

Grantee: Dearborn, MI

Grant: B-11-MN-26-0003

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-MN-26-0003

Obligation Date:**Grantee Name:**

Dearborn, MI

Award Date:**Grant Amount:**

\$1,027,354.00

Contract End Date:

03/10/2014

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Michelle DaRos

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Dearborn has identified three target areas, each with an NSP3 Needs Score at or exceeding the State of Michigan minimum threshold of 17:

NSP3-East. Census Tracts 573300-574100 and 574300. Needs Score 18.30.

EDDDA (East Dearborn Downtown Development Authority). A downtown redevelopment area which is a subset of the NSP3-East target area. Needs Score 18.

NSP3-West. Census Tracts 575100-575500. Needs Score 17.

Geographically, census tracts 573300 through 574300 are located east of the Southfield Freeway (M39); and census tracts 574400 through 575600 are located west of the Southfield Freeway. All east Dearborn census tracts have an NSP3 Needs Score at or exceeding the Michigan minimum threshold of 17, excluding census tract 574200 (Springwells) which has a score of 15. Five census tracts in west Dearborn, 575100 through 575500, have an NSP3 Needs score of 17.

All three of the identified NSP3 target areas have concentrations (&ge 51%) of middle-income persons (income at or below 120% of the Area Median Income). Both East Dearborn target areas also have a concentration of moderate-income persons (income at or below 80% AMI).

The NSP3-East target area experiences high cost (subprime) mortgages at a rate of 32.67% and has housing units in foreclosure or 90+ days delinquent at a rate of 15.64%. 55.6% of the foreclosure starts in the past year are located in this target area.

How Fund Use Addresses Market Conditions:

The estimated number of properties to make an impact (see Table 2) in the NSP3-East target area is 111. The City of Dearborn has already made significant efforts in this area through its Operation Eyesore and Neighborhood Stabilization Programs, including 58 properties assisted or in progress through HUD-NSP1. NSP3 funding will enable the City to continue its efforts in this area. Activities in this target area may include: acquisition and renovation of foreclosed properties for resale to low-middle income homebuyers and/or the demolition of blighted properties.

The estimated number of properties to make an impact in the NSP3-West target area is 38. The City of Dearborn has also made significant locally funded efforts in this area. The needs (vacancy, foreclosures/delinquencies, concentration of low-middle income persons) for this target area are not as significant as those in NSP-East. Therefore, NSP3 assistance in this target area will be limited to the demolition of blighted properties. Blight removal provides the greatest positive impact to surrounding properties; while, the failure to address blight would contribute to further decline.

The estimated number of properties to make an impact in the EDDDA target area is three. The East Dearborn Downtown Development Authority utilizes tax increment funding and other resources to implement its long-range downtown development plan. NSP3 funding will support housing development on the site of the former Montgomery Ward property. The introduction of a multi-family housing project in this location will provide additional foot traffic and disposable income to this important downtown area. This additional activity is also expected to spark the development of a two-story retail/office structure that is planned for this site.

Ensuring Continued Affordability:

a. Homebuyer purchase transactions will be subject to the City of Dearborn HUD-NSP Assisted Acquisition & Rehabilitation Homebuyer Assistance Guidelines adopted by Council Resolution #6-393-10, as may be amended. Homebuyer transactions will be secured by a recorded document that will require either:

i. Resale of the property to LI or LMMI-income homebuyers at a purchase price that does not exceed current market value (certified appraisal provided by lender or Department of Assessment value) or the FHA 203 B mortgage limit, whichever is lower, during an established affordability period. Resale transaction must include all appliances that were provided by the program. Subsequent LI or LMMI-income homebuyers must agree to program terms and conditions for the remainder of the affordability period. OR,

