



The State of Michigan is proposing a substantial amendment to the NSP2 Plan, effective upon HUD's approval. The State of Michigan's NSP2 substantial amendment describes how it will add census tracts in the City of Detroit.

The NSP Plan substantial amendment will be available on January 21, **2012** on the Michigan State Housing Development Authority Web site at www.michigan.gov/mshda. Comments relative to this substantial amendment should be provided in writing and addressed to **Michele Wildman, Acting Senior Policy Specialist, MSHDA, 735 E. Michigan, Lansing, Michigan 48912** or e-mailed to wildmanm@michigan.gov. The **10 day comment period begins January 21, 2012 and will close January 30, 2012.**

Special Assistance: Persons with disabilities needing accommodations for effective participation in the public comment period on the NSP Plan should contact **Clarence Stone, Acting Director of Legal Affairs, MSHDA, 735 East Michigan, P.O. Box 30044, Lansing, Michigan 48909 (517) 373-8295 or TTY (800) 382-4568.**



January 5, 2012

Mr. Gary Hidel, Director
Michigan State Housing Development Authority (MSHDA)
735 E Michigan Avenue
P O Box 30044
Lansing, MI 48909

RECEIVED
JAN 05 2012
EXECUTIVE

RE: Request for amendment to NSP 2 Boundaries

Dear Mr. Hidel:

This letter serves as a formal request to expand the boundaries identified for Detroit's Neighborhood Stabilization Program 2 (NSP2) activities. Detroit has embraced a market-based approach to effectuate short-term decision-making, including community development goals. In order to align NSP2 activities with the City's recent planning efforts, we are requesting to expand the existing boundaries of the NSP2 target areas to include a portion of the NSP1 target areas. More specifically, we are requesting to add 69 additional census tracts, prioritizing those that are steady, transitional or adjacent to existing NSP 1 or NSP 2 investments for optimal impact.

The City wishes to maintain the original NSP2 target areas and those approved in the City's amendment request dated 12/10/2010. These areas are as follows: Herman Gardens (CT 5453, 5454) Morningside/East English Village (CT 5019, 5020, 5014); Southwest Boynton (CT 5247, 5248); Greater Grandmont (CT: 5424); and Boston Edison (CT 5312). The additional census tracts that are requested for NSP2 are detailed in Attachment B.

In 2010, Detroit launched the *Detroit Works Project* to help redefine the physical, economic, and social landscape of Detroit and develop a roadmap to achieve these goals and guide future investment. As a component of the *Detroit Works Project*, Detroit conducted a comprehensive neighborhood analysis of the city that examined the physical conditions of the housing stock and the market strength of all neighborhoods. This comprehensive neighborhood analysis consisted of two studies:

Residential Physical Conditions Analysis conducted by Hamilton and Anderson Associates

Market Value Analysis (MVA) conducted by The Reinvestment Fund

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These two studies complement the other and provide an overview of the existing physical and market conditions, which are impacting neighborhoods across the entire city. The City of Detroit and its partners reviewed the results of the neighborhood analysis and developed a new strategy for citywide service delivery and investment decision-making based on the conditions of each market.

The City adopted a broad strategic approach for the service delivery to the neighborhoods:

1. Build from the market strengths that exist in Detroit.
2. Target resources immediately to improve neighborhood conditions that are rapidly changing.
3. Base intervention strategies on neighborhood realities and the city's limited resources.
4. Develop similar strategies for neighborhoods based on their market type.
5. Implement interventions to restore confidence in Detroit markets.
6. Implement interventions to stabilize housing prices, and restore resident and investor confidence.
7. Utilize available city resources and investments to leverage private and philanthropic investments.
8. Create an environment that fosters resident retention and attracts new residents.

