

Grantee: Kent County, MI

Grant: B-08-UN-26-0002

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-UN-26-0002

Obligation Date:**Grantee Name:**

Kent County, MI

Award Date:**Grant Amount:**

\$3,912,796.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Stephanie Gingerich

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The tracts were rated from 1-10 in the Estimated Foreclosure Abandonment Risk Score (FARS) data, with 1 representing the lowest risk and 10 the greatest. 356 block groups are represented and scored in the data with a median score of 4. Scores greater than 5 indicate areas where the abandonment risk is greatest, exceeding the median as represented at Attachment 1, Estimated Foreclosure Abandonment Risk Score. Of the 356 block groups reported, 112 (or 31%) had FARS scores greater than 5, indicating increased risk. These areas are in the cities of Wyoming, Grandville, Kentwood, and Byron, Plainfield and Gaines Townships. Other communities scored above the median but when comparing per capita foreclosures they do not represent a density of properties where it is felt NSP could have as great an impact. This data is at Exhibit A (Kent County Target Areas).

NSP development will work within the boundaries of these areas as they represent the areas at greatest risk of further neighborhood decline from foreclosed and abandoned homes. Directing projects to these areas is part of a strategic approach the County is taking to limit the decline of neighborhoods due to continuing foreclosure trends. Predicted 18 month Underlying Foreclosure Rates &ndasha large percentage of tracts within the strategic areas identified by FARS are at high risk of increased foreclosure over the next 18 months. The 356 tracts in Kent County were scored from 1 to 10. The median score is 4.3 with 6 indicating a high likelihood of continued deterioration. These tracts are charted in Attachment 2 (labeled 18 Month Problem Foreclosure Rate). This predicted underlying problem foreclosure rate analysis combined with FARS supports the identification of areas of greatest need to include the cities of Wyoming, Grandville, Kentwood, and Byron, Plainfield and Gaines Townships. The areas are mapped at Exhibit A, Predicted 18 Month Foreclosure Rate. As with the FARS data, other areas in the County show percentage scores above 6% but when considering actual numbers of parcels at risk of foreclosure it is felt best to limit investment to the listed communities to have the greatest impact with limited funding.

Total Foreclosure as a Percent of Total Parcels from foreclosure information provided by CRI of the Johnson Center at GVSU. They assembled the data from multiple sources including Kent County Equalization and Treasurer&rsquos offices. Block group level analysis of areas with the highest percentages of foreclosures per number of parcels identified areas of concern. Each area had a percentage of foreclosures exceeding the County rate of 4.5% and together include over 2100 foreclosed parcels. Few areas in the county are not grossly affected by foreclosures as demonstrated in these sets of data. The greatest stabilization of neighborhoods can be achieved in more densely developed areas where the proximity of foreclosed properties to each other is most likely to impact a larger number of other parcels.

While recognizing there is as great an existing problem in the more rural parts of the county we will concentrate our stabilization efforts in the more urban, more densely developed areas identified in each of the three data sets discussed above. Three cities, Wyoming, Kentwood and Grandville as well as Gaines and Plainfield Townships have been identified as areas of great need. In an effort to concentrate NSP funds County staff considered the evaluation of the three categories listed above. Broad geography has been identified showing the areas where total foreclosure percentages, 18 month underlying problem areas and FARS scores overlap and is included on the map at Exhibit A. This area is limited to Gaines and Plainfield Townships and the cities of Wyoming, Kentwood, and Grandville. NSP funded activities will be concentrated in these areas and limited to eligible neighborhoods where the impact of the redevelopment and resale of foreclosed and abandoned properties will be the greatest.

Distribution and and Uses of Funds:

As required by Section 2301(c)(2) of HERA, the County is required to direct funding to areas of greatest need as defined by:

- Areas with the greatest percentage of home foreclosures
- Areas with the highest percentage of homes financed with a subprime mortgage related loan
- Areas identified as likely to face a significant rise in the rate of foreclosures.

