

**Grantee: Detroit, MI**

**Grant: B-11-MN-26-0004**

**October 1, 2017 thru December 31, 2017 Performance**

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financial conditions of families. , , NSP3 METHODOLOGY The Neighborhood NSP3 Score. The minimum needs score for NSP3 targeting eligibility within target area geography's state: the neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood The high cost mortgage rate. Home Mortgage Disclosure Act data showing the percent of primary mortgages executed between 2004 and 2007 that were high cost. This is the Census Tract level rate. The estimated rate of mortgages Serious Delinquent (90+ or more days delinquent or in foreclosure) in June 2010. HUD used a July 20 extract of countytes from McDash Analytics to develop a predictive model using public data that was available for every Census Tract in the United States. The predictive model, which was weighted on number of mortgages in each county, was able to predict most of the variance between counties in their serious delinquency rate (R-square of 0.821). The model used is as follows: NSP3 Downloadable Data Files – Data Reflect Market Conditions For the Second Quarter of 2010 0.523 (intercept) +0.476 Unemployment Change 3/2005 to 3/2010 (BLS LAUS) - 0.176 Rate of low cost high leverage loans 2004 to 2007 (HMDA) +0.521 Rate of high cost high leverage loans 2004 to 2007 (HMDA) +0.090 Rate of high cost low leverage loans 2004 to 2007 (HMDA) -0.188 Fall in Home Value Since Peak (FHFA Metro and Non-Metro Area) The predictive model was applied at the Census Tract level to calculate a Ser

**Ensuring Continued Affordability:**

The City of Detroit, as part of the NSP 3 requirement, "forsale" property, "rental" units and "lease-to-own" properties will require a "deed restriction" and/or "affordable housing restriction" that will mandate and require compliance during the continued period of affordability, described in the City of Detroit's NSP requirements, policies and procedures. In addition, the continued affordability compliance will be a part of any "Development Agreement" implemented between the City and the Developer/Non-profit owner/sponsor.

**Definition of Blighted Structure:**

The City of Detroit's definition of blighted structure is as follows: (A) "Blighted area" and "slum" mean an area In which at least seventy per cent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare In their present condition and use.

(B) "Blighted parcel" means either of the following:

(1) A parcel that has one or more of the following conditions:

- (a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;
- (b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;
- (c) Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.

**Definition of Affordable Rents:**

The City of Detroit shall use, as a minimum, the HOME regulations definition for affordable rents. The NSP program adopted section 92.252(a), (c), (d) and (f) of the HOME rental requirements and therefore the maximum HOME rents that can be charged are the lesser of: (1) the fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR Part 888.111; or (2) A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The City of Detroit has adopted that HOME Low rents can be used for families below 50% AMI, the HOME High rents for persons between 51 and 80% and the HUD fair market rents for families between 81% and 120% of AMI.

The NSP assisted rental units shall remain affordable for terms relative to per unit subsidy. (Affordable terms will range from five (5) to twenty (20) years, based on per unit subsidy).

The maximum HOME rent limits are recalculated by HUD periodically after determination of fair market rents and median incomes. The City will issue the most current affordable rent charts as they become available from HUD. Regardless of changes in fair market rents and median income over time, the rents for a NSP project are not required to be lower than the rent limits for the project in effect at the time of the project commitment.

**Housing Rehabilitation/New Construction Standards:**

The City of Detroit, Planning and Development Department (P&DD) continually reviews, upgrades and enhances its property rehabilitation standards. The last formal comprehensive revision to the Performance Standards occurred in November 2008. In addition to rehabilitation and new construction standards, all projects must address lead based paint and other environmental hazards. "Green Building Practices" are strongly encouraged and energy efficiency upgrades are required. Please be advised that additional requirements are listed below:

- All moderate rehabilitation must meet these standards, which shall include replacing olderobsolete products and appliances



(such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural

elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.

- All gut rehabilitation or new construction of mid - or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for

multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

- Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed.