The information from both the Residential Physical Condition Analysis and the Market Value Analysis were integrated to form a comprehensive view of Detroit neighborhoods based on physical conditions and market trends. The results of the integration resulted in three predominate market types across the city, which are:

Distressed Markets –

Government Response: Intervene to build upon strengths

Characterized by:

- Long term physical decline
- Nearly absent market activity
- High vacancy rates

Government activity:

- Invest in people
- Demolish blighted buildings
- Large scale site acquisition and parcel marketing

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Transitional Markets –

Government Response: Rapidly respond to any signs of physical or economic deterioration; introduce aggressive preservation programs

Characterized by:

- Changing market dynamics
- Relative high presence of REO properties
- Mix of rental and owner-occupied homes

Government activity:

- Rapid response to blighting influences
- Acquire and rehabilitate REO properties
- Pursue investment partnership with neighborhood anchors

Steady Markets –

Government Response: Protect market strengths and foster market confidence

Characterized by:

- Highest housing prices in the city
- Homes in good physical condition
- Majority owner-occupied homes

Government activity:

- Active code enforcement
- Rapid response to blighting influences
- Investment in commercial corridor and infrastructure

The production of the MVA and its integration into the Detroit Works planning process was an integral part of the NSP Technical Assistance provided to the City of Detroit. One of the goals of the MVA was to help the City make its NSP resource decision in the context of a market-based strategy for Detroit as a whole. Consequently, the analysis of the MVA data was a critical element in the decision to request the boundary change. Strategic alignment of the NSP2 neighborhoods with some of the NSP1 areas will allow for maximum coordination of NSP1 and NSP2 resources. If granted, NSP2 funds would be targeted as follows:

- Spot demolition, acquisition, and rehabilitation to reduce vacancy rates and reverse the decline in housing values.
- Concentrated demolition to eliminate blight threatening otherwise healthy neighborhoods. In these areas, vacant land will then be assembled for future new housing development and/or alternative land uses.

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- Strategic acquisition/rehabilitation investments in historic districts to stabilize the area and protect existing homeowner investments.
- Near NSP1 projects in order to achieve maximum neighborhood stabilization impact.

Information about the relevant NSP 1 target areas is listed below:

Far East/East English Village

The Far East/East English Village area is north of Mack and south of the Ford Freeway between Conner and the eastern city limits. The area includes the stable neighborhood of East English Village, which has been threatened by many foreclosures, and the Far East side project area, which has been the site of a lot of infrastructure improvements and other redevelopment efforts.

The MVA map shows that Far East/East English Village neighborhood market varies from strong to distressed. It also shows very small pockets of distressed areas and some areas of transitional markets.

Grand River/Greenfield

The Grand River/Greenfield area is south of Seven Mile, to the Jeffries freeway, east Livernois, and west of Greenfield. The area has been targeted for commercial investment along Grand River and near McNichols and Livernois. Next Detroit Neighborhood Initiative targeted the Grand River/Greenfield commercial corridor for revitalization and is working in surrounding residential streets to stabilize the housing stock the supports the business district.

The MVA map shows that the Grand River/Greenfield neighborhood has about two thirds of the area containing markets that vary from strong to distressed and about one third of its area containing transitional markets. There is also a very small area where the market is defined as distressed.

Herman Gardens

The Herman Gardens area includes the former Herman Gardens public housing site, which is also the location for Garden View Estates, a mixed-income development of the Detroit Housing Commission. Stabilization of the surrounding area will ensure the success of the proposed phased-development and improve the neighborhoods adjacent to the site.

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The MVA map shows Herman Gardens as primarily made up of markets that vary from strong to distressed, but it has a few small pockets of transitional market areas and a few very small areas of distressed markets.

Kettering

The Kettering area is north of Vernor to the Ford Freeway, west to Dequindre and east to McClellan. This is a diverse area with some of the city's most stable areas to the south including Indian Village and West Village. In the Southwest corner is the McDougall/Hunt Urban Renewal area.

The MVA map shows that the Kettering neighborhood consists of mostly distressed areas. There are also several pockets of areas where the markets vary from strong to distressed, along with a very small area where the market is defined as steady.

