

Grantee: Michigan

Grant: B-08-DN-26-0001

April 1, 2014 thru June 30, 2014 Performance Report



Grant Number:

B-08-DN-26-0001

Obligation Date:**Award Date:****Grantee Name:**

Michigan

Contract End Date:**Review by HUD:**

Submitted - Await for Review

LOCCS Authorized Amount:

\$97,964,416.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$12,500,000.00

Total Budget:

\$110,464,416.00

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

MSHDA's new Neighborhood Stabilization Program (NSP) provides targeted emergency assistance to local governments, non-profits, land banks and for profits to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The State of Michigan has been allocated \$98,653,915 to address the areas of greatest need within Michigan. The State of Michigan has selected areas with a HUD risk score of 6 or above as the areas of greatest need.

Distribution and and Uses of Funds:

All awards will be made in accord with our published action plan, and activities will be entered as awards are made.

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

N/A

To Date

\$107,026,177.21

Total Budget

\$0.00

\$107,026,177.21

Total Obligated

\$0.00

\$105,787,381.18

Total Funds Drawdown

\$0.00

\$101,117,688.53

Program Funds Drawdown

\$0.00

\$95,498,353.85

Program Income Drawdown

\$0.00

\$5,619,334.68



Program Income Received	\$0.00	\$5,835,746.51
Total Funds Expended	\$0.00	\$103,152,466.53
Match Contributed	\$0.00	\$75,247,031.28

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	\$75,247,031.28
Limit on Public Services	\$14,694,662.40	\$0.00
Limit on Admin/Planning	\$9,796,441.60	\$6,323,973.07
Limit on State Admin	\$0.00	\$6,323,973.07

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$24,491,104.00	\$39,356,891.35

Overall Progress Narrative:

This quarter the majority of the multi-family tenant data was entered into the QPR. We anticipate being able to closeout the majority of the projects in the next two QPR reporting periods.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Admin	\$0.00	\$8,076,132.00	\$6,323,443.07
001-A, Financing Mechanisms SF	\$0.00	\$1,609,478.00	\$1,427,895.41
001-B, Eligible Use B-Competative	\$0.00	\$8,725,153.85	\$7,069,656.92
001-D, Demolition	\$0.00	\$21,275,235.10	\$19,507,985.00
001-E, Construction of New Housing	\$0.00	\$1,247,634.00	\$1,094,284.00
002-A, Financing Mechanisms DPA	\$0.00	\$179,490.00	\$179,490.00
002-B, Eligible Use B-Entitlement	\$0.00	\$14,258,430.00	\$11,282,584.92
002-C, Land Banking-Disposition	\$0.00	\$59,017.00	\$56,817.00
002-E, Rehab/Reconstruction of Residential Structures	\$0.00	\$508,644.46	\$449,707.00
003-E, Homeownership Assistance to Low and Moderate Income	\$0.00	\$4,350.00	\$3,100.00
004-E, Redev of Demolished or Vacant	\$0.00	\$1,357,793.00	\$1,356,972.00



005-E, Acquisition Only	\$0.00	\$4,682,394.00	\$4,654,056.00
2013 - Recaptured Funds, NSP1 Recaptured Funds	\$0.00	\$1,378,998.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
B001M, Multifamily Developments	\$0.00	\$43,006,120.00	\$42,092,362.53
Program Income, Program Income	\$0.00	\$3,048,963.58	\$0.00



Activities

Project # / Title: 001-D / Demolition

Grantee Activity Number: NSP-2008-5608-ENT-D001

Activity Title: Dearborn Heights City

Activity Category:

Clearance and Demolition

Project Number:

001-D

Projected Start Date:

03/17/2009

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

09/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Dearborn Heights City

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$70,306.00

Total Budget

\$0.00

\$70,306.00

Total Obligated

\$0.00

\$70,306.00

Total Funds Drawdown

\$0.00

\$54,615.00

Program Funds Drawdown

\$0.00

\$54,615.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$54,615.00

 Dearborn Heights City

\$0.00

\$54,615.00

Match Contributed

\$0.00

\$12,155.00

Activity Description:

Demo

Location Description:

Activity Progress Narrative:



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
5354 S. Gulley	Dearborn Heights		Michigan	48125	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: 001-E / Construction of New Housing

Grantee Activity Number: NSP-2008-5829-CFR-E001

Activity Title: Three Rivers City

Activity Category:

Construction of new housing

Project Number:

001-E

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Construction of New Housing

Projected End Date:

05/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Three Rivers City



Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$201,941.00
Total Budget	\$0.00	\$201,941.00
Total Obligated	\$0.00	\$201,941.00
Total Funds Drawdown	\$0.00	\$201,941.00
Program Funds Drawdown	\$0.00	\$201,941.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$530.00
Total Funds Expended	\$0.00	\$201,941.00
Three Rivers City	\$0.00	\$201,941.00
Match Contributed	\$0.00	\$34,662.00

Activity Description:

Acquisition and new construction

Location Description:

In the City of Three Rivers second district

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	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	1/0	2/0	3/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
516 8th Street	Three Rivers		Michigan	49093	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: 005-E / Acquisition Only

Grantee Activity Number: NSP-2008-5608-ENT-E005

Activity Title: Dearborn Heights City

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

005-E

Project Title:

Acquisition Only

Projected Start Date:

03/17/2009

Projected End Date:

09/30/2012

Benefit Type:

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Dearborn Heights City

Overall

Apr 1 thru Jun 30, 2014

To Date

Total Projected Budget from All Sources

N/A

\$99,571.00

Total Budget

\$0.00

\$99,571.00

Total Obligated

\$0.00

\$99,571.00

Total Funds Drawdown

\$0.00

\$99,571.00

Program Funds Drawdown

\$0.00

\$99,571.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$99,571.00

 Dearborn Heights City

\$0.00

\$99,571.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition only

Location Description:

Activity Progress Narrative:



This property was demolished and then sold as a vacant lot for FMV.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	2/7

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

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	0/0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
5354 S. Gulley	Dearborn Heights		Michigan	48125	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: B001M / Multifamily Developments

Grantee Activity Number: NSP-2008-0693-1-B001M
Activity Title: Village Park/MHT Housing Inc.

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 B001M
Projected Start Date:
 07/29/2010
Benefit Type:
 Direct Benefit (Households)

Activity Status:
 Under Way
Project Title:
 Multifamily Developments
Projected End Date:
 12/31/2012
Completed Activity Actual End Date:



National Objective:

NSP Only - LMMI

Responsible Organization:

State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,784,370.00
Total Budget	\$0.00	\$1,784,370.00
Total Obligated	\$0.00	\$1,784,370.00
Total Funds Drawdown	\$0.00	\$1,784,370.00
Program Funds Drawdown	\$0.00	\$1,784,370.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,784,370.00
State of Michigan	\$0.00	\$1,784,370.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Development consists of 56 housing units that will be acquired and rehabilitated for an estimated total development cost of \$9,100,000. See NSP-2008-0693-2-M001 for details on the remaining units not represented above.

Village Park Apartments is comprised of two historic buildings at the gateway to the historic Indian Village neighborhood and is an existing Authority owned family development located in the City of Detroit at 1085 and 1099 Van Dyke Street, Wayne County. The Authority took title to the property on October 15, 2009 through foreclosure. At that time, the outstanding balance of the tax-exempt first loan was \$1,894,507. Neighborhood Stabilization Program (NSP 1) funds will be used only for rehabilitation and soft cost line items.

The preservation proposal calls for the demolition of a single family house located in the parking lot and acquisition of adjacent parcels to expand green space and provide a more coherent parcel. Health and safety issues to be addressed include removal of underground storage tanks, lead based paint and asbestos abatement, and improved security in both the parking area and the buildings. Substantial rehabilitation is planned for both buildings, from energy efficient system improvements to complete rehabilitation of individual units and common areas. All rehabilitation will be done according to SHPO and Federal standards as Historic Tax Credits are planned as part of the transaction. Brownfield credits will provide additional leverage.

