

**Grantee: Oakland County, MI**

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

**April 1, 2011 thru June 30, 2011 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:**

Submitted - Await for Review

**QPR Contact:**

Karry Lou Rieth

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

NSP

**Narratives****Areas of Greatest Need:**

Response: The U. S. Department of Housing and Urban Development's (HUD) Neighborhood Stabilization Program (NSP) was authorized by the Housing and Economic Recovery Act of 2008 (HERA). HERA provides \$4 billion in emergency assistance for the redevelopment of abandoned and foreclosed homes including \$3.92 billion in Neighborhood Stabilization Program (NSP) funds to States and Community Development Block Grant (CDBG) entitlements. The purpose of the NSP is to assist states and local governments in addressing the effects of abandoned and foreclosed properties. HUD has implemented the program by relying upon existing CDBG requirements and making appropriate adjustments to accommodate the directives of HERA.

The following NSP application is considered a substantial amendment to the Oakland County 2008 Annual Action Plan and related 2005-2009 Consolidation Plan. The information that follows is in the order and format provided by HUD. The Oakland County Community & Home Improvement Division has been allocated \$17,383,776 in NSP funds to infuse this one time emergency assistance for the redevelopment of abandoned and foreclosed homes into areas of greatest need. Federal regulations were released on September 29, 2008 which included a description of how HUD would target formula allocations to CDBG entitlement jurisdictions based on:

1. Number and percentage of home foreclosures
2. Number and percentage of homes with subprime mortgages
3. Number and percentage of homes in default

The goals of Oakland County's Neighborhood Stabilization Program (NSP) include:

1. Reduce foreclosed property vacancies
2. Arrest and reverse the decline of neighborhood housing values
3. Enhance the stability of neighborhoods negatively impacted by foreclosure and abandonment
4. Return vacant foreclosed properties to productive use

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. 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 below provides the most current information (10/13/08) on the County's overall foreclosure crisis.

It is evident that all of Oakland County has been affected by the foreclosure crisis. However, in distributing NSP funds, grantees are to give priority emphasis and consideration to those metropolitan areas, metropolitan cities, urban areas, rural areas, low- and moderate-income areas, and other areas with the greatest need, including those&mdash

1. with the greatest percentage of home foreclosures;
2. with the highest percentage of homes financed by subprime mortgage related loan;
3. identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures.

The process to determine the County's areas of greatest need began with an analysis of non-urban county CDBG entitlement communities. HUD indicated that these areas including Farmington Hills, Pontiac, Royal Oak, Southfield, and Waterford Township could receive NSP funds from Oakland County and the State of Michigan. Oakland County considered the needs of Pontiac, Southfield, and Waterford and determined them to be of lower need due to the resources already available to them to address foreclosed properties through NSP. The other communities of Farmington Hills and Royal Oak were not considered to be of highest need compared to those communities that did not have any other available resources to address the effects of abandoned and foreclosed properties.

The first step in narrowing the focus of NSP resources for current urban county participating communities was to analyze data pursuant to the Act and NSP regulation starting with HUD User data on "Middle Income Eligible Areas". This data set indicates whether or not each Census Block Group qualifies as an area of low-, moderate-, and middle-income (LMMI) benefit, where more than 51 percent of the people in the area had incomes less than 120 percent of Area Median Income (AMI). This data was analyzed first based upon the requirement that all NSP funds shall be used to benefit individuals and families whose incomes do not exceed 120 percent of area median income. The following communities contain LMMI eligible benefit areas:

OAKLAND COUNTY AREAS OF GREATEST NEED

Cities	Townships	Villages
Auburn Hills	Addison	Holly
Berkley	Brandon	Lake Orion
Birmingham	Commerce	Leonard
Clawson	Groveland	Milford
Farmington	Holly	Oxford
Ferndale	Highland	Wolverine Lake
Hazel Park	Independence	
Keego Harbor	Lyon	
Madison Heights	Milford	
Novi	Oakland	
OaPak	Orion	
Rochester	Oxford	
Rochester Hills	Rose	
South Lyon	Royal Oak	
Sylvan Lake	Springfield	
Troy	West Bloomfield	
Walled Lake	White Lake	
Wixom		

The following communities do not contain LMMI benefit areas: City of Village of Clarkston, Huntington Woods, Northville, Orchard Lake Village, Pleasant Ridge, Beverly Hills Village, and Franklin Village. Although these communities currently participate in the Oakland County Urban County CDBG program and benefit from county administered programming including the home improvement program for the purposes of NSP they are not identified as areas of greatest need.

As an entitlement, Oakland County distributes funds to participating communities through a formula grant application process. Typically one third of CDBG funds excluding administration are allocated to county administered housing programs that serve all participating communities.

The remaining two thirds are allocated to CDBG eligible programs that are administered by participating communities. The County's strategy for allocating NSP funds follows the 2008 CDBG methodology within the targeting parameters of NSP. NSP programs to be administered by Oakland County Community & Home Improvement include administration (10%), public services (3.7%) for housing counseling and the County's Homebuyer Program for Vacant Foreclosed Properties (1/3 of total allocation minus administration and public services) and target areas of greatest need as described above. The County's Homebuyer Program will provide loans to homebuyers for down payment assistance, closing costs, home improvements or other financing associated with purchasing eligible vacant foreclosed single family homes in targeted areas. Sixty percent of the County's Homebuyer Program total budget of \$4,998,467 or \$2,999,080 is reserved to finance homebuyers with incomes at or below 50% of AMI. The remaining funds of \$1,999,387 are earmarked to assist homebuyers with incomes between 51 and 120 percent of AMI. Applicants whose income falls below 50 percent AMI may qualify for an additional \$5,000 toward down payment assistance to maximize homebuyer participation at this lowest income level.

To follow CDBG allocation precedent, two thirds of available NSP funds after administration and housing counseling allocations are targeted specifically to participating communities. Targeting NSP resources within the areas of greatest need communities requires that the county analyze the most current information available including not only the HUD User data but also local data sets including foreclosure statistics from the Oakland County Clerk Register of Deeds sheriff sales as well as property value data from Oakland County Equalization. The three HUD criteria as listed below were addressed by Oakland County through an analysis of the following factor data:

1. Greatest percentage of home foreclosures:

Local Foreclosures to Local Single Family Housing Units (Factor A) - Data from the U.S. Census Bureau, SEMCOG, Oakland County Sheriff Deeds/Oakland County Clerk Register of Deeds were used to develop a ratio comparing the number of foreclosures by CVT to the number of single family housing units per CVT. Local Foreclosures to Total Urban County Foreclosures (Factor B) - This data set based upon Oakland County Sheriff Deeds/Oakland County Clerk Register of Deeds information compares the percentage of foreclosures in each CVT to the total number of foreclosures in the fifty CDBG participating community's.

2. Highest percentage of homes financed by subprime mortgage related loan:

Average Subprime Loan Rate by Community (Factor C) - Information from HUD User based on Home Mortgage Disclosure Act (HMDA) data was used to establish an average subprime loan rate for each CVT.

3. Likely to face a significant rise in the rate of home foreclosures:

Preliminary Proposed 2009 Percent Change in Residential Property Assessment (Factor D) - Oakland County Equalization provided data on the proposed 2009 percent decrease in residential property assessments per CVT. This data was key to studying the potential of future foreclosures.

Percent of Eligible NSP Areas to Total Eligible NSP Areas (Factor E) - Data from HUD User was used to identify local populations at or below 120 percent of area median income

The existing precedent set by CDBG for the distribution of funds to participating communities through a formula process was met by the development and use of an NSP formula. Data from the five factors was used to in the  $((A^2) + B+C+D+E)/5$  formula. The resulting calculation was used to achieve a Neighborhood Destabilization Ratio (NDR) for each participating community.

OAKLAND COUNTY NSP DESTABILIZATION FORMULA  $((A^2) + B+C+D+E)/5$

Community	Neighborhood Destabilization Ratio
Hazel Park	0.12236
Oak Park	0.11764
Royal Oak Twp	0.09431
Madison Heights&nbsp;nbp	0.07694
Ferndale	0.07505
Keego Harbor	0.05574
Village of Holly	0.05472
Village of Ortonville	0.05148
ose Twp	0.04995
Holly Twp	0.04035
Lathrup Village	0.04026
Village of Lake Orion	0.04021



County Administration (10%)	\$1,738,377
Housing Counseling (3.7%)	\$650,000
Areas of Greatest Need &ndash county administered homebuyer assistance program (1/3)	\$4,998,467
Areas of Greatest Need &ndash highest quartile community allocations (2/3)	\$9,996,932
Total	\$17,383,776

Allocations to community administered programs are based on funding the top quartile of communities having the highest &ldquoNeighborhood Destabilization Ratios&rdquo.