The county will ensure 100% of NSP funds will benefit individuals and households with incomes at or below 120% of the area median income (AMI). Additionally, at least 25% of NSP funds will benefit individuals and households with incomes at or below 50% of the area median income. In order to meet these goals, the county proposes to allocate funding under the following general categories:

1. Purchase with rehabilitation of abandoned foreclosed homes for resale to individuals and families earning at or less than 120% area median income. The county will expend 71.1% of NSP funds in this eligible category of purchasing and rehabilitating foreclosed upon homes. Sale to individuals and households will be on affordable terms using soft second mortgages. Twenty two percent of funds in this category will be expended to provide homeownership opportunities for individuals and households earning 50% or less of AMI in order to meet the income targeting requirement of HERA. Additionally, all home purchasers will be required to attend a minimum of 8 hours of pre-purchase homeowner education in order to give them the knowledge and skills necessary to make them successful homeowners.

2. Purchase with rehabilitation abandoned and foreclosed multi-unit properties to provide affordable rental units. The county will invest 18.4% of NSP funds in this eligible category to purchase and rehabilitate apartment units in order to provide affordable rental units to individuals and households earning at or below 50% AMI. The County will expend 10% of NSP funds in this eligible category Kent County has significant numbers of foreclosed properties concentrated in the identified areas of greatest need. Partnering with existing experienced non-profit developers, the County will strategically target neighborhoods experiencing decline due to the proximity of abandoned foreclosed properties. The County will direct existing programs and funding to further this strategic targeting, when possible. Such programs include the HOME Investment Partnership Program for mortgage leveraging where appropriate and CDBG for infrastructure investment when called for. Additionally the County will ensure our development partners provide additional services to NSP beneficiaries of other social service programs so those resources enhance family and housing stability. Energy assistance, Earned Income Tax Credit education, tax preparation and county health services are among the offerings available. Funds from this category will be provided to support the establishment of a Kent County and Bank Authority as described above. The County will monitor program income and will reallocate it on eligible NSP projects. A minimum of 25% of program income will be expended on projects benefiting individuals and households earning at or below 50% AMI.

Definitions and Descriptions:

(1) Definition of blighted structure in context of state or local law.

Response: A blighted property is a blighted/abandoned/uninhabitable property that meets any of the following criteria as defined

- a) Declared a public nuisance in accocal housing, building, plumbing, fire, or other related code or ordinance.
- b) Attractive nuisance because of physical condition or use.
- c) Fire hazard or is otherwise dangerous to the safety of persons or property.
- d) Has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of 1 year or more so that the property is unfit for its intended use
- e)The property is tax reverted property owned by a municipality, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- f) The property is owned or is under the control of a land bank fast track authority under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- g) The property is improved real property that has remained vacant for 5 consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.
- h) The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within 1 year after the receipt of notice to rehabilitate from appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of affordable rents. Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response: Affordable rents will follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will not exceed 30 percent of the family’ adjusted income. If the unit receives federal or state project-based rental subsidies and the very-low income family pays a contribution toward rent not more than 30 percent of the family’ adjusted income, then the maximum rent (i.e. tenant contribution plus project based rental subsidy) is the rent allowable under the Kent County Housing Commission section 8 Housing Choice Voucher Program.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response: The Kent County Community Development Department will ensure continued affordability by utilizing the following tools:

- A. Minimum Affordability Period: The NSP assisted housing will meet at minimum HOME affordability requirements for not less than the applicable period. Units assisted with NSP dollars of \$15,000 or less are subject to a 5 year affordability period. Units with \$15,000 to \$40,000 of NSP assistance are subject to a 10 year affordability period and over \$40,000 are subject to a 15 year affordability period if affordability period is not met.
- B. Lease to Purchase: The program would transfer ownership of homes rehabilitated with NSP funds to sub recipients who will operate a lease to purchase program. Rents would be required to conform to the requirements for affordable rents defined above. When the tenant is able to buy the home, continued affordability would be provided pursuant to either a deed restriction program, or through a shared appreciation loan. The term of affordability will be defined as above based on total NSP investment in the activity.
- C. Documentation of Income-Eligibility The Kent County Community Development Department will ensure continued affordability for NSP assisted housing by requiring documentation of income-eligibility upon sale or initial occupancy through the following mechanism: 1) For homeownership: recording a notice of affordability restrictions and a regulatory agreement requiring any resale of property to be to another income-qualified buyer for an affordable housing cost; and 2) For rental: require the property manager or owner, as the case may be, to recertify that residents’ incomes still qualify on an annual basis.
- D. Energy Efficiency: A home energy analysis will be conducted before and after renovation. Kent County Community Development will require that there is a minimum of 10 percent reduction in CFM units as evidenced by pre and post-rehab blower door tests. Kent county Community Development Department will require that renovations strive to meet Energy Star Standards.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response: Kent County will require that all NSP funded activities be completed to comply with the Michigan Residential Code in effect at the time of the rehab activity as well as all local codes in effect in the community where the activity is performed. In addition all NSP funded activities will improve energy efficiency as evidenced by a 10% increase in performance as measured by pre and post construction blower door tests and HERS.