Location Description:

1099 Van Dyke - 13 units

Activity Progress Narrative:

This project is currently 98% occupied.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	56		56/13	
# of Multifamily Units	56		56/13	

Beneficiaries Performance Measures

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



# of Households	47	0	56	47/0	0/0	56/13	83.93
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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:	NSP-2008-0693-2-B001MS
Activity Title:	Village Park/MHT Housing Inc.

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B001M

Project Title:
Multifamily Developments

Projected Start Date:
07/29/2010

Projected End Date:
12/31/2012

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$4,410,000.00
Total Budget	\$0.00	\$4,410,000.00
Total Obligated	\$0.00	\$4,410,000.00
Total Funds Drawdown	\$0.00	\$4,410,000.00
Program Funds Drawdown	\$0.00	\$4,410,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,410,000.00
State of Michigan	\$0.00	\$4,410,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Development consists of 56 housing units that will be acquired and rehabilitated for an estimated total development cost of \$9,100,000. See NSP-2008-0693-1-M001 for details on the remaining units not represented above. Village Park Apartments is comprised of two historic buildings at the gateway to the historic Indian Village neighborhood and is an existing Authority owned family development located in the City of Detroit at 1085 and 1099 Van Dyke Street, Wayne County. The Authority took title to the property on October 15, 2009 through foreclosure. At that time, the outstanding balance of the tax-exempt first loan was \$1,894,507. Neighborhood Stabilization Program (NSP 1) funds will be used only for rehabilitation and soft cost line items. The preservation proposal calls for the demolition of a single family house located in the parking lot and acquisition of adjacent parcels to expand green space and provide a more coherent parcel. Health and safety issues to be addressed include removal of underground storage tanks, lead based paint and asbestos abatement, and improved security in both the parking area and the buildings. Substantial rehabilitation is planned for both buildings, from energy efficient system improvements to complete rehabilitation of individual units and common areas. All rehabilitation will be done according to SHPO and Federal standards as Historic Tax Credits are planned as part of the transaction. Brownfield credits will provide additional leverage.

Location Description:

1085 Van Dyke - 28 units; 1099 Van Dyke - 15 units

Activity Progress Narrative:

See NSP-2008-0693-2-B001M for beneficiary information.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/43	0/0	0/43	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:	NSP-2008-0920-B001M
Activity Title:	Benjamin Manor 141 Manchester

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
B001M

Projected Start Date:
09/09/2010

Benefit Type:
Direct Benefit (Households)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Multifamily Developments

Projected End Date:
12/31/2012

Completed Activity Actual End Date:

Responsible Organization:
State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,507,008.00
Total Budget	\$0.00	\$2,507,008.00
Total Obligated	\$0.00	\$2,507,008.00
Total Funds Drawdown	\$0.00	\$2,419,074.07
Program Funds Drawdown	\$0.00	\$2,419,074.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,419,074.07
State of Michigan	\$0.00	\$2,419,074.07
Match Contributed	\$0.00	\$3,967,209.00

Activity Description:

Benjamin Manor Apartments is comprised of fifteen two-story, wood framed buildings with 58 two-bedroom and 23 three-bedroom units and is an existing Authority owned family development located in the City of Highland Park at 141 Manchester Street, Wayne County. The existing residents will not be displaced, and the preservation and renovation of this project will not result in a rent increase for the existing tenants of Benjamin Manor Apartments. The Authority took title to the property on November 12, 2009 through foreclosure and began marketing the property at the end of the redemption period which ended May 12, 2010. At that time, the outstanding balance of the tax-exempt first loan was \$2,850,547 with a carrying balance of \$2,879,518. Neighborhood Stabilization Program (NSP 1) funds will be used only for rehabilitation and soft cost line items.