Proposed Neighborhood Stabilization Program (NSP) Allocations

Program Area	Neighborhood Destabilization Ratio	Allocation
Hazel Park	0.12236	\$1,658,863.41
Oak Park	0.11764	\$1,630,859.79
Royal Oak Twp	0.09431	\$937,101.49
Madison Heights	0.07694	\$1,163,078.12
Ferndale	0.07505	\$1,115,160.44
Keego Harbor	0.05574	\$586,172.27
Vlg of Holly	0.05472	\$612,593.07
Vlg of Ortonville	0.05148	49,932.92
Rose Twp	0.04995	\$524,763.07
Holly Twp	0.04035	\$427,731.05
Lathrup Village	0.04026	\$424,379.31
Vlg of Lake Orion	0.04021	\$424,297.07

Areas of greatest need - community administered NSP programs (2/3) in targeted areas \$9,996,932.00

Areas of greatest need - county administered NSP programs (1/3) in targeted areas \$4,998,467.00

County administration (10%) \$1,738,377.00

Public services - housing counseling (3.7%) \$650,000.00

Total Budget \$17,383,776.00

Distribution and Uses of NSP Funds

NSP Eligible Use Activity	Funds
Financing Mechanisms	\$6,078,951.56
Acq Rehab Resale	\$4,948,495.65
Land Banks	\$0
Demolition	\$849,397.35
Redevelopment	\$3,118,554.44
Public Services Housing Counseling	\$650,000.00
Administration	\$1,738,377.00
Total	\$17,383,776.00

Pre-Award Costs - This NSP Substantial Amendment contemplates the expenditure of funding for eligible activities prior to the effective date of the grant agreement. In compliance with 24 CFR 570.200(h) these expenditures shall be limited to general planning and administrative costs, or other costs and activities that are in compliance with the Environmental Review Procedures stated in 24 CFR 58. These pre-award costs will be used for general planning and administration. All other activities will commence on or after the date of the grant agreement. These pre-award costs are not anticipated to have any effect on future grants.

**Definitions and Descriptions:**

(1) Definition of &ldquoblighted structure&rdquo in context of state or local law.

Response: The U. S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP) regulations prohibit use of program funding for the &ldquodemolition of structures that are not blighted.&rdquo NSP regulations define a &ldquoblighted structure&rdquo as one that &ldquoexhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.&rdquo

In order to arrest and reverse economic decline and neighborhood disinvestment, and to foster and promote neighborhoods in viable, standard condition, Oakland County&rsquos Neighborhood Stabilization Program must plan for and include the elimination of blighted structures. The challenge in defining &ldquoblighted structure&rdquo in the context of state or local law is that Oakland County is an urban county within a home rule state. As such the County does not impose its own definition of blighted structure on local units of government. In the context of state law the State of Michigan defines &ldquoblighted&rdquo (Public Act 381 of 1996, MCL 125.2562(e)) as a property that meets any of the following criteria:

1. Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance;
2. Is an attractive nuisance to children because of physical condition, use, or occupancy;
3. Is a fire hazard or is otherwise dangerous to the safety of persons or property; or
4. Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

Each local unit of government maintains their own definition of &ldquoblighted structure&rdquo and will be responsible for inspecting NSP properties and verifying the blighted status of each eligible structure. In the absence of local code Oakland County will use the state of Michigan definition of blighted structure as a minimum standard.

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

Response: Oakland County will utilize the Detroit Metropolitan Area Fair Market Rent Schedule and HOME Program Rent Schedules as published by the U. S. Department of Housing and Urban Development (HUD) at 24 CFR 92.252 (a), (c), and (f). As a current example, the 2008 HOME Program Rents for the Detroit-Warren-Livonia, MI HUD Metro FMR Area (DET-FMR) are listed in the table below. The DET-FMR is a gross rent figure that includes utilities. Any utilities that are required to be paid by the tenant must be subtracted from the FMR to determine the maximum &ldquoaffordable rent&rdquo rate.

2008 HOME Program Rents Detroit-Warren-Livonia, MI HUD Metro FMR Area (DET-FMR)

Detroit-Warren-Livonia, MI HUD Metro Fair Market Rent (FMR) Area Program

Efficiency (Low HOME Rent Limit 591)(High HOME Rent Limit 591\*) (Fair Market Rent 591) (50% Rent Limit 611) (65% Rent Limit 775)  
 1 Bed (Low HOME Rent Limit 65) (High HOME Rent Limit 673\*) (Fair Market Rent 673) (50% Rent Limit 655) (65% Rent Limit 832)  
 2 Bed (Low HOME Rent Limit 786\*) (High HOME Rent Limit 805\*) (Fair Market Rent 805) (50% Rent Limit 786) (65% Rent Limit 1001)  
 3 Bed (Low HOME Rent Limit 908\*) (High HOME Rent Limit 963\*) (Fair Market Rent 963) (50% Rent Limit 908) (65% Rent Limit 1148)  
 4 Bed (Low HOME Rent Limit 993) (High HOME Rent Limit 993\*) (Fair Market Rent 993) (50% Rent Limit 1013) (65% Rent Limit 1260)  
 5 Bed (Low HOME Rent Limit 1118\*) (High HOME Rent Limit 1142\*) (Fair Market Rent 1142) (50% Rent Limit 1118) (65% Rent Limit 1372)  
 6 Bed (Low HOME Rent Limit 1223\*) (High HOME Rent Limit 1291\*) (Fair Market Rent 1291) (50% Rent Limit 1223) (65% Rent Limit 1485)

\* HOME Program Rent held at last year's level.

"Affordable Rent" shall be defined as:

For assisted households with income at or below 120% of the area median income—the Detroit Metropolitan Area Fair Market Rent (DET-FMR).

For households receiving assistance under NSP activities targeting individuals and families with income at or below 50% of the area median income—the Low HOME Rent, defined as the rent affordable at 50% AMI or DET-FMR, whichever is less.

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

Response: Oakland County will minimally adopt the HOME program's standards for ensuring continued affordability as defined at 24 CFR 92.252 (e) (Renter) and CFR 92.254 (Homeownership).

Periods of Affordability (renter) - The NSP-assisted units must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. They must be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by HUD, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.

**RENTER AFFORDABILITY PERIODS**

Rental Housing Activity	Minimum Affordability Period
Rehabilitation or acquisition of existing housing per unit amount of NSP investment: under \$15,000	5 years
\$15,000 to \$40,000 per unit NSP investment	10 years
Over \$40,000 per unit NSP investment or rehabilitation involving refinancing	15 years
New construction or acquisition of newly constructed housing	20 years

Subsequent rents during the affordability period -

The maximum HOME rent limits are recalculated on a periodic basis after HUD determines fair market rents and median incomes. HUD then provides the new maximum HOME rent limits to participating jurisdictions. Regardless of changes in fair market rents and in median income over time, the HOME rents for a project are not required to be lower than the HOME rent limits for the project in effect at the time of project commitment.

Oakland County must provide project owners with information on updated HOME rent limits so that rents may be adjusted (not to exceed the maximum HOME rent limits in paragraph (f)(1) of this section) in accordance with the written agreement between the participating jurisdiction and the owner. Owners must annually provide the participating jurisdiction with information on rents and occupancy of HOME-assisted units to demonstrate compliance with this section

Any increase in rents for HOME-assisted units is subject to the provisions of outstanding leases, and in any event, the owner must provide tenants of those units not less than 30 days prior written notice before implementing any increase in rents.

Adjustment of HOME rent limits for a particular project -

Changes in fair market rents and in median income over time should be sufficient to maintain the financial viability of a project within the HOME rent limits in this section.

HUD may adjust the HOME rent limits for a project, only if HUD finds that an adjustment is necessary to support the continued financial viability of the project and only by an amount that HUD determines is necessary to maintain continued financial viability of the project. HUD expects that this authority will be used sparingly.