**Vicinity Hiring:**

The City of Detroit, to the maximum extent possible, will encourage the hiring of qualified and skilled City of Detroit residents for employment opportunities resulting from the implementation of the NSP 3 program, who reside within the vicinity of the NSP 3 project. In addition, the City will seek to contract with contractors and small-business owners who reside within the vicinity of the project. Contractors will be encouraged to advertise in the local newspapers and conduct outreach with local non-profit partnerships and the City’s Detroit Workforce Development Department to identify eligible residents for employment opportunities, when feasible.

**Procedures for Preferences for Affordable Rental Dev.:**

Beneficiaries will be permitted to rent for a period consistent with the HOME Program guidelines relative to per unit subsidy. (Affordable terms will range from five (5) to fifteen (15) years, based on per unit subsidy).

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information:  
 Name (Last, First): Winters, Marja  
 Email Address: mwinters@detroitmi.gov  
 Phone Number: 313-224-1598  
 Mailing Address: 65 Cadillac Square, Suite 2300, Detroit, MI 48226

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$22,818,445.95
<b>Total Budget</b>	\$0.00	\$22,818,445.95
<b>Total Obligated</b>	\$0.00	\$22,798,445.95
<b>Total Funds Drawdown</b>	\$258,000.00	\$22,683,826.74
<b>Program Funds Drawdown</b>	\$258,000.00	\$21,788,090.79
<b>Program Income Drawdown</b>	\$0.00	\$895,735.95
<b>Program Income Received</b>	\$0.00	\$895,735.95
<b>Total Funds Expended</b>	\$258,000.00	\$22,359,490.92
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,288,406.50	\$0.00
Limit on Admin/Planning	\$2,192,271.00	\$2,268,898.01
Limit on State Admin	\$0.00	\$2,268,898.01
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$5,704,611.49	\$6,235,906.64

## Overall Progress Narrative:

Drawdown of total program funds occurred for Activity NSP3 Acquisition & Relocation. There were no changes since the last QPR of July 1, 2017 to September 30, 2017 in the other activities.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Acquisition and Rehabilitation	\$258,000.00	\$17,120,015.50	\$16,247,410.50
002, Demolition	\$0.00	\$3,416,585.95	\$3,395,183.59
003, New Construction of Houses	\$0.00	\$0.00	\$0.00
004, Administration	\$0.00	\$2,281,844.50	\$2,145,496.70
005, Financing Mechanisms	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



## Activities

**Project # / Title:** 001 / Acquisition and Rehabilitation

**Grantee Activity Number:** NSP3 001-acquisition & rehabilitation

**Activity Title:** NSP3 Acquisition & Rehabilitation

**Activity Category:**

Acquisition - general

**Project Number:**

001

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

Overall	Oct 1 thru Dec 31, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$258,000.00
<b>Total Budget</b>	\$0.00	\$258,000.00
<b>Total Obligated</b>	\$0.00	\$258,000.00
<b>Total Funds Drawdown</b>	\$258,000.00	\$258,000.00
<b>Program Funds Drawdown</b>	\$258,000.00	\$258,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$258,000.00	\$258,000.00
City of Detroit Planning & Dev Dept	\$258,000.00	\$258,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation activities will be used to stabilize, redevelop and preserve the housing stock and help attract population to areas hard hit by foreclosures and property abandonment. Rehabilitation of single-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI.

To the extent required, a portion of the funds, used for this activity, will benefit individuals/households at or below 50% AMI.

**Location Description:**

NSP 3 target areas

**Activity Progress Narrative:**



The acquisition of a 214 public housing units located at Lee Plaza (2240 W. Grand blvd)

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/135	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/100	
# of Singlefamily Units	0		0/100	

### 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	0/135	0
# Owner Households	0	0	0	0/0	0/0	0/70	0
# Renter Households	0	0	0	0/0	0/0	0/65	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	