North Central

The North Central area is bounded by McNichols to the south, Outer Drive to the North, Ryan to the East and Woodward to the West. The area is located near the proposed retail development located at Eight Mile and Woodward. The commercial areas along Seven Mile, Eight Mile and Van Dyke are the focus of stabilization and improvement efforts.

The MVA map shows that the North Central neighborhood market varies from strong to distressed.

Osborn

The Osborn area is south of the city limits to I-95/Whittier, between Outer Drive and east to the city limits. This area has experienced a large amount of foreclosures within the past two years. The area is also one of the few in the city that has experienced population growth, and has a very high youth population.

The MVA map primarily shows Osborn as containing markets that vary from strong to distressed. Osborn also contains small sections of markets that are distressed and transitional.

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Southwest

The Southwest area is bounded by Junction to the west, Tireman to the north, Trumbull to the east and Vernor to the south. The area includes the historic Woodbridge area to the east. To the southwest are the Michigan Avenue and Vernor commercial corridors. These corridors have seen commercial growth due to the increasing immigration population in the area.

The MVA map shows the Southwest neighborhood as primarily distressed, with markets that vary from strong to distressed around several of the edges of the neighborhood. It also shows some steady markets.

Attachment A includes a map of the proposed target areas in relation to the existing NSP1 and NSP2 target areas.

The proposed expanded target areas for Detroit's NSP2 activities would not have a negative impact on the initial scoring of MSHDA's NSP2 application. Attachment B is a spreadsheet of the proposed Census tracts and specific block groups for the target area expansion listing their NSP2 foreclosure scores per the huduser.org website. Each of the proposed Census tracts has a foreclosure score of 20.

With MSHDA and HUD as our partners, the City of Detroit is making strides in its community redevelopment goals. The expansion of our NSP2 target areas will allow for strategic and targeted resource allocation to stabilize, support, and improve existing market conditions.

Should you have questions or require additional information, please do not hesitate to contact me at 313.224.2570 or Marja Winters at 313.224.1598. Thank you in advance for your support and consideration.