Tenant income - The income of each tenant must be determined initially in accordance with § 92.203(a) (1) (i). In addition, each year during the period of affordability the project owner must re-examine each tenant's annual income in accordance with one of the options in § 92.203 selected by the participating jurisdiction. An owner of a multifamily project with an affordability period of 10 years or more who re-examines tenant's annual income through a statement and certification in accordance with § 92.203(a)(1)(ii), must examine the income of each tenant, in accordance with § 92.203(a)(1)(i), every sixth year of the affordability period. Otherwise, an owner who accepts the tenant's statement and certification in accordance with § 92.203(a)(1)(ii) is not required to examine the income of tenants in multifamily or single-family projects unless there is evidence that the tenant's written statement failed to completely and accurately state information about the family's size or income.

Over-income tenants &ndash

HOME-assisted units continue to qualify as affordable housing despite a temporary noncompliance caused by increases in the incomes of existing tenants if actions satisfactory to HUD are being taken to ensure that all vacancies are filled in accordance with this section until the noncompliance is corrected.

Tenants who no longer qualify as low-income families must pay as rent the lesser of the amount payable by the tenant under State or local law or 30 percent of the family's adjusted income, except that tenants of HOME-assisted units that have been allocated low-income housing tax credits by a housing credit agency pursuant to section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42) must pay rent governed by section 42. In addition, in projects in which the HOME units are designated as floating pursuant to paragraph (j), tenants who no longer qualify as low-income are not required to pay as rent an amount that exceeds the market rent for comparable, unassisted units in the neighborhood.

Fixed and floating NSP units - In a project containing NSP-assisted and other units, Oakland County may designate fixed or floating NSP units. This designation must be made at the time of project commitment. Fixed units remain the same throughout the period of affordability. Floating units are changed to maintain conformity with the requirements of this section during the period of affordability so that the total number of housing units meeting the requirements of this section remains the same, and each substituted unit is comparable in terms of size, features, and number of bedrooms to the originally designated NSP-assisted unit.

Periods of Affordability (homeownership) -For NSP-assisted homeownership units; the County will impose minimum affordability periods and resale/recapture provisions. These will also be consistent with the requirements of the HOME program. The NSP-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion:

**HOMEOWNERSHIP AFFORDABILITY PERIODS**

Homeownership Assistance NSP Amount Per Unit	Minimum Affordability Period
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necessary rehabilitation, and to provide assistance to another homebuyer. The housing must be sold to a new eligible homebuyer in accordance with the requirements of § 92.254(a). Additional NSP funds may not be used if the mortgage in default was funded with NSP funds.

The total amount of original and additional NSP assistance may not exceed the maximum per-unit subsidy amount established under § 92.250. Alternatively to charging the cost to the NSP program under § 92.206, Oakland County may charge the cost to the NSP program under § 92.207, as a reasonable administrative cost of its NSP program, so that the additional NSP funds for the housing are not subject to the maximum per-unit subsidy amount.

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

Response: Oakland County will require at a minimum that all NSP funded activities be completed in compliance with Michigan Residential Code. Upon completion the NSP assisted housing unit will meet Certificate of Occupancy (C of O) requirements, Lead Paint Hazard Reduction requirements (HUD 24 CFR Part 35 and Michigan Public Act 368 of 1978, as amended, and all environmental review record mitigation issues have been addressed.

Optional Standards

Energy Efficiency or Conservation measures, as shall be guided by a Home Energy Rating Standards (HERS) audit. [Note: whenever possible/practical, all required or optional improvements shall be implemented in a manner that will promote increased energy efficiency.]

1. Exterior improvements (siding, trim, landscaping, etc.) to address aged or "eyesore" conditions and designed to enhance the desirability and property values of the surrounding neighborhood.
2. Replacement of aging household equipment, fixtures or structural components, such as roof, windows, doors, furnace, central air, water heater, stove, refrigerator, washer, dryer, electrical or plumbing service, flooring and cabinets and any other energy efficiency improvements.
3. Barrier-Free Access or Visibility Improvements when requested by an identified eligible homebuyer or in 20% of the assisted-units in a multi-unit structure with more than four units.
4. Changes to the dwelling unit floor plan to more closely accommodate modern use patterns (such as, sufficient closet space, master bedroom, first floor bathroom, kitchen open to family living areas).
5. Window treatments (limited to shades and blinds) to provide privacy or enhance energy efficiency.

### **Low Income Targeting:**

Response: Oakland County and the areas of greatest need will use at least 25% of NSP funds received to purchase and rehabilitate vacant and foreclosed properties for housing that serves persons at or below 50% of the area median income. It is anticipated that at least \$4,345,944 will be used for this purpose. This targeted assistance may be provided as rental housing, lease-to-purchase, homebuyer assistance or rehabilitation assistance. If the targeted assistance is offered to low-income homebuyers, closing cost and down payment assistance may also be included in the assistance package. The Oakland County Taskforce on Homelessness and Affordable Housing (the continuum of care agency for our area), and other local housing and social service providers will be engaged to identify special needs populations that may be underserved by current availability of affordable housing.

### **Acquisition and Relocation:**

Response: For the purposes of this Neighborhood Stabilization Program, the County and its participating communities will ensure compliance with anti-displacement through the purchase of abandoned or foreclosed properties that are vacant. The acquisition of foreclosed upon homes or residential property under this NSP plan shall be at a discount from the current-market appraised value of the property. The maximum reasonable purchase discount will be negotiated taking into consideration the likely "carrying cost" savings to the seller and the current condition of the property. The minimum purchase discount for any NSP-assisted acquisition shall be 5%. The average purchase discount for all NSP-assisted acquisitions shall be not less than 15%.

1. It is expected that after a thorough inspection demolition may be the best and most prudent option for the use of NSP funds. Though the exact number will not be known until a full assessment has taken place it is expected that approximately 39 dwelling units located in low- and moderate-income areas will be demolished as a result of NSP-assisted activities. All units rehabilitated or constructed with NSP funds will be made available to households making no more than 120% of the area median income (AMI).
2. Based upon conservative cost estimates, the twelve targeted communities will use NSP funds to acquire 83 abandoned or foreclosed housing units. 10 of those units may be cleared and the remaining 73 units will be rehabilitated for sale, lease-to-purchase, or rental to LMMI individuals and families.
3. Approximately 102 units will be made available to households making no more than 50% AMI.

### **Public Comment:**

Response: The Oakland County Contract Review process and subsequent request for Board of Commissioner authorization to prepare and submit this amendment provided several opportunities for public input: 1) Oakland County Budget Taskforce Meeting, September 30, 2008; 2) Community & Home Improvement Citizen Advisory Council Meeting, October 22, 2008; 3) Oakland County Board of Commissioners Planning and Building Committee Meeting, November 10, 2008; 4) Oakland County Board of Commissioners Finance Committee Meeting, November 13, 2008; 5) Oakland County Board of Commissioners Full Board Meeting, November 20, 2008. The publication for the 15-day comment period was completed from November 12, 2008 through November 27, 2008 in the Oakland Press. Several comments were received. The substantial amendment to the 2008 action plan was posted on the Oakland County web page at [www.oakgov.com/chi](http://www.oakgov.com/chi) from November 12, 2008 until November 27, 2008 and several comments were received. All comments were taken into consideration by the Oakland County Community & Home Improvement Division.

Public Comments Received - NSP regulations require all funds to be used within 18 months from the date of HUD signature on the grant agreements. Any funds not contractually obligated within 18 months must be returned to the federal government. Oakland County is requiring NSP funded communities to obligate funds within nine months allowing the County time to reallocate unobligated NSP funds and avoid federal recapture. In response to this requirement a consortium of areas of greatest need communities from southeast Oakland County including the Cities of Ferndale, Hazel Park, Lathrup Village, Madison Height, and Oak Park sent comments encouraging the County to lengthen its nine month timetable for obligation of NSP funds to eighteen months.

Oakland County Community & Home Improvement is a HUD approved housing counseling agency and maintains certified foreclosure counselors on staff. Oakland County is allocating NSP funds to a comprehensive financing/rehabilitation assistance program available throughout its fifty participating communities. In order to maintain control of the process and expedite services within the required NSP timeframe Oakland County has elected to hire one additional NSP foreclosure housing counselor. Oakland Livingston Human Service Agency (OLHSA) submitted a comment requesting the county to reconsider its decision and share some of the NSP housing counseling funds with their agency.