- ii. If the home is resold to an unqualified purchaser during the affordability period, repayment of certain proceeds will be required. After repayment, there will be no further obligations to the program.
The Affordability Period for homebuyer purchase transactions shall be:
 - iii. 10 years for purchase transactions with total homebuyer assistance of \$15,000 or less.
 - iv. 15 years for purchase transactions with total homebuyer assistance of \$15,000-\$40,000. Or,
 - v. 20 years for purchase transactions with total homebuyer assistance greater than \$40,000.
 - b. Assisted Rental Property transactions will be subject to terms and conditions enumerated in an executed development agreement. The NSP3 rental subsidy will be secured by a recorded document that requires either:
 - i. Rental of assisted units to LI or LMMI-income qualified tenants at affordable rents throughout the affordability period.
 - Rents must not exceed "affordable rents" for the full term of the affordability period.
 - Tenants must be income qualified at the time they move in, but do not have to be re-certified annually. A tenant's income may increase over time without displacement from the project, but any new tenant moving into an assisted unit must be income qualified.
 - ii. Or, repayment of certain assistance amounts.
- The Affordability Period for rental property transactions shall be:
- iii. 5 years if per unit rental subsidy is \$15,000 or less.
 - iv. 10 years if per unit rental subsidy exceeds \$15,000 but does not exceed \$40,000.
 - v. 15 years if per unit rental subsidy exceeds \$40,000.
 - vi. 20 years if project is new construction.

If the City of Dearborn or its Housing Commission acquires or retains ownership of an assisted rental property, a recorded document shall not be required. Default and recapture payments shall be limited to the amount of net resale proceeds. All other applicable terms and conditions of this section shall be fully enforced.

Definition of Blighted Structure:

Blighted structure, a property that is either:

- a. Condemnable and "unfit for human habitation" as defined at Section 11-227 of the Housing Chapter (Chapter 11) of the Dearborn Code of Ordinances; and, measured as a property for which the estimated cost of improvements exceeds
 - i. The State Equalized Value (SEV) of the property or
 - ii. The current appraised value of the property, whichever is less.

OR
- b. A property for which the estimated cost of improvements exceeds 50% of the State Equalized Value (SEV) of the property or 50% of the current appraised value of the property, whichever is less; and exhibits one or more of the following substantial deviations from code:
 - i. Structure is located less than 10 feet from structures on adjacent properties;
 - ii. Structure has an inadequate or temporary foundation;
 - iii. Structure provides less than 750 square feet of usable floor space;
 - iv. Structure is not connected to the public water and/or sewer system;
 - v. Property does not provide the required front or rear yard setback and the front setback provided is not compatible with that of adjacent properties.
 - vi. Lot is less than 40 feet in width does not provide all of the required individual and combined side yard setbacks.
 - vii. Structural integrity compromised (examples: supporting wall removed, ceiling/floor joist severed).
 - viii. Structure damaged by fire.
 - ix. Structure damaged by water or mold.

Definition of Affordable Rents:

The City of Dearborn utilizes the Detroit Metropolitan Area Fair Market Rent Schedule (DET-FMR) and HOME Program Rent Schedules as published by the US Department of Housing and Urban Development (HUD) in its Community Development Block Grant (CDBG) and HOME Program funded housing rehabilitation assistance programs.

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 "affordable rent" rate. MSHDA's Region I Utility Schedule may be used for this calculation.

The City of Dearborn will continue to rely on these same published rates for its Neighborhood Stabilization Program projects. Affordable Rent shall be defined as:

- a. For assisted households with income at or below 120% of the area median income—the Detroit Metropolitan Area Fair Market Rent (DET-FMR).
- b. For households receiving assistance under 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.
- c. Affordable rents may change over the life of a project, but shall not be reduced below the affordable rent established at the time of project commitment.

Housing Rehabilitation/New Construction Standards:

Whenever City of Dearborn NSP3 funds are utilized for housing rehabilitation the following standards will apply:

- a. Local Code. Upon completion, housing units will meet local Residential Certificate of Occupancy (C of O) requirements.
 - b. Lead Paint Hazard Reduction requirements (HUD 24 CFR Part 35 and Michigan Public Act 368 of 1978, as amended).
 - c. Energy Efficiency.
 - i. All gut rehabilitation projects will be designed to meet the standard for Energy Star Qualified New Homes.
 - ii. Mid-high rise new construction of multi-family housing will be designed to meet the Energy Star standard for multi-family building piloted by the Environmental Protection Agency and the Department of Energy.
 - iii. Other rehabilitation projects will meet these standards to the extent applicable to the rehabilitation undertaken (example, replace older/obsolete products and appliances with Energy Star labeled products).
 - d. 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. (Optional)
 - e. Barrier-Free Access or Visitability 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.