Location Description:

141 Manchester, Highland Park MI 48203

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	81	81/81
# of Multifamily Units	81	81/81
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	81	0	81	81/0	0/0	81/81	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: NSP-2008-0920-B001MS

Activity Title: Benjamin Manor 141 Manchester

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B001M

Projected Start Date:

09/09/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multifamily Developments

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$692,902.00
Total Budget	\$0.00	\$692,902.00
Total Obligated	\$0.00	\$692,902.00
Total Funds Drawdown	\$0.00	\$450,580.23
Program Funds Drawdown	\$0.00	\$450,580.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$450,580.23
State of Michigan	\$0.00	\$450,580.23
Match Contributed	\$0.00	\$0.00

Activity Description:

Benjamin Manor Apartments is comprised of fifteen two-story, wood framed buildings with 58 two-bedroom and 23 three-bedroom units and is an existing Authority owned family development located in the City of Highland Park at 141 Manchester Street, Wayne County. The existing residents will not be displaced, and the preservation and renovation of this project will not result in a rent increase for the existing tenants of Benjamin Manor Apartments. The Authority took title to the property on November 12, 2009 through foreclosure and began marketing the property at the end of the redemption period which ended May 12, 2010. At that time, the outstanding balance of the tax-exempt first loan was \$2,850,547 with a carrying balance of \$2,879,518. Neighborhood Stabilization Program (NSP 1) funds will be used only for rehabilitation and soft cost line items.

Location Description:

141 Manchester, Highland Park MI 48203

Activity Progress Narrative:

See NSP-2008-0920-B001M for beneficiary information.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/81
# of Multifamily Units	0	0/81
# of Singlefamily Units	0	0/0

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	0/0	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: NSP-2008-3386-1-B001M

Activity Title: Northwest Unity Homes II

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B001M

Projected Start Date:

08/02/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Multifamily Developments

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$140,904.00
Total Budget	\$0.00	\$140,904.00
Total Obligated	\$0.00	\$140,904.00
Total Funds Drawdown	\$0.00	\$140,904.00
Program Funds Drawdown	\$0.00	\$140,904.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$140,904.00
State of Michigan	\$0.00	\$140,904.00
Match Contributed	\$0.00	\$1,717,784.53

Activity Description:

Development will consist of New Construction of 45 4 bedroom, 2 bath units. The total development costs is estimated at \$8,759,752.

Each of the three NRP transactions (Maxwell, Northwest, and West Oakland Homes) are comprehensive neighborhood revitalization projects consisting of scattered site single family homes, located on the east side of the City of Detroit. The new single family homes are concentrated in a several block area and are immediately adjacent to public transportation, public schools, freeways, and some commercial outlets.

The Mortgagor intends to convert the individual units from rental to home ownership through their Tenant Ownership Plan. The Mortgagor will make the homes available for purchase after the expiration of the 20 year NSP compliance period, to a tenant living in the unit at the time of the sale, so long as the Mortgagor has satisfied the tax credit compliance period. The Mortgagor will continue to own and manage those units which are not sold to the tenants as affordable, rental housing according to the affordability requirements set forth in this report. Units that are sold to a tenant after meeting these requirements will no longer be subject to the affordability restrictions set forth in this report. All unsold properties will remain subject to the affordability restrictions for the longest of the full tax credit extended use period, as long the NSP loan is outstanding or 50 years.

Location Description:

The site is located on the east side of the City of Detroit, bordered by Fenkell on the north; Lyndon the south; Livernois on the east; Wyoming on the west.

Activity Progress Narrative:



This development is 100% occupied.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	18	0	18	18/0	0/27	18/27	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: NSP-2008-3386-2-B001MS

Activity Title: Northwest Unity Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B001M

Projected Start Date:

08/02/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multifamily Developments

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$93,936.00
Total Budget	\$0.00	\$93,936.00
Total Obligated	\$0.00	\$93,936.00
Total Funds Drawdown	\$0.00	\$93,936.00
Program Funds Drawdown	\$0.00	\$93,936.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$93,936.00
State of Michigan	\$0.00	\$93,936.00
Match Contributed	\$0.00	\$6,662,272.47

Activity Description:

Development will consist of New Construction of 45 4 bedroom, 2 bath units. The total development costs is estimated at \$8,759,752.