Oakland County recognizes that NSP funds may be used to address rental housing needs as a redevelopment activity and have included rental as an NSP activity in Section G. Community Housing Network submitted a comment recommending that the NSP substantial amendment include the development of affordable rental housing.

Future amendments and opportunities for public comment - Oakland County's Neighborhood Stabilization Program, as described in this document anticipates the generation of program income (net proceeds from resales). Programming and reuse of that program income for any of the activities already described in this document are contemplated by this program and therefore shall not be considered to be an amendment to this plan and shall not be subject to further public comment requirements.

Due to the emergency nature of this funding and the desire to implement and complete projects and activities as rapidly as possible, the reallocation of program funding between activities already described in this document is also contemplated by this plan. Therefore, such reallocations shall not be considered to be an amendment to this plan and shall not be subject to further public comment requirements.

The Community & Home Improvement Division along with corresponding local agencies are identified as the responsible parties in each of the activities described in this plan. The subsequent engagement of other municipal departments, non-profit service providers, contractors is possible and contemplated during the life of this plan. These engagements, if any, shall not be subject to public comment requirements. The addition of activities not already described in this plan or changes to the Oakland County NSP target area defined in Section B shall be treated as a substantial amendment to this NSP plan and shall be the subject of a 15-day public comment period. Any plan amendment, with or without a required public comment period as described above, shall be subject to any applicable local and federal requirements, reviews and approvals.

Public Comments - There have been no public comments to date.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$17,383,776.00
Total CDBG Program Funds Budgeted	N/A	\$17,383,776.00
Program Funds Drawdown	\$1,730,255.57	\$15,085,812.66
Program Funds Obligated	\$0.00	\$17,383,776.00
Program Funds Expended	\$1,660,016.10	\$14,451,000.68
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	\$1,339,697.35
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	\$5,603,329.38

## Overall Progress Narrative:

During the QPR report period 4/1/11-6/30/11 the Oakland County Neighborhood Stabilization Program expended \$1,660,016.10. The Oakland County Homebuyer Program assisted three homebuyers with homebuyer and property rehabilitation assistance in three communities: Limestone (Troy), Hudson (Madison Heights) and Debbie Jo (Springfield Township). The homebuyer's income did not exceed 120% AMI. During the QPR period Areas of Greatest communities funded 43 units including housing (33), blighted property demolition (8), and public facilities (2) in ten communities. The County also expended NSP 1 funds on program administration costs associated with implementation of the Oakland County Neighborhood Stabilization Program.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, FIN MECH-LMMI	\$172,391.39	\$3,492,827.00	\$2,853,270.40
172131-730789-27008, OC ADMIN	\$0.00	\$0.00	\$0.00
2, FIN MECH LI	\$107,623.39	\$2,235,642.00	\$2,099,047.24
3, ADMIN	\$166,550.48	\$1,738,377.00	\$1,339,697.35
4, ARR-LI	\$236,872.58	\$2,224,474.13	\$1,790,036.82
5, ARR-LMMI	\$506,433.77	\$2,516,438.32	\$2,355,806.74
6, DEMO	\$45,732.82	\$1,250,750.60	\$1,116,463.68
7, REDEV	\$494,651.14	\$3,925,266.95	\$3,531,490.43
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

**Project Number:**

3

**Projected Start Date:**

09/28/2008

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMIN

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Oakland County Community & Home Improvement

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,738,377.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,738,377.00
<b>Program Funds Drawdown</b>	\$166,550.48	\$1,339,697.35
<b>Program Funds Obligated</b>	\$0.00	\$1,738,377.00
<b>Program Funds Expended</b>	\$166,550.48	\$1,066,047.65
Oakland County Community & Home Improvement	\$166,550.48	\$1,066,047.65
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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.

From: Spradlin, Carla [mailto:spradlinc@oakgov.com]

Sent: Thursday, June 16, 2011 8:55 AM

To: McGoy, Portia D

Cc: Riethk@oakgov.com

Subject: RE: Status of NSP 1 QPR

Good Morning Portia -

I spoke to Karry and we would like to remove the response to admin costs...Costs may include appraisal, inspection and other project soft costs for properties that are not moved forward to completion. We did not include these costs in admin for any of the quarters so far and will continue to allocate them directly to project costs as needed.

Thanks

Carla Spradlin, Grant Compliance & Program Coor.

Oakland County Community & Home Improvement

250 Elizabeth Lake Road Suite 1900

Pontiac MI 48341-0414

(248) 858-5312

(248) 858-5311 fax

www.oakgov.com/chi

OLD DESC: 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.

NEW OLD DESC: Program administration costs associated with implementation of the Oakland County Neighborhood

Stabilization Program. Funding for general grant administration and planning activities.

### 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 \$166,550.48 in NSP 1 program funds on Administration Activity ADMIN 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.

### 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	

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**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**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,235,642.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,235,642.00
<b>Program Funds Drawdown</b>	\$107,623.39	\$2,099,047.24
<b>Program Funds Obligated</b>	\$0.00	\$2,235,642.00
<b>Program Funds Expended</b>	\$107,623.39	\$1,778,059.27
Oakland County Community & Home Improvement	\$107,623.39	\$1,778,059.27
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The 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 \$107,623.39 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 for the Oakland County Homebuyer Program including housing counseling services.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		31/50	
# of Singlefamily Units	0		31/50	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	84/50	3/0	87/50	100.00
# Owner Households	0	0	0	84/50	3/0	87/50	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:** 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**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$3,492,827.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,492,827.00
<b>Program Funds Drawdown</b>	\$172,391.39	\$2,853,270.40
<b>Program Funds Obligated</b>	\$0.00	\$3,492,827.00
<b>Program Funds Expended</b>	\$172,391.39	\$2,658,925.43
Oakland County Community & Home Improvement	\$172,391.39	\$2,658,925.43
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The 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 \$172,391.39 in Homeownership Assistance to moderate income homebuyers through Activity 3 OC HB 132231-730860-27010&132235-730898-27010 LM. The County paid direct project related costs for the Oakland County Homebuyer Program including housing counseling services, homebuyer assistance, and property rehabilitation for three units: Limestone (Troy), Hudson (Madison Heights) and Debbie Jo (White Lake).

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		57/150	
# of Singlefamily Units	3		57/150	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	3	3	9/0	77/150	86/150	100.00
# Owner Households	0	3	3	9/0	77/150	86/150	100.00

## Activity Locations

Address	City	State	Zip
Hudson	Madison Heights	NA	48071
Debbie Jo	Springfield Township	NA	48350
Limestone	Troy	NA	48285

## 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	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$434,769.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$434,769.00
<b>Program Funds Drawdown</b>	\$42,397.79	\$376,138.91
<b>Program Funds Obligated</b>	\$0.00	\$434,769.00
<b>Program Funds Expended</b>	\$42,397.79	\$476,909.23
City of Ferndale	\$42,397.79	\$476,909.23
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 \$42,397.79 in NSP 1 program funds from Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40300. The following expenses occurred: aa. 553 Meadowdale: Final draw for developer.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/10
#Energy Star Replacement Windows	0	1/4
#Additional Attic/Roof Insulation	0	1/10
#High efficiency heating plants	0	1/8
#Efficient AC added/replaced	0	1/0
#Replaced thermostats	0	1/10
#Replaced hot water heaters	0	1/10
#Light Fixtures (indoors) replaced	0	1/80
#Light fixtures (outdoors) replaced	0	1/28
#Refrigerators replaced	0	1/10
#Clothes washers replaced	0	1/10
#Dishwashers replaced	0	1/4
#Units with solar panels	0	0/0
#Low flow toilets	0	1/12
#Low flow showerheads	0	1/12
#Units with bus/rail access	0	1/10
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	1/10
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/10
# of Singlefamily Units	1	2/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	2/10	0/0	2/10	100.00
# Owner Households	1	0	1	2/10	0/0	2/10	100.00