Vicinity Hiring:

NSP3 regulations require that grantees "shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity or contract with small businesses that are owned and operated by persons residing in the vicinity of assisted projects. If a new hire opportunity shall occur among the City of Dearborn Economic and Community Development Department staff assigned to administer any portion of this NSP3 grant, the posting for that position shall be outreached/forwarded to non-profit agencies serving area residents, such as ACCESS, SEMCA-Michigan Works!, JVS Detroit, Henry Ford Community College, the University of Michigan-Dearborn, and Dearborn Section 8 Voucher holders. The application, testing, interview and ranking process shall be dictated by current Dearborn Civil Service procedures. Once ranked, the names of the top-rated candidates (top three) are forwarded to the hiring department. Vicinity applicants appearing on this listing of top-rated applicants may be given extra consideration by the hiring authority. Similarly, any subrecipient engaged to administer NSP3 activities or any developer receiving more than \$100,000 in NSP3 assistance, shall be expected to outreach and "provide for the hiring of employees who reside in the vicinity" whenever a new hire opportunity arises within the performance of their subrecipient or developer agreement. For contract opportunities with an estimated cost of \$25,000 or greater, the City of Dearborn (and NSP3 subrecipients, if any) shall follow its Purchasing Ordinance, City Code of Ordinances Section 2568A "Preference for local bidders / Dearborn-based businesses." In part, this section provides that: "The person or business submitting the lowest responsive, responsible bid, according to the requirements of the bidding documents, shall be deemed the lowest bidder. If the lowest bidder is not a Dearborn-based business, a Dearborn-based business with a bid within five percent of the lowest bid shall be deemed the lowest bidder if it agrees to reduce its bid to match the bid of the lowest bidder. A lowered bid by a Dearborn-based business which is premised upon, in whole or in part, changes to or variances to the bid specifications, contract requirements, or scope of work shall be considered nonresponsible and will not be considered." [Sec 2568A (d) (1)]

Vicinity preferences shall not apply to:

1. Purchases resulting from exigent emergency conditions;
2. Purchases from sole source vendors;
3. Purchases made through the state's extended program or other cooperative agreement;
4. The procurement of goods or services utilizing an award process that is based upon criteria other than lowest cost.

Procedures for Preferences for Affordable Rental Dev.:

The NSP3-East target area (which includes the Fordson-East, Fordson-West, Salina and eastern half of the Fairlane Master Plan Communities) is predominantly zoned for single-family housing. According to the City of Dearborn's 2010-2015 Consolidated Plan (which relied upon 2000 US Census data and 2009 CHAS data), 26.5% of Dearborn's occupied housing is rental-occupied. This concentration is disproportionately higher in the NSP3-East target area: Fordson-East, 36.5%, Fordson-West, 37.6%, Salina, 62.4%, and Fairlane, 48.2%. 2010 US Census data is expected to reveal a sharp increase in the percentage of rental-occupied housing. Due to recent economic conditions, homes that are unable to resell to owner-occupants are converted to investment properties or remain vacant. Therefore, the City of Dearborn's rental housing preference will be limited to multi-family projects in the mixed-use zoning, downtown EDDDA target area. More specifically, the City of Dearborn plans to provide NSP3 resources to support the Redico-Senior Living multi-family housing development at the site of the former Montgomery Ward department store. The senior housing project is phase two of a planned mixed-use project at the southeast corner of Michigan Avenue and Schaefer. Redico (owner/developer) purchased the vacant property from the City of Dearborn after an extensive Request for Development Partner (RFDP) process that commenced in February 2006. The planned mixed-use redevelopment project includes three phases. Phase one included the development of a medical office building and a public parking structure. Oakwood Hospital (the long-term tenant of the medical facility) began its operations at this site on January 3, 2011. Phase two will provide the residential component of the mixed-use project along the eastern edge of the site (abutting and providing a buffer for the adjacent single-family neighborhood). Phase three plans a two-story retail/office structure to be located to the west of the public parking structure, with Schaefer road frontage. The new activity and disposable income resulting from the completion of phase one and phase two is expected to provide the economic synergy necessary to obtain financing for this final development phase.