Each of the three NRP transactions (Maxwell, Northwest, and West Oakland Homes) are comprehensive neighborhood revitalization projects consisting of scattered site single family homes, located on the east side of the City of Detroit. The new single family homes are concentrated in a several block area and are immediately adjacent to public transportation, public schools, freeways, and some commercial outlets.

The Mortgagor intends to convert the individual units from rental to home ownership through their Tenant Ownership Plan. The Mortgagor will make the homes available for purchase after the expiration of the 20 year NSP compliance period, to a tenant living in the unit at the time of the sale, so long as the Mortgagor has satisfied the tax credit compliance period. The Mortgagor will continue to own and manage those units which are not sold to the tenants as affordable, rental housing according to the affordability requirements set forth in this report. Units that are sold to a tenant after meeting these requirements will no longer be subject to the affordability restrictions set forth in this report. All unsold properties will remain subject to the affordability restrictions for the longest of the full tax credit extended use period, as long the NSP loan is outstanding or 50 years.

Location Description:

The site is located on the east side of the City of Detroit, bordered by Fenkell on the north; Lyndon the south; Livernois on the east; Wyoming on the west.

Activity Progress Narrative:



See NSP-2008-3386-2-B001M for beneficiary information.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# ELI Households (0-30% AMI)	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/18	0/0	0/18	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: NSP-2008-3387-B001MS

Activity Title: Maxwell Homes 3387

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B001M

Projected Start Date:

08/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multifamily Developments

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$140,460.00
Total Budget	\$0.00	\$140,460.00
Total Obligated	\$0.00	\$140,460.00
Total Funds Drawdown	\$0.00	\$140,460.00
Program Funds Drawdown	\$0.00	\$140,460.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$140,460.00
State of Michigan	\$0.00	\$140,460.00
Match Contributed	\$0.00	\$7,040,000.00

Activity Description:

NSP funds will be used for new scattered site LIHTC rental units concentrated in a several block area that are immediately adjacent to public transportation, public schools, freeways and some commercial outlets. It is intended to convert the individual units from rental to homeownership through a tenant homeownership plan. A total of 30 units are anticipated to be built with 6 of the units being NSP income/rent restricted at 30% AMI and an additional 6 of the units being NSP income/rent restricted at 35% AMI. The total development costs is \$6,246,038.

Location Description:

East side of the City of Detroit.

Activity Progress Narrative:

This development is 100% occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	12	12/1



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	12	0	12	12/0	0/0	12/0	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: NSP-2008-3388-1-B001M

Activity Title: West Oakland Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B001M

Projected Start Date:

08/02/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Multifamily Developments

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$140,904.00
Total Budget	\$0.00	\$140,904.00
Total Obligated	\$0.00	\$140,904.00
Total Funds Drawdown	\$0.00	\$140,904.00
Program Funds Drawdown	\$0.00	\$140,904.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$140,904.00
State of Michigan	\$0.00	\$140,904.00
Match Contributed	\$0.00	\$5,400,400.64

Activity Description:

Development will consist of New Construction of 45 4 bedroom, 2 bath units. The total development costs is estimated at \$9,074,606.

Each of the three NRP transactions (Maxwell, Northwest, and West Oakland Homes) are comprehensive neighborhood revitalization projects consisting of scattered site single family homes, located on the east side of the City of Detroit. The new single family homes are concentrated in a several block area and are immediately adjacent to public transportation, public schools, freeways, and some commercial outlets.

The Mortgagor intends to convert the individual units from rental to home ownership through their Tenant Ownership Plan. The Mortgagor will make the homes available for purchase after the expiration of the 20 year NSP compliance period, to a tenant living in the unit at the time of the sale, so long as the Mortgagor has satisfied the tax credit compliance period. The Mortgagor will continue to own and manage those units which are not sold to the tenants as affordable, rental housing according to the affordability requirements set forth in this report. Units that are sold to a tenant after meeting these requirements will no longer be subject to the affordability restrictions set forth in this report. All unsold properties will remain subject to the affordability restrictions for the longest of the full tax credit extended use period, as long the NSP loan is outstanding or 50 years.