## Activity Locations

Address	City	State	Zip
553 Meadowdale	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	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$863,294.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$863,294.00
<b>Program Funds Drawdown</b>	\$59,521.41	\$739,369.87
<b>Program Funds Obligated</b>	\$0.00	\$863,294.00
<b>Program Funds Expended</b>	\$59,521.41	\$638,599.55
City of Ferndale	\$59,521.41	\$638,599.55
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 period the City of Ferndale expended \$59,521.41 in NSP 1 program funds from Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40300. The following expenses occurred: mm. 1705 Wordsworth: Homebuyer down payment assistance nn. 1705 Wordsworth: final draw for re-hab. siding, roofing, driveway, insulation, electrical, porch, doors, flooring, kitchen cabinets, plumbing, HVAC, appliances, windows.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	23/18
#Energy Star Replacement Windows	0	0/12
#Additional Attic/Roof Insulation	0	0/18
#High efficiency heating plants	0	0/18
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/18
#Replaced hot water heaters	0	0/14
#Light Fixtures (indoors) replaced	0	0/130
#Light fixtures (outdoors) replaced	0	0/40
#Refrigerators replaced	0	0/18
#Clothes washers replaced	0	0/18
#Dishwashers replaced	0	0/10
#Units with solar panels	0	0/0
#Low flow toilets	0	0/24
#Low flow showerheads	0	0/20
#Units with bus/rail access	0	0/18
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/18
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	19	19/18
# of Singlefamily Units	19	19/18

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	0/0	19/18	19/18	100.00
# Owner Households	0	1	1	0/0	19/18	19/18	100.00

## Activity Locations

Address	City	State	Zip
1705 Wordsworth	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	

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**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	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$321,380.68
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$321,380.68
<b>Program Funds Drawdown</b>	\$699.89	\$318,036.05
<b>Program Funds Obligated</b>	(\$20,000.00)	\$321,380.68
<b>Program Funds Expended</b>	\$699.89	\$318,036.05
City of Hazel Park	\$699.89	\$318,036.05
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 period the City of Hazel Park expended \$699.89 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40310. The following expenses occurred: o. 1754 Pearl: Program service delivery costs for staff salaries at the local level. During the QPR period the City of Hazel Park also transferred funds from Rehabilitation/reconstruction of residential structures ARR LI 50% 172134-730006-40310 to Construction of new housing REDEV 50% 172134-731572-40310. The ARR 50% account had a remaining balance so \$20,000 was transferred to Redev 50%. The transfer of \$20,000 was to cover costs for the redevelopment of 172 Morehouse.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/3
#Energy Star Replacement Windows	0	0/2
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/3
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/29
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	0	0/2
#Units with solar panels	0	0/0
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/3
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/3
#Units deconstructed	0	0/0
#Units $\zeta$ other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/3
# of Singlefamily Units	4	4/3

## Beneficiaries Performance Measures

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

# of Households	-4	0	-4	4/3	0/0	4/3	100.00
# Owner Households	4	0	4	4/3	0/0	4/3	100.00

### Activity Locations

Address	City	State	Zip
1754 Pearl	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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$131,526.23
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$131,526.23
<b>Program Funds Drawdown</b>	\$1,383.17	\$130,416.32
<b>Program Funds Obligated</b>	\$0.00	\$132,910.48
<b>Program Funds Expended</b>	\$1,383.17	\$182,490.19
City of Hazel Park	\$1,383.17	\$182,490.19
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 period the City of Hazel Park expended \$1,383.17 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40310. The following expenses occurred: tt. 1406 Harry: property maintenance snow removal, re-hab for new steel entry door, furnace repair.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	66/1
#Energy Star Replacement Windows	0	0/16
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/11
#Light fixtures (outdoors) replaced	0	0/3
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	27/1
# of Singlefamily Units	1	27/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	0/0	27/1	27/1	100.00

# Owner Households	0	1	1	0/0	27/1	27/1	100.00
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## Activity Locations

Address	City	State	Zip
1406 Harry	Hazel Park	NA	48030

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** City Hazel Park DEMO 172134-730005-40310

**Activity Title:** City Hazel Park 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 Hazel Park

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$113,382.15
Total CDBG Program Funds Budgeted	N/A	\$113,382.15
Program Funds Drawdown	\$42,560.92	\$97,601.09
Program Funds Obligated	\$0.00	\$100,000.00
Program Funds Expended	\$42,560.92	\$85,705.00
City of Hazel Park	\$42,560.92	\$85,705.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing 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:**

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 \$42,560.92 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40310. The following expenses occurred: I. 728 E Meyers: Program service delivery costs by staff, demolition costs, & property maintenance fees (lawn mowing & snow removal) J. 744 E. Meyers: Demolish house and

properly dispose of debris, environmental consulting fee for asbestos clearance, purchase and install of 10 trees, mulch and topsoil, property maintenance fees ( lawn mowing & snow removal) k. 1216 E. Hayes: Program service delivery costs for staff wages, demolition and disposal of structure, 10 1.5" trees planted on lot, property maintain ace fees. l. 1790 Maple: direct project costs for salaries, environmental testing, closing costs, advertisements, property maintenance.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	16/4

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
1216 E. Hayes	Hazel Park	NA	48030
744 E. Meyers	Hazel Park	NA	48030
728 E Meyers	Hazel Park	NA	48030
1790 Maple	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 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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$656,509.97
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$656,509.97
<b>Program Funds Drawdown</b>	\$537.93	\$656,509.97
<b>Program Funds Obligated</b>	\$0.00	\$662,696.00
<b>Program Funds Expended</b>	\$537.93	\$677,968.86
City of Hazel Park	\$537.93	\$677,968.86
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 \$537.93 in NSP 1 program funds from Construction of new housing Activity REDEV LM 120% 172134-731573-40310. The following expenses occurred: dd. 1612 Goulson: Utility & property maintenance (snow removal) ee. 434 E. Elza: Property maintenance fees for snow removal & salting.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		2/6	
#Low flow showerheads	0		2/6	
#Units with bus/rail access	0		2/4	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		2/4	
#Units & other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		7/4	
# of Singlefamily Units	2		7/4	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	16	16	0/0	17/4	17/4	100.00
# Owner Households	0	16	16	0/0	17/4	17/4	100.00

## Activity Locations

Address	City	State	Zip
16121 Goulson	Hazel Park	NA	48030
434 E. Elza	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	

<b>Grantee Activity Number:</b>	<b>City Hazel Park REDEV 50% 172134-731572-40310</b>
<b>Activity Title:</b>	<b>City Hazel Park REDEV HSG LI 50%</b>

**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$433,818.20
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$433,818.20
<b>Program Funds Drawdown</b>	\$53,017.28	\$430,296.79
<b>Program Funds Obligated</b>	\$30,000.00	\$433,818.20
<b>Program Funds Expended</b>	\$53,017.28	\$430,296.79
City of Hazel Park	\$53,017.28	\$430,296.79
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 \$53,017.28 in NSP 1 program funds from Construction of new housing Activity REDEV 50% 172134-731572-40310. The following expenses occurred: p. 172 Morehouse Ave: Final pymt for construction, utility pymts, program service delivery costs, property maintenance fees. q. 172 Morehouse Ave. Final payments on house. Including: demolition, basement excavation, utilities, HVAC, carpet, landscape, termite treatment. During the QPR period \$30,000 was obligated through the following transfers: Rehabilitation/reconstruction of residential structures ARR LI 50% 172134-730006-40310 and Acquisition, construction, reconstruction of public facilities Activity REDEV P & R 172134-731332-40310. The total transfer of \$30,000 was to cover costs for the redevelopment of 172 Morehouse.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/3
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/3
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	8/3
# of Singlefamily Units	1	8/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	0	5	8/3	0/0	8/3	100.00
# Owner Households	5	0	5	8/3	0/0	8/3	100.00

## Activity Locations

Address	City	State	Zip
172 Morehouse Ave	Hazel Park	NA	48030

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** City Hazel Park REDEV P & R 172134-731332-40310

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

**Activity Category:**

Acquisition, construction, reconstruction of public facilities

**Activity Status:**

Under Way

**Project Number:**

7

**Project Title:**

REDEV

**Projected Start Date:**

09/28/2008

**Projected End Date:**

07/31/2013

**Benefit Type:**

Area Benefit (Survey)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hazel Park

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$42,266.13
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$42,266.13
<b>Program Funds Drawdown</b>	\$26,028.71	\$42,266.13
<b>Program Funds Obligated</b>	(\$10,000.00)	\$48,078.00
<b>Program Funds Expended</b>	\$26,028.71	\$68,294.84
City of Hazel Park	\$26,028.71	\$68,294.84
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 green space in NSP eligible area wide benefit areas by demolishing blighted structures at 21809 John R and 605 East Roberts. 21809 John R: Demolished a blighted residential dwelling and shed along with paved driveway. Redeveloped lot as landscaped public green space for local artist sculpture installation. 605 E Roberts: Demolished blighted structure including paved surfaces and developed landscaped green space to stabilize residential neighborhood by providing visual and noise buffer zone from I-75.