If a viable rental housing project cannot be initiated in compliance with NSP3 expenditure requirements (50% within two-years and 100% within four-years), NSP3 funding will be reallocated to eligible homeownership and/or demolition projects.

Grantee Contact Information:

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City of Dearborn, Economic and Community Development Department
13615 Michigan Avenue, Suite 9, Dearborn, Michigan 48126-3582
(313) 943-2195; (313) 943-2776 Fax; (313) 943-2074 TDD

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$1,027,354.00

Total CDBG Program Funds Budgeted	N/A	\$1,027,354.00
Program Funds Drawdown	\$2,929.15	\$2,929.15
Program Funds Obligated	\$102,735.00	\$102,735.00
Program Funds Expended	\$2,929.15	\$2,929.15
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	\$154,103.10	\$0.00
Limit on Admin/Planning	\$102,735.40	\$2,929.15
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$102,735.40	\$102,735.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$256,838.50	\$256,838.50

Overall Progress Narrative:

Environmental review record complete. Notice of finding of no significant impact reposted for additional 15 public comment after revisions recommended by HUD environmental officer. No activity obligations will occur until comment periods are complete and HUD has executed release of funds.

After thorough deliberation, the developer of proposed senior rental housing development in the NSP3-EDDDA target area has declined to receive financial assistance through this NSP3 grant. For the most part, this decision is based upon the impact of the program's continuing affordability requirements.

As contemplated in the original agreement, the funding set aside for Low-Income and Middle-Income Rental Development will be reallocated to Low-Income and Middle-Income acquisition and rehabilitation of single family homes for resale to first-time homebuyers.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DBN-NSP3, Dearborn HUD-NSP3	\$2,929.15	\$1,027,354.00	\$2,929.15

Activities

Grantee Activity Number:	Acq-Rehab LI
Activity Title:	Acquisition-Rehabilitation (Homebuyers)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

DBN-NSP3

Project Title:

Dearborn HUD-NSP3

Projected Start Date:

07/01/2011

Projected End Date:

03/31/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Dearborn, Economic & Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$256,838.50
Total CDBG Program Funds Budgeted	N/A	\$256,838.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Dearborn, Economic & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of abandoned or foreclosed single-family residential properties, for resale to qualified LI or LMMI homebuyers.

Homebuyer financial assistance may be provided in the form of subsidized mortgage principal amounts, reasonable closing costs, and up to 50% of required down payment amounts. Homebuyer financial assistance shall be subject to adopted guidelines and procedures as may be amended. Current adopted guidelines provide that the assistance is provided in the form of a zero-interest, deferred loan.

Location Description:

NSP3-East Target Area. Needs score 18.3.

Activity Progress Narrative:

Funding reallocated to this activity on 6/10/2011. No activity obligations will occur until comment periods are complete for the environmental review process and HUD has executed release of funds.

Accomplishments Performance Measures

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

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
# Owner 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:	Acq-Rehab LMMI
Activity Title:	Acquistion-Rehabilitation (Homebuyers)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

DBN-NSP3

Project Title:

Dearborn HUD-NSP3

Projected Start Date:

01/01/2011

Projected End Date:

03/31/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Dearborn, Economic & Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$565,045.50
Total CDBG Program Funds Budgeted	N/A	\$565,045.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Dearborn, Economic & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of abandoned or foreclosed single-family residential properties, for resale to qualified LI or LMMI homebuyers.