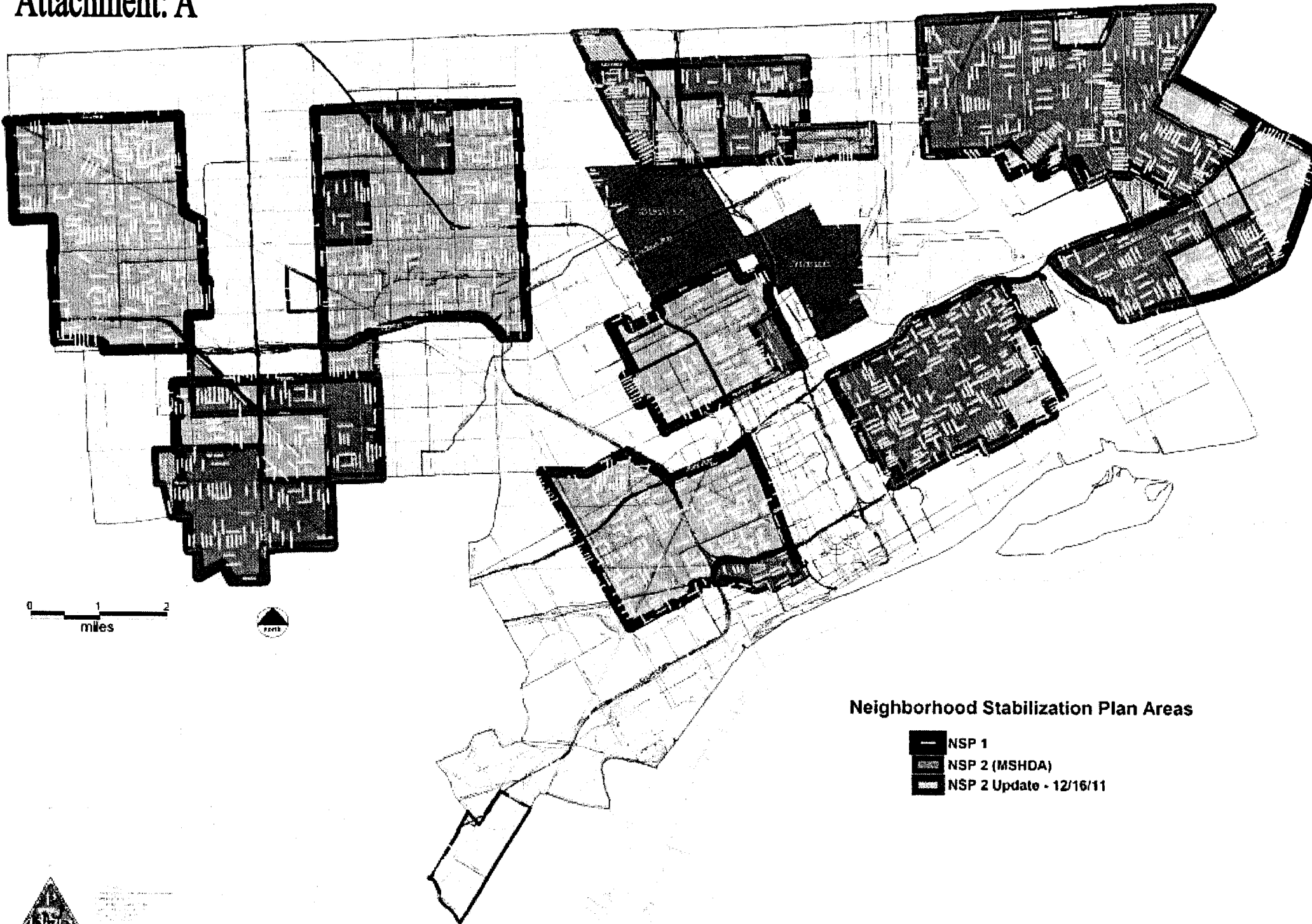
Sincerely,






Robert Anderson
Director

CC: Karla Henderson, Group Executive
Marja Winters, P&DD
Michele Wildman, MSHDA
Wilmern Griffin, Community Progress
Edwin Harlin, MSHDA

