BG 2 40% L/M

Activity Progress Narrative:

During the QPR period the City of Hazel Park expended \$184,078.58 in NSP 1 program funds on Acquisition, construction, reconstruction of public facilities Activity REDEV STR 172170-731864-40310. The following expenses occurred: c. West Elza & West Annabelle: Engineering fees including: surveying, field coordinator Invoice # 74550 d. West Elza & West Annabelle street re-construction: pay 50% of application #1 e. West Elza & West Annabelle street re-construction: pay 45% of application #1 (which is up to 95%)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear miles of Public	1	2/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
West Elza	Hazel Park	NA	48030
West Annabelle	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 Keego Harbor DEMO 172134-730005-40330

Activity Title: City Keego Harbor DEMO

Activity Category:

Clearance and Demolition

Project Number:

6

Projected Start Date:

09/28/2008

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMO

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Keego Harbor

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$8,027.10	\$19,987.10
Obligated CDBG DR Funds	\$0.00	\$50,000.00
Expended CDBG DR Funds	\$8,027.10	\$19,987.10
City of Keego Harbor	\$8,027.10	\$19,987.10
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). 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 adjacent property 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 Keego Harbor 154200 1 Keego Harbor 154200 2 Keego Harbor 154200 3

Activity Progress Narrative:

During the QPR reporting period the City of Keego Harbor expended \$8,027.10 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40330. The following expenses occurred: b. 2305 Maddy Lane: Demolish property and properly dispose of debris. c. 2491 Fordham: Demolish property and properly dispose of debris.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/6

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
2491 Fordham	Keego Harbor	NA	48320-
2305 Maddy Ln	Keego Harbor	NA	48320-

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 Keego Harbor REDEV 120% 172134-731573-40330
Activity Title:	City Keego Harbor REDEV LM 120%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Keego Harbor

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$357,448.00
Total CDBG Program Funds Budgeted	N/A	\$357,448.00
Program Funds Drawdown	\$63,225.13	\$95,502.47
Obligated CDBG DR Funds	\$0.00	\$357,448.00
Expended CDBG DR Funds	\$63,225.13	\$95,502.47
City of Keego Harbor	\$63,225.13	\$95,502.47
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 Keego Harbor 154200 1 Keego Harbor 154200 2 Keego Harbor 154200 3

Activity Progress Narrative:

During the QPR reporting period the City of Keego Harbor expended \$63,225.13 in NSP 1 program funds on Construction of new housing Activity REDEV 120% 172134-731572-40330. The following expenses occurred: c. Direct project costs for lead

and asbestos testing, RFP advertisement for solicitation of builders @ the following houses: 2491 Fordham, 2943 Cordell, 2936 Glenbroke, 2445 Hester, 2305 Maddy Lane. d. 2936 Glenbroke: first draw for construction of new house e. 2445 Hester: first draw for construction of new house f. 2943 Cordell: first draw for construction of new house g. 2943 Cordell: Builders Risk Ins. h. 2943 2445 Hester: Builders Risk Ins. i. 2943 Cordell: Acquisition of property j. 1762 Beechmont, 2448 Cass Lake Rd, 2340 fordham, 2364 fordham, 2927 glenbroke, 2142 willow beach, 2943 cordell, 2491 fordham, 2936 glenbroke, 2445 Hester, 2305 Maddy Lane. Direct project costs for professional and legal services. k. 2936 Glenbroke: back taxes and past due water bills paid to county for acquisition.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	0/0	2/0	2/6	100.00

Activity Locations

Address	City	State	Zip
2491 Fordham	Keego Harbor	NA	48320-
2305 Maddy Lane	Keego Harbor	NA	48320-
2943 Cordell	Keego Harbor	NA	48320-
2936 Glenbroke	Keego Harbor	NA	48320-
2445 Hester	Keego Harbor	NA	48320-

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

Project Number:

4

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Madison Heights

Overall

Jul 1 thru Sep 30, 2010

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	\$4,394.62	\$295,556.42
Obligated CDBG DR Funds	\$0.00	\$313,078.00
Expended CDBG DR Funds	\$4,394.62	\$295,405.42
City of Madison Heights	\$4,394.62	\$295,405.42
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 QPR reporting period the City of Madison Heights expended \$4,394.62 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40360. The following expenses occurred:z. Direct project costs for staff time for Jack Williams & Romona Benbow (4/30/10 - 6/11/10). Utility payments for 1127 Connie and 27724 Dartmouth and grass cutting aa. Direct project costs for property mgmt, lawn mowing services: 27724 Dartmouth, 1127 Connie, 1215 E Kalama, 924 E Rowland, 71 E Barrett, cc. Direct project costs for property mgmt, lawn mowing services: 27724 Dartmouth, 1127 Connie, 1215 E Kalama, 924 E Rowland, 71 E Barrett, utility & water payments.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	31/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	21/0	0/0	31/4	67.74

Activity Locations

Address	City	State	Zip
1127 Connie	Madison Heights	NA	48071
71 E Barrett	Madison Heights	NA	48071
27724 Dartmouth	Madison Heights	NA	48071
1215 E Kalama	Madison Heights	NA	48071
924 E Rowland	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 DEMO 172134-730005-40360

Activity Title: City Madison Hts DEMO

Activity Category:

Clearance and Demolition

Project Number:

6

Projected Start Date:

09/28/2008

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMO

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Madison Heights

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$230,000.00
Total CDBG Program Funds Budgeted	N/A	\$230,000.00
Program Funds Drawdown	\$3,940.05	\$221,837.84
Obligated CDBG DR Funds	\$0.00	\$230,000.00
Expended CDBG DR Funds	\$3,769.05	\$221,837.84
City of Madison Heights	\$3,769.05	\$221,837.84
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 QPR reporting period the City of Madisonn Heights expended \$3,769.05 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40360. The following expenses occurred: y. direct project costs for staff time for

& Romona Benbow 4/30/10 - 6/11/10 z. revised expenditure dated 3/2/10 of \$171 to act#730006 per community request see memo. aa. Direct project costs for property management: Including lawn mowing, final land grading on demolished site bb. Direct project costs for staff time for Jack Williams & Romona Benbow (6/25/10 - 8/6/10) on these addresses: 27424 Parks Ct, 351 Harwood, 577E Harwood, 536 E Rowland, 26505 Brettonwoods property maintenance grass cutting.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	5	44/5

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
26505 Brettonwoods	Madison Heights	NA	48071
27424 Park	Madison Heights	NA	48071
577 Harwood	Madison Heights	NA	48071
351 Harwood	Madison Heights	NA	48071
536 E Rowland	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 50% HSG
Activity Title:	City Madison Heights REDEV 50% HSG

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Madison Heights

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$285,000.00
Total CDBG Program Funds Budgeted	N/A	\$285,000.00
Program Funds Drawdown	\$43,000.00	\$43,000.00
Obligated CDBG DR Funds	\$0.00	\$285,000.00
Expended CDBG DR Funds	\$43,000.00	\$43,000.00
City of Madison Heights	\$43,000.00	\$43,000.00
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:

NSP Eligible Areas

Activity Progress Narrative:

During the QPR reporting period the City of Madison Heights expended \$43,000 in NSP 1 program funds on Construction of new housing Activity REDEV 50% HSG. The following expenses occurred: 1624 Greig: ist draw for construction: including: permits,surveying,foundation,rough frameing, rough HVAC,electrical,plumbing,insulation,siding,windows & doors,roofing.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	1/1	0/0	1/1	100.00

Activity Locations

Address	City	State	Zip
1624 Greig	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

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Madison Heights

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$525,799.00
Total CDBG Program Funds Budgeted	N/A	\$525,799.00
Program Funds Drawdown	\$142,628.59	\$497,598.95
Obligated CDBG DR Funds	\$0.00	\$525,799.00
Expended CDBG DR Funds	\$142,628.59	\$497,598.95
City of Madison Heights	\$142,628.59	\$497,598.95
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.