**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 \$26,028.71 in NSP 1 program funds from Acquisition, construction, reconstruction of public facilities Activity REDEV P & R 172134-731332-40310. The following expenses occurred: d. 21809 John R: Acquired property & demolished blighted structure to create a green space with in community; direct project costs, property maintenance. e. 605 E Robert: Acquired property & demolished blighted structure to create a green space with in community; direct project costs, property maintenance. During the QPR period the City of Hazel Park also transferred funds from Acquisition, construction, reconstruction of public facilities Activity REDEV P & R 172134-731332-40310 to Construction of new housing REDEV 50% 172134-731572-40310. The REDEV Park and Rec account had a remaining balance so \$10,000 was transferred to REDEV 50%. The transfer of \$10,000 was to cover costs for the redevelopment of 172 Morehouse.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	2	8/3

### Beneficiaries Performance Measures

# of Persons	Beneficiaries - Area Benefit Survey Method		
	Low	Mod	Total Low/Mod%
	0	0	0 0

### Activity Locations

Address	City	State	Zip
605 E Robert	Hazel Park	NA	48030
21809 John R	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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$25,618.14
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$25,618.14
<b>Program Funds Drawdown</b>	\$0.00	\$25,618.14
<b>Program Funds Obligated</b>	(\$24,381.86)	\$25,618.14
<b>Program Funds Expended</b>	(\$24,381.86)	\$1,236.28
City of Keego Harbor	(\$24,381.86)	\$1,236.28
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 period the City of Keego Harbor transferred \$24,381.86 in NSP 1 program funds from Clearance and Demolition Activity DEMO 172134-730005-40330 to Redevelopment LMMI 120% AMI. The \$24,381.86 was a remaining balance in the Demolition account.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/6

## 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	

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<b>Grantee Activity Number:</b>	<b>City Keego Harbor REDEV 120% 172134-731573-40330</b>
<b>Activity Title:</b>	<b>City Keego Harbor REDEV LM 120%</b>

**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 Keego Harbor

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$414,242.43
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$414,242.43
<b>Program Funds Drawdown</b>	\$88,793.63	\$394,836.65
<b>Program Funds Obligated</b>	\$56,794.43	\$414,242.43
<b>Program Funds Expended</b>	\$118,935.02	\$394,836.65
City of Keego Harbor	\$118,935.02	\$394,836.65
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 period the City of Keego Harbor expended \$118,935.02 in NSP 1 program funds from Construction of new housing Activity REDEV LM 120% 172134-731573-40330. The following expenses occurred: oo. 2943 Cordell 2nd contractor

payment and rough build, pp. 2936 Glenbroke: Consumers Energy December 2010 -January 2011; energy star door testing; shed and addition of door, qq. 2936 Glenbroke: new build materials Lowes, rr. 2936 electric bill for 12/7/10 - 1/24/11, ss. 2936 Glenbroke: 1 year home warranty, tt 2936 Glenbroke: home renewal marketing and & distribution, uu. 2943 Cordell: building materials, xx. 2943 Cordell construction materials for new build, zz. 2943 Cordell change order water diverter. aaa. 2943 Cordell change order unforeseen items: slope with foundation, extra labor, block and install subgrade in crawl. During the QPR period the City of Keego Harbor also transferred NSP 1 funds from Demolition to Redevelopment LMMI 120% AMI. The original plan for this activity was demolition as the end use but the community decided to rebuild on the cleared site so \$24,381.86 was transferred to Redevelopment 120% AMI for 2943 Cordell.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		1/2	
#Low flow showerheads	0		1/2	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		2/2	
#Units $\zeta$ other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		7/2	
# of Singlefamily Units	0		7/2	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	3/2	3/2	100.00
# Owner Households	0	2	2	0/0	3/2	3/2	100.00

## Activity Locations

Address	City	State	Zip
2943 Cordell	Keego Harbor	NA	48320
2936 Glenbroke	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 50% 172134-731572-40330

**Activity Title:** City Keego Harbor 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 Keego Harbor

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$146,311.43
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$146,311.43
<b>Program Funds Drawdown</b>	\$34,966.35	\$34,966.35
<b>Program Funds Obligated</b>	(\$32,412.57)	\$146,311.43
<b>Program Funds Expended</b>	\$34,966.35	\$65,098.74
City of Keego Harbor	\$34,966.35	\$65,098.74
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 period the City of Keego Harbor expended \$34,966.35 in NSP 1 program funds from Construction of new housing Activity REDEV 50% 172134-731572-40330. The following expenses occurred: C. 2445 Hester: materials for new

build D. 2445 Hester: materials for new build E. 2445 Hester: Home Renewal marketing. During the report period Keego Harbor also reprogrammed \$32,412.57 in NSP 1 program funds from Construction of New Housing Activity REDEV 50% 172134-731572-40330 to Construction of New Housing Activity REDEV 120% 172134-731573-40330.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		1/1	
#Low flow showerheads	0		1/1	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		1/1	
#Units & other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		2/1	
# of Singlefamily Units	1		2/1	

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
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 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	Apr 1 thru Jun 30, 2011	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	\$36.00	\$222,892.28
Program Funds Obligated	\$0.00	\$230,000.00
Program Funds Expended	\$36.00	\$222,892.28
City of Madison Heights	\$36.00	\$222,892.28
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 period the City of Madison Heights expended \$36.00 in NSP 1 program funds from Clearance and Demolition Activity DEMO 172134-730005-40360. The following expenses occurred: ff. Direct project costs for property mgt

snow removal 351 Harwood, 577 E Harwood and 536 E Rowland.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	50/5

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
536 E Rowland	Madison Heights	NA	48071
351 Harwood	Madison Heights	NA	48071
577 E Harwood	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	

---

<b>Grantee Activity Number:</b>	<b>City Madison Hts REDEV 50% HSG</b>
<b>Activity Title:</b>	<b>City Madison Heights REDEV 50% HSG</b>

**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 Madison Heights

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$285,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$285,000.00
<b>Program Funds Drawdown</b>	\$127,000.00	\$265,000.00
<b>Program Funds Obligated</b>	\$0.00	\$285,000.00
<b>Program Funds Expended</b>	\$50,001.00	\$265,000.00
City of Madison Heights	\$50,001.00	\$265,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 period the City of Madison Heights expended \$50,001 in NSP 1 program funds on Construction of new housing Activity REDEV 50% HSG. The following expenses occurred: e. 26354 Wolverine: Final draw for construction of new house.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		2/4	
#Low flow showerheads	0		2/3	
#Units with bus/rail access	0		2/3	
#Units exceeding Energy Star	0		0/3	
#Sites re-used	0		2/3	
#Units & other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/3	0/0	2/3	100.00
# Owner Households	0	0	0	2/3	0/0	2/3	100.00

## Activity Locations

Address	City	State	Zip
26354 Wolverine	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 Oak Park ARR LI 50% 172134-730006-40390

**Activity Title:** City Oak Park 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 Oak Park

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$475,000.00
Total CDBG Program Funds Budgeted	N/A	\$475,000.00
Program Funds Drawdown	\$173,774.90	\$337,797.66
Program Funds Obligated	\$0.00	\$475,000.00
Program Funds Expended	\$173,774.90	\$174,380.97
City of Oak Park	\$173,774.90	\$174,380.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

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

## Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Oak Park 171000 1 Oak Park 171000 2 Oak Park 171000 3 Oak Park 171000 4 Oak Park 171000 5 Oak Park 171100 1 Oak Park 171100 2 Oak Park 171100 3 Oak Park 171200 1 Oak Park 171200 2 Oak Park 171200 3 Oak Park 171300 1 Oak Park 171300 2 Oak Park 171400 1 Oak Park 171400 2 Oak Park 171400 3 Oak Park 171400 4 Oak Park 171400 5 Oak Park 171500 1 Oak Park 171500 2 Oak Park 171600 1 Oak Park 172400 1