Attachment: A



Neighborhood Stabilization Plan Areas

-  NSP 1
-  NSP 2 (MSHDA)
-  NSP 2 Update - 12/16/11

Attachment B

NSP 2 Census Tracts Modification

Census Tract	Block Group	MVA Market Type	NSP1 Target Area	nforeclose	nvacancy	fordq_num	fordq_rate	vac_rate	num_mort_tract	pct_lchl	pct_hcfl	pct_hchl	ofhøo_pri ce_chang e	pct_unem_2008	unem_ch 0708
5001	5001003	Varied	Osborn	20	20	325	31.7%	13.2%	1,023	1.0%	51.1%	14.5%	-24.8%	9.9%	1.2%
	5001004	Varied	Osborn												
5002	5002003	Varied	Osborn	20	20	262	30.6%	12.1%	856	1.7%	47.3%	14.3%	-24.8%	9.9%	1.2%
	5002004	Transitional	Osborn												
5003	5003001	Varied	Osborn	20	20	225	33.3%	27.0%	677	0.9%	57.2%	14.6%	-24.8%	9.9%	1.2%
	5003002	Varied	Osborn												
	5003003	Varied	Osborn												
	5003004	Varied	Osborn												
5004	5004001	Varied	Osborn	20	20	117	34.7%	39.0%	337	0.6%	74.4%	6.6%	-24.8%	9.9%	1.2%
	5004002	Varied	Osborn												
	5004003	Varied	Osborn												
5005	5005001	Varied	Osborn	20	20	146	32.7%	28.6%	446	1.7%	61.9%	10.0%	-24.8%	9.9%	1.2%
	5005002	Varied	Osborn												
	5005003	Varied	Osborn												
	5005004	Varied	Osborn												
5006	5006001	Transitional	Osborn	20	20	244	33.2%	26.7%	733	1.2%	61.9%	11.3%	-24.8%	9.9%	1.2%
	5006002	Varied	Osborn												
	5006003	Varied	Osborn												
	5006006	Varied	Osborn												
5009	5009001	Varied	Osborn	20	20	289	31.0%	9.8%	930	0.4%	47.1%	15.1%	-24.8%	9.9%	1.2%
5010	5010001	Varied	Osborn	20	19	237	30.7%	9.1%	772	1.4%	44.5%	16.3%	-24.8%	9.9%	1.2%
	5010003	Varied	Osborn												
5011	5011001	Varied	Osborn	20	20	282	32.6%	17.5%	864	1.5%	49.3%	18.3%	-24.8%	9.9%	1.2%
5012	5012001	Varied	Osborn	20	20	156	31.9%	16.5%	489	1.6%	51.4%	15.0%	-24.8%	9.9%	1.2%
	5012003	Varied	Osborn												
5013	5013002	Varied	Far East / EEV	20	20	263	32.2%	24.6%	816	1.6%	49.1%	17.3%	-24.8%	9.9%	1.2%
	5013003	Varied	Far East / EEV												
	5013004	Varied	Far East / EEV												
	5013005	Varied	Far East / EEV												
	5013007	Varied	Far East / EEV												
5018	5018004	Transitional	Far East / EEV	20	20	355	29.1%	11.1%	1,221	1.8%	36.9%	17.3%	-24.8%	9.9%	1.2%
5032	5032001	Varied	Osborn	20	20	285	31.4%	18.6%	907	1.1%	54.1%	11.7%	-24.8%	9.9%	1.2%
	5032002	Varied	Osborn												
	5032003	Varied	Osborn												

Attachment B

NSP 2 Census Tracts Modification

Census Tract	Block Group	MVA Market Type	NSP1 Target Area	nforeclose	nvacancy	fordq_num	fordq_rate	vac_rate	num_mort_tract	pct_lchl	pct_hcfl	pct_hchl	ofheo_prie ce_chang	pct_unem_2008	unem_ch 0708
5033	5033001	Varied	Osborn	20	20	309	33.2%	18.5%	933	0.5%	58.1%	13.4%	-24.8%	9.9%	1.2%
	5033002	Varied	Osborn												
	5033003	Transitional	Osborn												
	5033004	Varied	Osborn												
5034	5034001	Varied	Osborn	20	20	110	33.3%	28.2%	330	1.9%	60.5%	12.6%	-24.8%	9.9%	1.2%
	5034002	Varied	Osborn												
	5034003	Varied	Osborn												
5035	5035001	Varied	Osborn	20	20	269	34.2%	24.1%	788	1.2%	58.8%	15.9%	-24.8%	9.9%	1.2%
	5035002	Varied	Osborn												
	5035003	Varied	Osborn												
	5035004	Varied	Osborn												
	5035006	Varied	Osborn												
	5035007	Varied	Osborn												
	5036	5036001	Varied	Osborn	20	20	122	33.2%	23.8%	367	0.9%	59.9%	12.6%	-24.8%	9.9%
	5036002	Varied	Osborn												
5037	5037001	Varied	Osborn	20	20	76	34.7%	42.5%	219	0.0%	70.0%	9.4%	-24.8%	9.9%	1.2%
	5037002	Varied	Osborn												
5040	5040002	Varied	Osborn	20	20	102	33.7%	25.3%	302	0.8%	55.6%	16.5%	-24.8%	9.9%	1.2%
5041	5041001	Varied	Osborn	20	20	116	33.9%	27.0%	342	1.9%	61.8%	13.5%	-24.8%	9.9%	1.2%
	5041002	Varied	Osborn												
5049	5049001	Transitional	Osborn	20	19	237	31.7%	9.0%	746	1.7%	53.1%	13.3%	-24.8%	9.9%	1.2%
5050	5050002	Varied	Osborn	20	20	100	35.3%	25.4%	283	0.7%	69.5%	11.6%	-24.8%	9.9%	1.2%
	5050003	Varied	Osborn												
5051	5051001	Transitional	Osborn	20	20	195	32.4%	12.3%	603	0.4%	55.8%	12.8%	-24.8%	9.9%	1.2%
	5051005	Varied	Osborn												
5064	5064004	Distressed	North Central	20	20	55	33.8%	32.1%	163	2.6%	68.4%	9.0%	-24.8%	9.9%	1.2%
5069	5069001	Varied	North Central	20	20	238	33.7%	14.1%	705	0.7%	57.9%	15.0%	-24.8%	9.9%	1.2%
	5069005	Varied	North Central												
5071	5071001	Varied	North Central	20	20	170	34.2%	19.2%	498	1.1%	67.7%	10.1%	-24.8%	9.9%	1.2%
	5071003	Varied	North Central												
	5071004	Varied	North Central												
	5071005	Varied	North Central												
5072	5072002	Varied	North Central	20	20	71	35.2%		202	0.5%	72.4%	9.4%	-24.8%	9.9%	1.2%
	5072003	Varied	North Central												