Homebuyer financial assistance may be provided in the form of subsidized mortgage principal amounts, reasonable closing costs, and up to 50% of required down payment amounts. Homebuyer financial assistance shall be subject to adopted guidelines and procedures as may be amended. Current adopted guidelines provide that the assistance is provided in the form of a zero-interest, deferred loan.

Location Description:

NSP3-East target area. Needs score 18.3.

Activity Progress Narrative:

Funding reallocated to this activity on 6/10/2011.

No activity obligations will occur until comment periods are complete for the environmental review process and HUD has executed release of funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# 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
# Owner 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:	Admin
Activity Title:	Planning and Administration

Activity Category:

Administration

Project Number:

DBN-NSP3

Projected Start Date:

04/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Dearborn HUD-NSP3

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Dearborn, Economic & Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$102,735.00
Total CDBG Program Funds Budgeted	N/A	\$102,735.00
Program Funds Drawdown	\$2,929.15	\$2,929.15
Program Funds Obligated	\$102,735.00	\$102,735.00
Program Funds Expended	\$2,929.15	\$2,929.15
City of Dearborn, Economic & Community Development	\$2,929.15	\$2,929.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Grant administration and planning activities.

Location Description:

Not Applicable.

Activity Progress Narrative:

General program planning and administration.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	Demo
Activity Title:	Demolition of Blighted Structures

Activity Category:

Clearance and Demolition

Project Number:

DBN-NSP3

Projected Start Date:

04/01/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Dearborn HUD-NSP3

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Dearborn, Economic & Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$102,735.00
Total CDBG Program Funds Budgeted	N/A	\$102,735.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Dearborn, Economic & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition only of blighted structures.
 For city-owned (acquired with local funds) blighted properties that receive this assistance, a pro-rata share of any resale proceeds shall be treated as NSP3 program income.

Location Description:

NSP3-East Target Area. Needs score 18.3. 83.08% LMMI benefit area.
 NSP3-West Target Area. Needs score 17.0. 58.32% LMMI benefit area.

Activity Progress Narrative:

Identification and preliminary review of eligible properties in progress.
 No activity obligations will occur until comment periods are complete for the environmental review process and HUD has executed release of funds.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Persons	26795	13601	69294	58.30

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:	Rental-LI
Activity Title:	Downtown Rental Housing Development

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

DBN-NSP3

Project Title:

Dearborn HUD-NSP3

Projected Start Date:

04/10/2011

Projected End Date:

03/31/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

06/10/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Dearborn, Economic & Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Dearborn, Economic & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New construction of multi-family rental housing as part of the redevelopment of demolished or vacant properties.

Location Description:

EDDDA (downtown) target district. Needs score 18.

Activity Progress Narrative:

After thorough deliberation, the developer of proposed senior rental housing development in the NSP3-EDDDA target area has declined to receive financial assistance through this NSP3 grant. For the most part, this decision is based upon the impact of the program's continuing affordability requirements.

As contemplated in the original agreement, the funding set aside for Low-Income and Middle-Income Rental Development will be reallocated to Low-Income and Middle-Income acquisition and rehabilitation of single family homes for resale to first-time homebuyers.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	Rental-LMMI
Activity Title:	Downtown Rental Housing Development

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

DBN-NSP3

Project Title:

Dearborn HUD-NSP3

Projected Start Date:

04/01/2011

Projected End Date:

03/31/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

06/10/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Dearborn, Economic & Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Dearborn, Economic & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New construction of multi-family rental housing as part of the redevelopment of demolished or vacant properties.

Location Description:

EDDDA (downtown) target district. Needs score 18.

Activity Progress Narrative:

After thorough deliberation, the developer of proposed senior rental housing development in the NSP3-EDDDA target area has declined to receive financial assistance through this NSP3 grant. For the most part, this decision is based upon the impact of the program's continuing affordability requirements.

As contemplated in the original agreement, the funding set aside for Low-Income and Middle-Income Rental Development will be reallocated to Low-Income and Middle-Income acquisition and rehabilitation of single family homes for resale to first-time homebuyers.

Accomplishments Performance Measures

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