Low Income Targeting:

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$979,000. Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response: Kent County will use at least 25% of NSP funds to house individuals and families whose incomes do not exceed 50% of area median income. Experienced non-profit multi-family housing developers have indicated their willingness to purchase and rehab multi-unit residential properties which will provide affordable rental units. Their expertise will allow Kent County to invest in rental housing development at minimal costs. Management of completed units will be transferred to Community Rebuilders, an established organization whose mission is to provide safe rental units to customers at or below fair market value. Households not qualifying for conventional financing or who do not wish to purchase may rent the redeveloped properties. Limited subsidies may be made available for rental assistance from already funded sources allowing continued affordability. In addition to developing affordable rental units, the County anticipates rehabilitation of at least two single family units for purchase by households earning less than 50% of AMI. Affordability will be assured for these homeowners by only requiring the buyers to finance within their means. Affordable mortgages are defined as those requiring no more than 32% of household income to cover payments of principle, interest, taxes and insurance. NSP funds or alternative funds such as HOME may be left in the development of the unit to finance the gap between value and affordable mortgage if necessary. These funds will be monitored under the HOME affordability requirements at §24 CFR 92.254.

Acquisition and Relocation:

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income). If so, include: The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities. The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion). The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response: Drive by inventory of neighborhoods in the areas of greatest need lead us to believe demolition or conversion of dwelling units is not a priority. Existing inventories of abandoned properties lead us to believe funds will best be utilized through acquisition and rehab.

Public Comment:

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response: The draft Substantial Amendment to the Annual Action Plan was posted on the Kent County web site:

(<http://www.accesskent.com/YourGovernment/Departments/CommunityDevelopment/CommunityDevelopment.htm>) on November 7, 2008, and included a link for posting comments directly from the site as directed by HUD staff and at HUD sponsored trainings in Washington and Cleveland. The public comment period formally closed on November 31, 2008, but this is still an active link. Notice of the posting was also advertised in the Grand Rapids Press to ensure public knowledge of the comment period.

Public comments received in response to posting and advertising of the draft Substantial Amendment to the Annual Action Plan included the following observations:

-- Energy efficiency would be best measured by using blower door testing and HERS pre and post rehab and establishing a baseline with a percentage improvement required.

The recommendation had already been included in the application.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,912,796.00
Total CDBG Program Funds Budgeted	N/A	\$3,912,796.00
Program Funds Drawdown	\$38,979.87	\$3,477,319.25
Program Funds Obligated	(\$76,836.15)	\$3,848,356.85
Program Funds Expended	\$0.00	\$3,722,017.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$278,327.58	\$1,233,790.02
Program Income Drawdown	\$189,931.20	\$1,145,393.64

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	\$586,919.40	\$0.00
Limit on Admin/Planning	\$391,279.60	\$293,868.34
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$978,199.00	\$980,550.06

Overall Progress Narrative:

During the January-March 2011 quarter four NSP houses sold to new homebuyers bringing the total sold up to eighteen. By the end of the quarter four additional units were under purchase agreements. During the quarter, four households were under rehabilitation with one completed. All but two of the remaining homes for sale had buyers identified.

Twenty-seven single family and five rental properties have been acquired through the NSP Program. Eighteen (18) are located in Wyoming, twelve (12) in Kentwood and two (2) in Grandville.