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NSP 2 Census Tracts Modification

Census Tract	Block Group	MVA Market Type	NSP1 Target Area	nforeclose	nvacancy	fordq_num	fordq_rate	vac_rate	num_mort_tract	pct_lchl	pct_hcbl	pct_hchl	ofheo_pri ce_chang e	pct_unem _2008	unem_ch 0708
5074	5072004	Varied	North Central												
	5074001	Varied	North Central	20	20	142	34.6%	14.7%	410	0.5%	64.8%	12.8%	-24.8%	9.9%	1.2%
5079	5074004	Varied	North Central												
	5079001	Varied	North Central	20	20	160	32.3%	34.3%	496	1.1%	61.5%	9.1%	-24.8%	9.9%	1.2%
	5079002	Varied	North Central												
5080	5079004	Varied	North Central												
	5080001	Distressed	North Central	20	20	53	33.4%	28.9%	158	1.3%	70.8%	5.8%	-24.8%	9.9%	1.2%
	5080002	Distressed	North Central												
	5080003	Distressed	North Central												
5112	5080004	Varied	North Central												
	5112001	Distressed	North End	20	20	43	34.2%	28.5%	125	0.8%	67.2%	10.1%	-24.8%	9.9%	1.2%
5121	5121001	Varied	Far East / EEV	20	20	171	34.2%	27.5%	499	1.9%	64.3%	12.4%	-24.8%	9.9%	1.2%
	5121002	Varied	Far East / EEV												
	5121003	Varied	Far East / EEV												
	5121004	Varied	Far East / EEV												
	5121005	Varied	Far East / EEV												
	5121006	Varied	Far East / EEV												
5122	5122001	Distressed	Far East / EEV	20	20	20	35.4%	10.8%	56	0.0%	64.8%	14.8%	-24.8%	9.9%	1.2%
5123	5123001	Distressed	Far East / EEV	20	20	45	28.9%	20.5%	157	8.8%	47.3%	12.2%	-24.8%	9.9%	1.2%
	5123002	Distressed	Far East / EEV												
	5123003	Distressed	Far East / EEV												
5124	5124001	Varied	Far East / EEV	20	20	68	34.7%	31.1%	195	0.0%	65.9%	12.1%	-24.8%	9.9%	1.2%
	5124002	Varied	Far East / EEV												
	5124003	Distressed	Far East / EEV												
5143	5143003	Varied	Kettering	20	20	87	33.5%	23.4%	259	1.2%	67.3%	8.5%	-24.8%	9.9%	1.2%
	5143004	Distressed	Kettering												
5145	5145002	Distressed	Kettering	20	20	29	33.8%	23.3%	86	1.5%	74.6%	4.5%	-24.8%	9.9%	1.2%
	5145003	Distressed	Kettering												
5146	5146001	Distressed	Kettering	20	20	32	33.0%	27.5%	98	2.1%	70.5%	5.3%	-24.8%	9.9%	1.2%
	5146002	Varied	Kettering												
5147	5147001	Distressed	Kettering	20	20	29	35.0%	26.5%	82	1.5%	74.6%	7.5%	-24.8%	9.9%	1.2%
	5147002	Distressed	Kettering												
	5147003	Distressed	Kettering												
5148	5148002	Distressed	Kettering	20	20	17	35.8%	25.6%	48	0.0%	71.4%	11.4%	-24.8%	9.9%	1.2%