Develop Monroe Park 479 Dallas/25421 Alger CT 1815 BG 1 on 1 acre acquired from the Madison Heights School District at the west portion of the former Monroe School site. Project includes property acquisition and park development including: playground equipment, playscape, pavillion, picnic tables, drinking fountain, fencing, landscaping and replacement of sidewalk and street sections to provide on street parking adjacent to the park.

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 QPR reporting period the City of Madison Heights expended \$142,628.59 in NSP 1 program funds on Acquisition, construction, reconstruction of public facilities Activity REDEV P & R 172134-731332-40360. The following expenses occurred: k. Direct project costs for staff time for Jack Williams and Romona Benbow (4/30/10 - 6/11/10). Pay application #1 for Barrett and Dallas Ave. concrete sectional road replacement to create parking adjacent to NSP Park, , 50% draw for Park project picnic shelter and concrete pad. l. final pay application for play structure at NSP park development project. m. 2nd draw for park pavilion. Final pay application for pavilion concrete work. n. Monroe Park: Direct project costs for staff time Jack Williams and Romona Benbow (6/25/10 - 8/6/10) o. 479 W. Dallas (Monroe Park): final payment for construction, direct project costs for staff time Jack Williams (8/20/10 & Romona Benbow (8/20 - 9/3/10)

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Public Facilities	1	5/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
479 W Dallas	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: Twp Rose ARR LI 50% 172134-730006-40150

Activity Title: Twp of Rose ARR LI 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Twp of Rose

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$219,179.08
Total CDBG Program Funds Budgeted	N/A	\$219,179.08
Program Funds Drawdown	\$22,847.30	\$219,179.08
Obligated CDBG DR Funds	(\$54,511.92)	\$219,179.08
Expended CDBG DR Funds	\$22,847.30	\$221,199.39
Twp of Rose	\$22,847.30	\$221,199.39
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 Rose Twp 125000 1 Rose Twp 125000 2 Rose Twp 125600 1 Rose Twp 125600 2

Activity Progress Narrative:

During the QPR reporting period the Twp of Rose expended \$22,847.30 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40150. The following expenses occurred: j. 4636 Webberdale: 3rd and final draw for rehab work, change order, and appraisal.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	4/0	0/0	4/1	100.00

Activity Locations

Address	City	State	Zip
4636 Webberdale	Rose Twp	NA	48346

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 Rose ARR LM 120% 172134-730007-40150

Activity Title: Twp Rose ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ARR-LMMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Twp of Rose

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$198,034.84
Total CDBG Program Funds Budgeted	N/A	\$198,034.84
Program Funds Drawdown	\$30,621.08	\$198,034.84
Obligated CDBG DR Funds	\$16,962.84	\$198,034.84
Expended CDBG DR Funds	\$32,641.39	\$198,034.84
Twp of Rose	\$32,641.39	\$198,034.84
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 Rose Twp 125000 1 Rose Twp 125000 2 Rose Twp 125600 1 Rose Twp 125600 2

Activity Progress Narrative:

During the QPR reporting period the Twp of Rose expended \$32,641.39 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40150. The following expenses occurred: f. 1150 Hensel: sold to a person @%50 therefore a correction of \$2,020.31 from #730006 needed to be expended from #730007 to balance. Corrected in DRGR in Next Qtr. 8/18/10 g. 1191 Baker Rd: down payment for purchase, appraisal, builders risk insurance, lead and asbestos inspections, advertisements, 50% payment for rehab, electric, cleaning, replace glass in door and side lights, sand oak treads and risers, paint walls, repair sag in living room ceiling, paint living room.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	4/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	4/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	3/0	3/1	100.00

Activity Locations

Address	City	State	Zip
1191 Baker	Rose Twp	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: Twp Rose DEMO 172134-730005-40150

Activity Title: Twp Rose DEMO

Activity Category:

Clearance and Demolition

Project Number:

6

Projected Start Date:

09/28/2008

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMO

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Twp of Rose

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$37,705.46
Total CDBG Program Funds Budgeted	N/A	\$37,705.46
Program Funds Drawdown	\$0.00	\$37,705.46
Obligated CDBG DR Funds	(\$32,294.54)	\$37,705.46
Expended CDBG DR Funds	\$0.00	\$37,705.46
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 Rose Twp 125000 1 Rose Twp 125000 2 Rose Twp 125600 1 Rose Twp 125600 2

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/2

Beneficiaries Performance Measures

No Beneficiaries 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: Twp Rose REDEV HSG 50% 172134-731572-40150

Activity Title: Twp Rose REDEV HSG 50%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Twp of Rose

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$69,843.62
Total CDBG Program Funds Budgeted	N/A	\$69,843.62
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$69,843.62	\$69,843.62
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:

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

Location Description:

CT 1250 BG 1, 2
CT 1256 BG 1, 2

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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: 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:

4

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Twp of Royal Oak

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$272,718.00
Total CDBG Program Funds Budgeted	N/A	\$272,718.00
Program Funds Drawdown	\$44,332.75	\$44,332.75
Obligated CDBG DR Funds	\$0.00	\$272,718.00
Expended CDBG DR Funds	\$44,332.75	\$44,332.75
Twp of Royal Oak	\$44,332.75	\$44,332.75
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 QPR reporting period the Twp of Royal Oak expended \$44,332.75 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40160. The following expenses occurred: a. Acquisition of 10566 North Oak Drive by Home Renewal Systems b. Acquisition of 21368 Bethlawn by HRS.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	1/0	0/0	1/3	100.00

Activity Locations

Address	City	State	Zip
10566 North Oak	Royal Oak Twp	NA	48220
21368 Bethlawn	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 DEMO 172134-730005-40160

Activity Title: Twp Royal Oak DEMO

Activity Category:

Clearance and Demolition

Project Number:

6

Projected Start Date:

09/28/2008

Benefit Type:

Activity Status:

Under Way

Project Title:

DEMO

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Twp of Royal Oak

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$654,469.00
Total CDBG Program Funds Budgeted	N/A	\$654,469.00
Program Funds Drawdown	\$37,767.18	\$401,889.76
Obligated CDBG DR Funds	(\$50,000.00)	\$652,825.00
Expended CDBG DR Funds	\$37,767.18	\$402,589.76
Twp of Royal Oak	\$37,767.18	\$402,589.76
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 adjacent property 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 QPR reporting period the Twp of Royal Oak expended \$37,767.18 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40160. The following expenses occurred: q. 21050 Woodside: Demolition of structure, haul all debris away. r. 8721 Northend, 21050 Woodside: water sewer disconnects completed by Oakland County water resources commission. CO for Additional equipment and labor needed for original disconnects in November 2009. s. Direct project costs for staff time to administer the NSP program. (4/10 - 6/10) William Morgan & Marie Reynolds t. 8721 North end: demolish building and properly dispose of debris.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Public Facilities	1	6/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	16/12

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
8721 Northend	Royal Oak Twp	NA	48220
21050 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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

REDEV

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Twp of Royal Oak

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$15,329.00)	\$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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/2	0

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:	Twp Royal Oak REDEV SIDEWALKS 172134-731745-40160
Activity Title:	Twp of Royal Oak REDEV SIDEWALKS 172134-731745-401

Activity Category:
Rehabilitation/reconstruction of public facilities

Activity Status:
Under Way

Project Number:
7

Project Title:
REDEV

Projected Start Date:
09/10/2010

Projected End Date:
12/31/2010

Benefit Type:
Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Twp of Royal Oak

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$163,685.00
Total CDBG Program Funds Budgeted	N/A	\$163,685.00
Program Funds Drawdown	\$13,690.90	\$13,690.90
Obligated CDBG DR Funds	\$165,329.00	\$165,329.00
Expended CDBG DR Funds	\$13,690.90	\$13,690.90
Twp of Royal Oak	\$13,690.90	\$13,690.90
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Removal and replacement of approximately 5.495 feet of 5' wide existing concrete sidewalk pavement, construction of approximately 230 feet of new 7' wide concrete sidewalk pavement; installation of 25 new ADA curb ramps, adjustment and replacement of 2 catch basins frames and covers; and removal and replacement of existing curbs and gutters required to install new curb ramps.