## Activity Progress Narrative:

During the QPR period the City of Oak Park expended \$173,774.90 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40390. The following expenses occurred: a. 23001 Sussex: program service delivery costs; including; staff wages and mileage b. 23551 Jerome: program service delivery costs for staff wages and mileage; 50% & final draw for construction work including; R&R roof, furnace, ductwork, plumbing, electrical, windows, flooring, siding, concrete sidewalk and marketing fee for sale of property, utility payments, lead based paint clearance report c. 20880 Kipling: program service delivery costs for staff wages and mileage; 50% & final draw for construction work including; R&R roof, furnace, ductwork, plumbing, electrical, windows, flooring, siding, concrete sidewalk and marketing fee for sale of property, utility payments, lead based paint clearance report.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
#Energy Star Replacement Windows	0	0/3
#Additional Attic/Roof Insulation	0	0/3
#High efficiency heating plants	0	0/3
#Efficient AC added/replaced	0	0/3
#Replaced thermostats	0	0/3
#Replaced hot water heaters	0	0/3
#Light Fixtures (indoors) replaced	0	0/3
#Light fixtures (outdoors) replaced	0	0/3
#Refrigerators replaced	0	0/3
#Clothes washers replaced	0	0/3
#Dishwashers replaced	0	0/3
#Units with solar panels	0	0/0
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/3
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
23001 Sussex	Oak Park	NA	48237
20880 Kipling	Oak Park	NA	48237
23551 Jerome	Oak Park	NA	48237

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** City Oak Park ARR LM 120% 172134-730007-40390

**Activity Title:** City Oak Park 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 Oak Park

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$973,384.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$973,384.00
<b>Program Funds Drawdown</b>	\$365,377.19	\$967,243.50
<b>Program Funds Obligated</b>	\$0.00	\$973,384.00
<b>Program Funds Expended</b>	\$365,377.19	\$1,130,660.19
City of Oak Park	\$365,377.19	\$1,130,660.19
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

## Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Oak Park 171000 1 Oak Park 171000 2 Oak Park 171000 3 Oak Park 171000 4 Oak Park 171000 5 Oak Park 171100 1 Oak Park 171100 2 Oak Park 171100 3 Oak Park 171200 1 Oak Park 171200 2 Oak Park 171200 3 Oak Park 171300 1 Oak Park 171300 2 Oak Park 171400 1 Oak Park 171400 2 Oak Park 171400 3 Oak Park 171400 4 Oak Park 171400 5 Oak Park 171500 1 Oak Park 171500 2 Oak Park 171600 1 Oak Park 172400 1

## Activity Progress Narrative:

During the QPR period the City of Oak Park expended \$365,377.19 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40390. The following expenses occurred: 3b/c/d/k 10130 Albany: Purchase of foreclosed property from County/program service delivery costs (PSDC) for staff wages/PSDC for staff wages, mold, lead & asbestos inspections, R&R concrete drive and sidewalk/PSDC for staff wages, attorney fees, and utility expenses. 3e/f/g/l 10215 Albany: Purchase of foreclosed property from County, utility payments, snake out sewer/PSDC for staff wages/PSDC for staff wages, mold, lead & asbestos inspections, R&R concrete drive and sidewalk/PSDC for staff wages, attorney fees, and utility expenses. 3h/n 24221 Beverly: Purchase of foreclosed property from County, utility payments, snake out sewer/PSDC for staff wages, mold, lead & asbestos inspections, utility bills, renovation costs including: bathroom, whole house windows, insulation, HVAC, flooring, electrical, plumbing supply & waste lines, water heater, roofing, porch. 3i/j 10215 Beverly: PSDC for staff wages/PSDC for staff wages, mold, lead & asbestos inspections, R&R concrete drive and sidewalk. 3m 21960 Avon: PSDC for staff wages. 3o 8851 Kenberton: PSDC for staff wages, purchase appliances. 3p 23571 Morton: PSDC for staff wages, mold, lead & asbestos inspections, utility bills, renovation costs including: bathroom, whole house windows, insulation, HVAC, flooring, electrical, plumbing supply & waste lines, water heater, roofing, porch. 3q 12911 Oak Park Blvd: PSDC for staff wages, install 215 sq ft. concrete sidewalk. 3r 24100 Scotia: PSDC for staff wages. 3s 24170 Sherman: PSDC for staff wages, install 170 sq ft concrete sidewalk, mail box & dishwasher. 3t 12741 Sterling: PSDC for staff wages, commissions for sale of house. 3u 8761 Troy: PSDC for staff wages, utility bills, and attorney fees, renovation costs including: bathroom, whole house windows, insulation, HVAC, flooring, electrical, plumbing supply & waste lines, water heater roofing, porch.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/18
#Energy Star Replacement Windows	0	0/18
#Additional Attic/Roof Insulation	0	0/18
#High efficiency heating plants	0	0/18
#Efficient AC added/replaced	0	0/18
#Replaced thermostats	0	0/18
#Replaced hot water heaters	0	0/18
#Light Fixtures (indoors) replaced	0	0/18
#Light fixtures (outdoors) replaced	0	0/18
#Refrigerators replaced	0	0/18
#Clothes washers replaced	0	0/18
#Dishwashers replaced	0	0/18
#Units with solar panels	0	0/0
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/18
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/18
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/18
# of Singlefamily Units	0	17/18

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	17	17	0/0	18/18	18/18	100.00
# Owner Households	0	17	17	0/0	18/18	18/18	100.00

## Activity Locations

Address	City	State	Zip
10130 Albany	Oak Park	NA	48237
8851 Kenberton	Oak Park	NA	48423
10215 Beverly	Oak Park	NA	48237
8761 Troy	Oak Park	NA	48237
24100 Scotia	Oak Park	NA	48237
21960 Avon	Oak Park	NA	48237
24221 Beverly	Oak Park	NA	48237
10215 Albany	Oak Park	NA	48237
23571 Morton	Oak Park	NA	48237
24170 Sherman	Oak Park	NA	48237
12741 Sterling	Oak Park	NA	48237
12911 Oak Park Blvd	Oak Park	NA	48237

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** City Oak Park REDEV LM 120% 172134-731573-40390

**Activity Title:** City Oak Park REDEV HSG 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 Oak Park

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$133,885.23	\$159,702.46
<b>Program Funds Obligated</b>	\$0.00	\$300,000.00
<b>Program Funds Expended</b>	\$133,885.23	\$134,241.29
City of Oak Park	\$133,885.23	\$134,241.29
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 1710 BG 1, 2, 3, 4, 5
- CT 1711 BG 1, 2, 3
- CT 1712 BG 1, 2, 3
- CT 1713 BG 1, 2
- CT 1714 BG 1, 2, 3, 4, 5
- CT 1715 BG 1, 2
- CT 1716 BG 1
- CT 1724 BG 1

## Activity Progress Narrative:

During the QPR period the City of Oak Park expended \$133,885.23 in NSP 1 program funds on Construction of new housing Activity REDEV LM 120% 172134-731573-40390. The following expenses occurred: g. 12730 Albany: Program service delivery costs for staff wages, demolition of old blighted structure, first draw for new construction h. 15111 Nine Mile: program service delivery costs for staff wages, utility payments, 1st & 2nd draw for construction of new house, attorney fees.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/3
#Sites re-used	0	0/3
#Units w/ other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	3/3
# of Singlefamily Units	2	3/3

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
15111 Nine Mile	Oak Park	NA	48237
12730 Albany	Oak Park	NA	48237

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** Twp 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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$219,179.08
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$219,179.08
<b>Program Funds Drawdown</b>	\$0.00	\$219,179.08
<b>Program Funds Obligated</b>	\$0.00	\$219,179.08
<b>Program Funds Expended</b>	\$0.00	\$221,199.39
Twp of Rose	\$0.00	\$221,199.39
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 period the Township of Rose expended \$0 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40150. During this period corrections were made to the Direct Benefit Data to Households (previous page) based on DRGR Help Desk instruction.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/2
#Energy Star Replacement Windows	0	0/2
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/1
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/2
#Units with solar panels	0	0/0
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/2
# of Singlefamily Units	5	5/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	5/2	0/0	5/2	100.00
# Owner Households	5	0	5	5/2	0/0	5/2	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