Attachment B

NSP 2 Census Tracts Modification

Census Tract	Block Group	MVA Market Type	NSP1 Target Area	nforeclose	nvacancy	fordq_num	fordq_rate	vac_rate	num_mort_tract	pct_lchl	pct_hchl	pct_hchl	ofheo_prie ce_chang	pct_unem_2008	unem_ch 0708
5149	5149003	Distressed	Kettering	20	20	40	32.8%	21.3%	122	0.0%	58.6%	12.1%	-24.8%	9.9%	1.2%
5150	5150001	Distressed	Kettering	20	20	52	32.0%	23.5%	163	2.9%	62.9%	7.9%	-24.8%	9.9%	1.2%
	5150003	Distressed	Kettering												
5151	5151001	Distressed	Kettering	20	20	39	34.3%	32.2%	115	0.0%	75.5%	4.5%	-24.8%	9.9%	1.2%
	5151002	Distressed	Kettering												
	5151003	Varied	Kettering												
5152	5152001	Distressed	Kettering	20	20	44	33.7%	26.3%	132	0.8%	71.1%	6.3%	-24.8%	9.9%	1.2%
	5152002	Varied	Kettering												
	5152003	Varied	Kettering												
5161	5161001	Distressed	Kettering	20	20	12	33.9%		35	0.0%	67.6%	8.8%	-24.8%	9.9%	1.2%
	5161002	Distressed	Kettering												
	5161004	Distressed	Kettering												
	5161005	Distressed	Kettering												
5162	5162001	Distressed	Kettering	20	20	18	34.8%	26.2%	52	0.0%	68.8%	10.4%	-24.8%	9.9%	1.2%
	5162002	Distressed	Kettering												
5163	5163001	Varied	Kettering	20	20	16	30.5%	23.4%	54	1.9%	57.4%	7.4%	-24.8%	9.9%	1.2%
5168	5168001	Distressed	Kettering	20	20	20	35.3%	28.1%	57	0.0%	66.7%	13.3%	-24.8%	9.9%	1.2%
	5168002	Distressed	Kettering												
5184	5184001	Distressed	Kettering	20	20	11	35.5%		32	0.0%	81.5%	3.7%	-24.8%	9.9%	1.2%
	5184003	Distressed	Kettering												
5185	5185001	Varied	Kettering	20	20	30	36.1%	17.3%	82	1.9%	78.8%	7.7%	-24.8%	9.9%	1.2%
	5185003	Distressed	Kettering												
5186	5186001	Distressed	Kettering	20	20	11	36.8%		29	0.0%	80.8%	7.7%	-24.8%	9.9%	1.2%
	5186002	Distressed	Kettering												
5188	5188002	Distressed	Kettering	20	20	11	34.4%		33	3.1%	75.0%	6.3%	-24.8%	9.9%	1.2%
	5188003	Distressed	Kettering												
5214	5214001	Steady	Southwest	18	18	20	18.8%	6.8%	105	6.1%	16.3%	5.1%	-24.8%	9.9%	1.2%
5353	5353003	Transitional	Herman Gardens	20	20	261	31.7%	9.6%	822	1.7%	56.4%	11.2%	-24.8%	9.9%	1.2%
5354	5354003	Varied	Herman Gardens	20	20	97	33.3%	12.6%	291	1.6%	61.8%	11.8%	-24.8%	9.9%	1.2%
5355	5355002	Varied	Herman Gardens	20	20	162	32.3%	12.9%	500	1.0%	55.6%	13.0%	-24.8%	9.9%	1.2%
	5355004	Varied	Herman Gardens												
5375	5375003	Transitional	Grand River / Greenfield	20	20	243	33.7%	12.1%	720	1.8%	53.3%	18.5%	-24.8%	9.9%	1.2%
5376	5376003	Transitional	Grand River / Greenfield	20	19	208	30.5%	9.0%	681	1.6%	49.5%	12.6%	-24.8%	9.9%	1.2%
5387	5387002	Transitional	Grand River / Greenfield	20	18	203	31.2%	5.0%	651	4.1%	44.1%	18.9%	-24.8%	9.9%	1.2%