Location Description:

The site is located on the east side of the City of Detroit, bordered by Holbrook on the north; East Grand Blvd., on the south; I75 on the east; Oakland on the west.

Activity Progress Narrative:



This development is 100% occupied.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	18	0	18	18/0	0/27	18/27	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: NSP-2008-3388-2-B001MS

Activity Title: West Oakland Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B001M

Projected Start Date:

08/02/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multifamily Developments

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$93,936.00
Total Budget	\$0.00	\$93,936.00
Total Obligated	\$0.00	\$93,936.00
Total Funds Drawdown	\$0.00	\$93,936.00
Program Funds Drawdown	\$0.00	\$93,936.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$93,936.00
State of Michigan	\$0.00	\$93,936.00
Match Contributed	\$0.00	\$2,979,656.36

Activity Description:

Development will consist of New Construction of 45 4 bedroom, 2 bath units. The total development costs is estimated at \$9,074,606.

Each of the three NRP transactions (Maxwell, Northwest, and West Oakland Homes) are comprehensive neighborhood revitalization projects consisting of scattered site single family homes, located on the east side of the City of Detroit. The new single family homes are concentrated in a several block area and are immediately adjacent to public transportation, public schools, freeways, and some commercial outlets.

The Mortgagor intends to convert the individual units from rental to home ownership through their Tenant Ownership Plan. The Mortgagor will make the homes available for purchase after the expiration of the 20 year NSP compliance period, to a tenant living in the unit at the time of the sale, so long as the Mortgagor has satisfied the tax credit compliance period. The Mortgagor will continue to own and manage those units which are not sold to the tenants as affordable, rental housing according to the affordability requirements set forth in this report. Units that are sold to a tenant after meeting these requirements will no longer be subject to the affordability restrictions set forth in this report. All unsold properties will remain subject to the affordability restrictions for the longest of the full tax credit extended use period, as long as the NSP loan is outstanding or 50 years.

Location Description:

The site is located on the east side of the City of Detroit, bordered by Holbrook on the north; East Grand Blvd., on the south; I-75 on the east; Oakland on the west.

Activity Progress Narrative:



See NSP-2008-3388-2-B001M for beneficiary information.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# ELI Households (0-30% AMI)	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/18	0/0	0/18	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: NSP-2008-3412-B001MS

Activity Title: Palmer Park Square

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B001M

Projected Start Date:

08/03/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Multifamily Developments

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$10,595,580.00
Total Budget	\$0.00	\$10,595,580.00
Total Obligated	\$0.00	\$10,595,580.00
Total Funds Drawdown	\$0.00	\$10,595,580.00
Program Funds Drawdown	\$0.00	\$10,595,580.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$10,595,580.00
State of Michigan	\$0.00	\$10,595,580.00
Match Contributed	\$0.00	\$24,471,243.00

Activity Description:

Development consists of 194 housing units that will be acquired and/or rehabilitated for an estimated total development cost of \$26,332,470.

Palmer Park Square involves the acquisition and rehabilitation of six beautiful historic building in the nationally recognized Palmer Park area of Detroit. All six buildings are currently vacant and boarded and three have been foreclosed on. This historically significant area has been severely impacted in recent years with the economic downturn. The plan calls for the gut rehab these six buildings to bring 194 units of quality affordable, energy efficient housing to an area which has been tremendously impacted by blight and foreclosure. All rents will be substantially below market level with rents ranging from \$459 to \$659. Following the re-development of Palmer Park and with the future plans for the Woodward Rail system, this will allow for the final step in reconnecting the residents of this historic neighborhood to the core of downtown Detroit.

Location Description:

See Exhibit A Legal Description, 12 parcels in the City of Detroit.