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**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	Apr 1 thru Jun 30, 2011	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	\$0.00	\$198,034.84
Program Funds Obligated	\$0.00	\$198,034.84
Program Funds Expended	\$0.00	\$198,034.84
Twp of Rose	\$0.00	\$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 period the Township of Rose expended \$0 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40150. During this period corrections were made to the Direct Benefit Data to Households (previous page) based on DRGR Help Desk instruction.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/0
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0
#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-2	-2	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	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:** 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:**

Under Way

**Project Title:**

REDEV

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Twp of Rose

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$69,843.62
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$69,843.62
<b>Program Funds Drawdown</b>	\$0.00	\$69,787.16
<b>Program Funds Obligated</b>	\$0.00	\$69,843.62
<b>Program Funds Expended</b>	\$0.00	\$69,787.16
Twp of Rose	\$0.00	\$69,787.16
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

During the QPR period the Township of Rose expended \$0 in NSP 1 program funds on Construction of new housing Activity REDEV HSG 50% 172134-731572-40150. During this period corrections were made to the Direct Benefit Data to Households (previous page) based on DRGR Help Desk instruction.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1

#Units $\zeta$ other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	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:** Twp Rose REDEV HSG LM 120% 172134-731573-40150

**Activity Title:** Twp Rose 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:**

Twp of Rose

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Twp of Rose	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

During the QPR period the Township of Rose expended \$0 in NSP 1 program funds on Construction of new housing Activity REDEV HSG 50% 172134-731572-40150. During this period corrections were made to the Direct Benefit Data to Households (previous page) based on DRGR Help Desk instruction.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of 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:** Twp Royal Oak ARR LI 50% 172134-730006-40160

**Activity Title:** Twp Royal Oak ARR LI 50%

**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:**

Twp of Royal Oak

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$272,718.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$272,718.00
<b>Program Funds Drawdown</b>	\$20,000.00	\$141,215.37
<b>Program Funds Obligated</b>	\$0.00	\$272,718.00
<b>Program Funds Expended</b>	\$20,000.00	\$141,215.37
Twp of Royal Oak	\$20,000.00	\$141,215.37
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 period the Township of Royal Oak expended \$20,000 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40160. The following expenses occurred: f. 10440 North Oak Drive: Homebuyer down payment assistance.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
#Energy Star Replacement Windows	0	0/3
#Additional Attic/Roof Insulation	0	0/3
#High efficiency heating plants	0	0/3
#Efficient AC added/replaced	0	0/3
#Replaced thermostats	0	0/3
#Replaced hot water heaters	0	0/3
#Light Fixtures (indoors) replaced	0	0/3
#Light fixtures (outdoors) replaced	0	0/3
#Refrigerators replaced	0	0/3
#Clothes washers replaced	0	0/3
#Dishwashers replaced	0	0/3
#Units with solar panels	0	0/0
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/3
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
10440 North Oak Drive	Royal Oak Township	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	

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**Grantee Activity Number:** Twp Royal Oak ARR LM 120% 172134-730007-40160

**Activity Title:** Twp Royal Oak ARR LM 120%

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**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:**

Twp of Royal Oak

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Twp of Royal Oak	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 period the Township of Royal Oak expended \$0 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40160. During this period corrections were made to the Direct Benefit Data to Households (previous page) based on DRGR Help Desk instruction.

### Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/3	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/3	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 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	Apr 1 thru Jun 30, 2011	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	\$80,152.00	\$320,742.21
Program Funds Obligated	\$0.00	\$348,815.00
Program Funds Expended	\$80,152.00	\$427,352.14
Village of Holly	\$80,152.00	\$427,352.14
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:

During the QPR period the Village of Holly expended \$80,152 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40550. The following expenses occurred: h. 307 North St. Final payment for construction rehab work: including, bathroom ,new windows, kitchen electrical, insulation, plumbing waste and supply lines, laundry tub, water heater, HVAC, general electric, roof, chimney, entrance doors, garage structure, CO #2 rebuilding basement beam, walls on 2nd floor restructure stairs for headroom clearance, double up 2nd floor joist.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		10/2	
#Energy Star Replacement Windows	0		1/2	
#Additional Attic/Roof Insulation	0		1/2	
#High efficiency heating plants	0		1/2	
#Efficient AC added/replaced	0		1/2	
#Replaced thermostats	0		1/2	
#Replaced hot water heaters	0		1/2	
#Light Fixtures (indoors) replaced	0		1/2	
#Light fixtures (outdoors) replaced	0		1/2	
#Refrigerators replaced	0		1/2	
#Clothes washers replaced	0		1/2	
#Dishwashers replaced	0		1/2	
#Units with solar panels	0		0/0	
#Low flow toilets	0		1/2	
#Low flow showerheads	0		1/2	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		0/2	
#Units deconstructed	0		0/0	
#Units $\zeta$ other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/2	
# of Singlefamily Units	0		1/2	

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
307 North St	Holly Village	NA	48442

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** Vlg Lake Orion 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:**

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:**

Vlg of Lake Orion

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$202,717.41
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$202,717.41
<b>Program Funds Drawdown</b>	\$23,804.00	\$172,444.84
<b>Program Funds Obligated</b>	\$0.00	\$202,717.41
<b>Program Funds Expended</b>	\$23,804.00	\$174,228.06
Vlg of Lake Orion	\$23,804.00	\$174,228.06
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 period the Village of Lake Orion expended \$23,804 in NSP 1 program funds on Construction of new housing Activity REDEV HSG 50% 172134-731572-40560. The following expenses occurred: g. 390 Newton: payment for construction

of new garage on site.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Public Facilities	0		0/0	
#Units with solar panels	0		0/0	
#Low flow toilets	0		1/1	
#Low flow showerheads	0		1/1	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		0/1	
#Sites re-used	0		1/1	
#Units w/ other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		2/1	
# of Singlefamily Units	1		2/1	

## Beneficiaries Performance Measures

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

## 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

**Activity Status:**

Under Way

**Project Number:**

6

**Project Title:**

DEMO

**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:**

Vlg of Ortonville

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$52,958.00
Total CDBG Program Funds Budgeted	N/A	\$52,958.00
Program Funds Drawdown	\$3,135.90	\$48,445.67
Program Funds Obligated	\$3,700.00	\$52,958.00
Program Funds Expended	\$3,135.90	\$48,932.06
Vlg of Ortonville	\$3,135.90	\$48,932.06
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 period the Village of Ortonville expended \$3,135.90 in NSP 1 program funds from Clearance and Demolition Activity DEMO 172134-730005-40590. The following expenses occurred: h. 21 Church St: Direct project related costs for staff time, advertisement, postage.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	6/2

## 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	

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**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$208,240.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$208,240.00
<b>Program Funds Drawdown</b>	\$6,618.01	\$202,923.12
<b>Program Funds Obligated</b>	(\$4,700.00)	\$208,240.00
<b>Program Funds Expended</b>	\$6,618.01	\$200,273.61
Village of Ortonville	\$6,618.01	\$200,273.61
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 period the Village of Ortonville expended \$6,618.01 in NSP 1 program funds on Construction of new housing Activity REDEV LI 50% 172134-731572-40590. The following expenses occurred: j. 61 Narrin St.: Direct project costs for staff time (10/7/10 - 12/30/10) for Mike Kyle and Ed Coy mileage and copies. During the QPR period the Village also transferred \$1,000 from Construction of new housing Activity REDEV 50% LI 172134-731572-40590 to Construction of new

housing Activity REDEV 120% LM 172134-731573-40590.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1
#Units w/ other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	1/1
# of Singlefamily Units	1	1/1

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
61 Narrin	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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$230,735.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$230,735.00
<b>Program Funds Drawdown</b>	\$0.00	\$213,379.61
<b>Program Funds Obligated</b>	\$1,000.00	\$230,735.00
<b>Program Funds Expended</b>	\$1,000.00	\$217,029.12
Village of Ortonville	\$1,000.00	\$217,029.12
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This 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 period the Village of Ortonville transferred \$1,000 in NSP 1 program funds from Construction of new housing Activity REDEV LI 50% 172134-731572-40590 to Construction of new housing Redevelopment Activity REDEV LM 120% 172134-731573-40590 to cover program service delivery costs.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		1/1	
#Low flow showerheads	0		1/1	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		0/1	
#Sites re-used	0		1/1	
#Units w/ other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		7/1	
# of Singlefamily Units	0		7/1	

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
174 Ball	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	