Location Description:

Royal Oak Township

Activity Progress Narrative:

During the QPR reporting period the Twp of Royal Oak expended \$13,690.90 in NSP 1 program funds on Rehabilitation/reconstruction of public facilities Activity REDEV SIDEWALKS 172134-731745-4016. The Twp paid engineering fees to design sidewalks throughout twp NSP area and legal advertisement to solicit competitive bids.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	1	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18

Beneficiaries Performance Measures

No Beneficiaries 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: Vlg Holly ARR LI 50% 172134-730006-40550

Activity Title: Vlg Holly ARR LI 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Village of Holly

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$183,778.00
Total CDBG Program Funds Budgeted	N/A	\$183,778.00
Program Funds Drawdown	\$54,375.00	\$59,498.03
Obligated CDBG DR Funds	\$0.00	\$183,778.00
Expended CDBG DR Funds	\$54,375.00	\$59,498.03
Village of Holly	\$54,375.00	\$59,498.03
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:

CT 124500 BG 4, 5, 6, 7

Activity Progress Narrative:

During the QPR reporting period the Vlg of Holly expended \$54,375 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 50% 172134-730006-40550. The following expenses occurred: c. 809 Richard: 1st draw for construction renovation: includes: bathroom and kitchen remodel, insulation, plumbing lines, water heater, general electrical, roofing, chimney, entrance and storm doors, garage structure and door. CO # 1 and CO #2

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		2/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		5/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	5/1	0/0	5/1	100.00

Activity Locations

Address	City	State	Zip
809 Richard St.	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 Holly ARR LM 120% 172134-730007-40550

Activity Title: Vlg Holly ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ARR-LMMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Village of Holly

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$348,815.00
Total CDBG Program Funds Budgeted	N/A	\$348,815.00
Program Funds Drawdown	\$0.00	\$170,093.14
Obligated CDBG DR Funds	(\$80,000.00)	\$348,815.00
Expended CDBG DR Funds	\$0.00	\$170,093.14
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 124500 BG 4, 5, 6, 7

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	8/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	8/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	8/2	8/2	100.00

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 120% HSG 172170-731573-40560
Activity Title:	Vlg Lake Orion REDEV 120% HSG

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Vlg of Lake Orion

Overall

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,008.22
Total CDBG Program Funds Budgeted	N/A	\$2,008.22
Program Funds Drawdown	\$0.00	\$2,008.22
Obligated CDBG DR Funds	\$0.00	\$2,008.22
Expended CDBG DR Funds	\$2,008.22	\$2,008.22
Vlg of Lake Orion	\$2,008.22	\$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:

Staff wages April 15, 2009 - June 9, 2009.

Location Description:

Eligible Areas

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/1	0/1	0

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 50% 172134-731572-40560

Activity Title: Vlg Lake Orion REDEV HSG 50%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Vlg of Lake Orion

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$202,717.41
Total CDBG Program Funds Budgeted	N/A	\$202,717.41
Program Funds Drawdown	\$87,987.58	\$90,019.84
Obligated CDBG DR Funds	\$0.00	\$202,717.41
Expended CDBG DR Funds	\$87,987.58	\$91,803.06
Vlg of Lake Orion	\$87,987.58	\$91,803.06
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 QPR reporting period the Vlg of Lake Orion expended \$87,987.58 in NSP 1 program funds on Construction of new

housing Activity REDEV HSG 50% 172134-731572-40560. The following expenses occurred: c. 390 Newton: Acquisition and Demolition of structure, disposal of debris, disconnect of utilities, staff wages (12/11/09 - 6/3/10) d. 390 Newton: Asbestos survey, title work fees for acquisition, utility bills, purchase of 24 x 30 modular home, CO #1.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
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

