



## MSHDA NSP PROGRESS REPORT JANUARY 2010

INSTRUCTIONS: Grantees under the Michigan NSP Program are required to prepare reports for submission each quarter. Please note that the report's content is subject to change based on MSHDA's reporting needs. The information provided should be cumulative from the beginning date of the grant's term of work performance. Failure to submit a complete program progress report may jeopardize further disbursement of grant payments by the State and could result in a negative determination of the grantee's capacity for administering grant funds.

### A. PROJECT IDENTIFICATION

<b>Grantee: City of Ann Arbor</b>	<b>Grant Number: 381</b>
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### B. PROJECT STATUS

NSP Grant Amount: \$300,000	Total NSP Payments Received: \$0
Is the NSP portion on schedule? Yes or <b>No</b> If no, please provide explanation. No, Our attorney has just finalized the legal documents with our subcontractors. Subcontractors were selected in May 2009.	Percent of grant committed (committed to address + admin and expenditure underway): _____40____ %
<b>Leveraged Funds:</b> Administration _____ Financing Mechanisms A001 - \$ _____ A002 - \$ _____ Acquisition/Rehab Residential B001 - \$ _____ B002 - \$ _____ Land Banks - \$ _____ Demolition - \$ _____ Redevelopment E001 - \$ _____ E002 - \$ _____ E003 - \$ _____ E004 - \$ _____ E005 - \$ _____ Total Leveraged Funds: \$ _____	<b>NSP Expenditures (to date spent, not committed, whether on system or not):</b> Administration - <u>\$20,681.47 (thru 11.30.09)</u> Financing Mechanisms A001 - \$ _____ A002 - \$ _____ Acquisition/Rehab Residential B001 - \$ _____0_____ B002 - \$ _____0_____ Land Banks - \$ _____ Demolition - \$ _____0_____ Redevelopment E001 - \$ _____ E002 - \$ _____ E003 - \$ _____ E004 - \$ _____ E005 - \$ _____ Total NSP Funds Expended: \$ _____

1. Please provide at least three sentences explaining the current status/progress that is being made for each funding category that you have committed NSP funds to:

Administration(i.e. database creation, increasing staff, capacity building, program design)  
 We continue to educate ourselves on NSP and HUD regs, particularly Section 3 requirements. We have created guidelines, forms and have held several trainings for contractors. We have been working with our attorney to incorporate NSP rules into our contracts, affordability agreements, mortgage and note.

Financing Mechanisms  
n/a

Acquisition/Rehab Residential - B001 and/or B002

The City of Ann Arbor has a \$240,000 contract with Habitat for Humanity for 4 ADR houses. They have identified 3 residences for acquisition. One is under a purchase agreement, the environmental review is completed, specs are written and it is ready to close. The 2nd is a tax foreclosed property that is owned by the County. We are working with the County treasurer on a method to acquire the property through the county's newly

formed Land Bank. The 3<sup>rd</sup> property is a HUD \$1 home. The City notified MCB mid-December that we wish to acquire the \$1 home but have not received a response back yet.

The City of Ann Arbor has a \$240,000 contract with Community Housing Alternatives for 4 HPR houses. CHA is working with 12 buyers who have completed the homebuyer education program. These buyers are looking for homes under the HPR program. The buyers may end up purchasing Ann Arbor NSP eligible homes, or Washtenaw County NSP eligible homes.

The City of Ann Arbor approved funding for Avalon Housing Inc. to acquire an NSP-eligible rental property. Avalon and the City are working with MSHDA's multi-family department to secure additional MSHDA NSP or HOME funds before the building will be purchased. A contract for \$200,000 will be executed by March 2010.

Land Banks

n/a

Demolition

The City's blighted property committee has identified over 10 residences that are dangerous and out of building code compliance. 4 residences are in NSP-eligible census tracts. Environmental Reviews have been completed. The city is pursuing a court order to demolish the buildings. While the court order is being secured, the City is preparing specs and bid packets for the 4 NSP-eligible properties. A 5<sup>th</sup> NSP-eligible property was identified, but the City may have another source of funds to demolish the building because it is in a floodplain. If the other funding source is not available, NSP funds will be used.

Redevelopment E001, E002, E003, E004 and/or E005

n/a

2. Have you accessed the OPAL system? **Yes** or No If yes, how many activities have you entered 5?

If you have not accessed the OPAL system and/or entered activities, please provide a brief explanation.

**I certify that to the best of my knowledge and belief this report is correct, complete, and accurately presents the current status of the approved NSP project.**

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**Local Authorized Official Signature**

**Date**