The average construction cost per rehabilitation job in the Kent County NSP program is \$64,150 and the average NSP funds invested in each house has been \$149,000.

The Kent County NSP before and after slide shows are posted on the Kent County website and can be viewed at: http://www.accesskent.com/YourGovernment/Departments/CommunityDevelopment/NSP_houses.htm

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001 NSP Admin, Administration	\$9,982.17	\$376,561.11	\$169,244.12
005 NSP Acq for Rental, Acquisition for Rental 50	\$0.00	\$232,194.87	\$232,194.87
007 NSP Rental Rehab, NSP Rental Rehab	\$0.00	\$226,538.70	\$195,111.71
009 ACQ SF, ACQ-Homebuyer	\$9,083.82	\$1,828,898.53	\$1,751,989.53
011 NSP Rehab for Homeownership, Rehab for Homeownership	\$19,913.88	\$1,248,602.79	\$1,128,779.02
013 Homebuyer Assistance, Homebuyer Assistance	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	14A Inner City Christian Federation (ICCF) Rehab
Activity Title:	ICCF Owner Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

011 NSP Rehab for Homeownership

Project Title:

Rehab for Homeownership

Projected Start Date:

07/24/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

ICCF Non Profit Housing Corp.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$209,258.42
Total CDBG Program Funds Budgeted	N/A	\$209,258.42
Program Funds Drawdown	\$0.00	\$209,258.42
Program Funds Obligated	\$0.00	\$209,258.42
Program Funds Expended	\$0.00	\$219,477.95
ICCF Non Profit Housing Corp.	\$0.00	\$219,477.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$6,211.92	\$84,528.45

Activity Description:

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built before 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

Location Description:

Houses will be located in one of the Kent County Target Areas.

Activity Progress Narrative:

During this quarter we closed on the sale of the property at 2604 36th Street on February 3, 2011 to an income qualified home buyer with a sales price of \$95,000. Home buyer assistance was provided in the amount of \$19,000 in the form of a second mortgage. Program income in the amount of \$74,304.67 was received from the sale of the home. Bids were reviewed and approved for the property at 307 Mapelawn SE with construction beginning on March 10, 2011. Lead abatement, drywall and framing was done during this quarter. Expenses during this period totaled \$6,211,92, all drawn from program income. In order to record the correct cumulative total of properties, the "# of properties" was left at zero in this QPR. There is one remaining property to be completed and sold.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	0	6/7
#Energy Star Replacement Windows	64	64/21
#Additional Attic/Roof Insulation	6	6/7
#Efficient AC added/replaced	0	0/6
#Replaced thermostats	6	6/7
#Replaced hot water heaters	5	5/7
#Light Fixtures (indoors) replaced	7	7/21
#Refrigerators replaced	5	5/7
#Dishwashers replaced	3	3/7
#Low flow toilets	4	4/7
#Low flow showerheads	5	5/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/7
# of Singlefamily Units	0	6/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/2	3/5	6/7	83.33
# Owner Households	1	0	1	2/2	3/5	6/7	83.33

Activity Locations

Address	City	State	Zip
2604 36th St	Wyoming	NA	49519

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: 14A Kitson Homebuyer Rehab

Activity Title: Kitson Owner Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

011 NSP Rehab for Homeownership

Project Title:

Rehab for Homeownership

Projected Start Date:

07/24/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Lee Kitson Builder, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$274,361.92
Total CDBG Program Funds Budgeted	N/A	\$274,361.92
Program Funds Drawdown	\$19,913.88	\$274,361.92
Program Funds Obligated	\$0.00	\$288,053.13
Program Funds Expended	\$0.00	\$320,931.84
Lee Kitson Builder, Inc.	\$0.00	\$320,931.84
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$19,214.66	\$150,564.43

Activity Description:

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

Location Description:

Kent County NSP Target Areas

Activity Progress Narrative:

During this quarter the construction and landscaping were completed at 46 Colrain and the property was listed with a sales price of \$87,500. There were offers received on both 46 Colrain and 1935 Cleveland during this quarter as well. There was also an offer received on 4930 Haughey in April. All 3 properties are scheduled to close in the next Quarter. During this quarter expenses of \$40,005.09 were made. Program funds drawn during this period were for December 2010 expenses and Program income drawn was for January and February expenses.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/5
#Energy Star Replacement Windows	0	21/25