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	80	80/194
# of Multifamily Units	80	80/194

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	38	42	80	38/194	42/0	80/194	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:	NSP-2008-3425-B001MS
Activity Title:	Avalon Housing Inc. 701 Miller

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B001M

Project Title:
Multifamily Developments

Projected Start Date:
07/27/2010

Projected End Date:
09/30/2011

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,402,401.35
Total Budget	\$0.00	\$1,402,401.35
Total Obligated	\$0.00	\$1,402,401.35
Total Funds Drawdown	\$0.00	\$1,402,401.35
Program Funds Drawdown	\$0.00	\$1,402,401.35
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,402,401.35
State of Michigan	\$0.00	\$1,402,401.35
Match Contributed	\$0.00	\$0.00

Activity Description:

Development consists of 23 housing units and related facilities that will be acquired and/or rehabilitated for an estimated total development cost of \$2,567,000. 701 Miller apartments is an existing 22 unit planned rehabilitation project located in Ann Arbor. The target population for this project will be low income (30 to 50% of area median income). Five of the units will be reserved for Supportive Housing tenants as defined under the Addendum III and the Homeless Families Initiative. The proposed project site has excellent proximity to public transportation, shopping and medical care. The site is close to public schools, parks and freeway access. Supportive services are available to help ensure long-term community stability. Avalon Housing has an existing contract for the provision of supportive housing services with Washtenaw Community Health Organization through a sub-contract with Catholic Social Services. While tenants are encouraged to participate in activities, services are voluntary on site and in the community.

Location Description:

701 Miller Ave., Ann Arbor, MI Parcel #09-09-29-215-010

Activity Progress Narrative:

This development is 100% occupied.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	18	18/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	23	23/0
# of Multifamily Units	23	23/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	21	2	23	21/23	2/0	23/23	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:	NSP-2008-706-2-B001MS
Activity Title:	Evergreen Estates/GDC-EE, LTD

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B001M

Project Title:
Multifamily Developments

Projected Start Date:
08/05/2010

Projected End Date:
12/31/2012

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
State of Michigan

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$20,000,000.00
Total Budget	\$0.00	\$20,000,000.00
Total Obligated	\$0.00	\$20,000,000.00
Total Funds Drawdown	\$0.00	\$19,420,216.88
Program Funds Drawdown	\$0.00	\$19,420,216.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$19,420,216.88
State of Michigan	\$0.00	\$19,420,216.88
Match Contributed	\$0.00	\$8,186,021.00

Activity Description:

Development consists of 185 housing units that will be rehabilitated for an estimated total development cost of \$28,045,018. Ginosko Development is proposing a gut-rehabilitation of all residential units including multiple unit reconfigurations and the demolition of buildings to reduce the total number of units from 305 to 185 based on marketing considerations. However, fewer units will not result in the displacement of current tenants due to a current occupancy level at Evergreen Estates less than 40%. The rehabbed development will be comprised exclusively of two and three-bedroom apartments and townhomes. All one-bedroom units will be demolished or reconfigured to reposition the development for marketing to low and moderate income families, especially families with school aged children. The following are planned for the repositioning of this development for future operating and marketing efficiency:

- Demolition of the two apartment buildings at the center of Votrobeck Drive to increase intra-site visibility and provide a "heart of the community" that will include a redesigned recreational activities complex and picnic area
- Significant "green" rehab of all dwelling units and the community center that will include energy efficient appliances; energy efficient lighting fixtures and hardware; low-flow toilets, showerheads, and faucets; high efficiency HVAC systems (possibly to include geothermal and/or Solar P/V installations); and, drought tolerant landscaping.
 - Rent decreases from 1.5% - 9% on all units
- New security features including a security gate at the entrance from Evergreen Road and passkey entry to all buildings on-site
- Enhanced community building to include area for non-profit organizations to provide supportive services and financial literacy counseling
 - Improved integration with and access to Votrobeck Playground (located to the NW of the site) that will be re-purposed for community supported agriculture, urban farming, and a small farmer's market.



Location Description:

19311 Votrobeck Dr., Detroit, MI 48219.

Activity Progress Narrative:

The current occupancy rate is 100%.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	51	51/0
# of Multifamily Units	51	51/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	51	0	51	51/185	0/0	51/185	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	