Project Number:

6

Projected Start Date:

09/28/2008

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMO

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Vlg of Ortonville

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$41,933.00
Total CDBG Program Funds Budgeted	N/A	\$41,933.00
Program Funds Drawdown	\$17,177.85	\$39,843.66
Obligated CDBG DR Funds	\$0.00	\$41,933.00
Expended CDBG DR Funds	\$14,528.34	\$37,194.15
Vlg of Ortonville	\$14,528.34	\$37,194.15
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 adjacent property 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 QPR reporting period the Vlg of Ortonville expended \$14,528.34 NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40590. The following expenses occurred: e. 21 Church St: Direct project costs for staff time: (4/8/10 - 6/17/10) for Mike Kyle, Ed Coy, mileage expenses, legal expenses for acquisition, asbestos removal f. 21 Church St: Demolition of structure and proper disposal of debris. Note: During the QPR period an expenditure of \$2,649.51 was transferred from this account to Activity REDEV 50%.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/2

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
21 Church St	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 50% LI 172134-731572-40590

Activity Title: Vlg of Ortonville REDEV LI 50%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Village of Ortonville

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$225,000.00
Total CDBG Program Funds Budgeted	N/A	\$225,000.00
Program Funds Drawdown	\$118,761.28	\$139,498.79
Obligated CDBG DR Funds	\$0.00	\$225,000.00
Expended CDBG DR Funds	\$118,761.28	\$136,849.28
Village of Ortonville	\$118,761.28	\$136,849.28
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:

CT 122900 BG 1

Activity Progress Narrative:

During the QPR reporting period the Vlg of Ortonville expended \$118,761.28 in NSP 1 program funds on Construction of new housing Activity REDEV 50% LI 172134-731572-40590. e. 61 Narrin st.: Direct project costs for staff time (4/8/10 - 6/17/10) for Mike Kyle and Ed Coy and mileage f. 61 Narrin st: 1st draw for construction. Including: foundation,roofing, rough carpentry,

HVAC, electrical,plumbing,insulation,drywall + change order #1 tree removal. g. 61 Narrin St: 2nd draw for construction + change orders #1,4a,4e,4g,4h,4i,4j,6,7,8,10.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		3/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

Address	City	State	Zip
61 Narrin St:	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

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2009

Completed Activity Actual End Date:

Responsible Organization:

Village of Ortonville

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$225,000.00
Total CDBG Program Funds Budgeted	N/A	\$225,000.00
Program Funds Drawdown	\$120,579.59	\$153,649.58
Obligated CDBG DR Funds	\$0.00	\$225,000.00
Expended CDBG DR Funds	\$120,579.59	\$156,299.09
Village of Ortonville	\$120,579.59	\$156,299.09
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:

CT 122900 BG 1

Activity Progress Narrative:

During the QPR reporting period the Vlg of Ortonville expended \$120,579.59 in NSP 1 program funds on Construction of new housing Activity REDEV LM 120% 172134-731573-40590. The following expenses occurred: g. 174 Ball St.: Direct project

costs for staff time (4/8/10 - 6/17/10) for Mike Kyle and Ed Coy and mileage. h. 174 Ball St: 1st draw for construction. Including: foundation, roofing, rough carpentry, HVAC, electrical, plumbing, insulation, drywall + change order #2 foundation changes install knee wall, CO#3=rough in for future bath, CO#4 = new bath installed in basement, CO#5 = electrical upgrade i. 174 Ball St: 2nd draw for construction + change orders # 1,4a,4e,4g,4h,4l,4j,6,7,8,9,11

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	6/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	0/0	5/1	6/1	83.33

Activity Locations

Address	City	State	Zip
174 Ball St	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	