Attachment B

NSP 2 Census Tracts Modification

Census Tract	Block Group	MVA Market Type	NSP1 Target Area	nforeclose	nvacancy	fordq_num	fordq_rate	vac_rate	num_mort_tract	pct_lchl	pct_hcfl	pct_hchl	ofheo_pri ce_chang_e	pct_unem_2008	unem_ch 0708
5394	5394001	Transitional	Grand River / Greenfield	20	19	202	29.4%	6.9%	689	3.8%	40.4%	16.4%	-24.8%	9.9%	1.2%
	5394003	Transitional	Grand River / Greenfield												
5452	5452001	Varied	Herman Gardens	20	20	199	32.4%	20.6%	614	1.9%	63.4%	8.4%	-24.8%	9.9%	1.2%
	5452002	Varied	Herman Gardens												
	5452003	Varied	Herman Gardens												
	5452004	Distressed	Herman Gardens												
	5452005	Varied	Herman Gardens												
5455	5455001	Varied	Herman Gardens	20	20	262	30.5%	17.7%	859	2.6%	53.5%	10.3%	-24.8%	9.9%	1.2%
	5455004	Varied	Herman Gardens												
	5455005	Varied	Herman Gardens												
	5455006	Varied	Herman Gardens												
5456	5456001	Varied	Herman Gardens	20	20	301	28.7%	13.0%	1,048	2.3%	48.5%	8.6%	-24.8%	9.9%	1.2%
	5456002	Varied	Herman Gardens												
	5456004	Varied	Herman Gardens												
5457	5457003	Varied	Herman Gardens	20	20	151	28.4%	12.4%	532	1.4%	49.0%	7.2%	-24.8%	9.9%	1.2%
5458	5458002	Varied	Herman Gardens	20	20	340	29.7%	12.5%	1,142	1.8%	46.5%	12.6%	-24.8%	9.9%	1.2%
	5458003	Varied	Herman Gardens												
	5458004	Varied	Herman Gardens												
5459	5459001	Varied	Herman Gardens	20	20	261	30.2%	13.9%	865	1.4%	49.7%	11.4%	-24.8%	9.9%	1.2%
	5459002	Varied	Herman Gardens												
	5459004	Varied	Herman Gardens												
5460	5460001	Varied	Herman Gardens	20	20	278	33.1%	20.8%	842	1.1%	57.9%	13.5%	-24.8%	9.9%	1.2%
	5460002	Varied	Herman Gardens												
	5460003	Varied	Herman Gardens												
	5460004	Varied	Herman Gardens												
	5460005	Varied	Herman Gardens												
	5460006	Varied	Herman Gardens												
5461	5461001	Varied	Herman Gardens	20	20	305	31.1%	20.2%	983	1.1%	52.9%	11.6%	-24.8%	9.9%	1.2%
	5461002	Varied	Herman Gardens												
5468	5468006	Transitional	Herman Gardens	20	20	218	31.7%	21.7%	688	1.0%	57.1%	10.4%	-24.8%	9.9%	1.2%