#Additional Attic/Roof Insulation	0	3/5
#Efficient AC added/replaced	0	3/5
#Replaced thermostats	0	3/5
#Replaced hot water heaters	0	3/5
#Light Fixtures (indoors) replaced	0	20/25
#Light fixtures (outdoors) replaced	0	6/10
#Refrigerators replaced	0	3/5
#Dishwashers replaced	0	3/5
#Low flow toilets	0	4/5
#Low flow showerheads	0	3/5
#Units exceeding Energy Star	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/5
# of Singlefamily Units	0	4/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	1/4	2/5	100.00
# Owner Households	0	0	0	1/1	1/4	2/5	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:	14A Lighthouse Communities Homebuyer Rehab
Activity Title:	Lighthouse Homebuyer Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

011 NSP Rehab for Homeownership

Project Title:

Rehab for Homeownership

Projected Start Date:

07/24/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Lighthouse Communities, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$442,862.70
Total CDBG Program Funds Budgeted	N/A	\$442,862.70
Program Funds Drawdown	\$0.00	\$442,862.70
Program Funds Obligated	(\$36,400.78)	\$475,367.91
Program Funds Expended	\$0.00	\$458,287.01
Lighthouse Communities, Inc.	\$0.00	\$458,287.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$72,138.12	\$217,199.56

Activity Description:

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

Location Description:

Kent County NSP Target Areas

Activity Progress Narrative:

During this quarter Lighthouse Communities, Inc. formally changed its name to LINC Community Revitalization, Inc. The property at 4708 Wolf Run was sold to an income qualified home buyer for \$105,000 and closed on January 27th with home buyer assistance provided in the amount of \$20,774.37 in the form of a second mortgage. Program income in the amount of \$76,481.90 was received. Offers were made on the properties at 2934 Boone and 5198 Madison as well. The Boone Street home closed on March 29th for \$105,000 with home buyer assistance provided in the amount of \$22,000 in the form of a second mortgage. Program income in the amount of \$79,630.95 was received. The closing for Madison will take place in the next quarter.

Program funds were de-obligated to offset the expenditure of program income in place of grant funds. Total expenditures during the quarter were \$81,493.98.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	8/9
#Energy Star Replacement Windows	15	58/45
#Additional Attic/Roof Insulation	2	7/9
#Efficient AC added/replaced	2	7/9
#Replaced thermostats	2	7/9
#Replaced hot water heaters	2	7/9
#Light Fixtures (indoors) replaced	31	62/45
#Light fixtures (outdoors) replaced	10	21/18
#Refrigerators replaced	2	7/9
#Dishwashers replaced	2	7/9
#Low flow toilets	4	11/12
#Low flow showerheads	3	9/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	8/9
# of Singlefamily Units	2	8/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	2	1/1	4/8	8/9	62.50
# Owner Households	0	1	2	1/1	4/8	8/9	62.50

Activity Locations

Address	City	State	Zip
2934 Boone SW	Wyoming	NA	49519
4708 Wolf Run SE	Kentwood	NA	49548

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: 14A Mohawk Construction - Rehab

Activity Title: Mohawk Construction Owner Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

011 NSP Rehab for Homeownership

Project Title:

Rehab for Homeownership

Projected Start Date:

02/01/2013

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Mohawk Construction Group, LLC

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$145,804.13
Total CDBG Program Funds Budgeted	N/A	\$145,804.13
Program Funds Drawdown	\$0.00	\$145,804.13
Program Funds Obligated	\$0.00	\$154,992.33
Program Funds Expended	\$0.00	\$145,804.13
Mohawk Construction Group, LLC	\$0.00	\$145,804.13
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$7,050.15	\$41,618.62

Activity Description:

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

Location Description:

Kent County NSP Target Areas

Activity Progress Narrative:

During this quarter the house at 3084 Carmel closed on January 27th for \$100,000 with home buyer assistance provided in the amount of \$20,000 in the form of a second mortgage. Program income in the amount of \$72,083.25 was received. The house at 1056 Rathbone has an accepted offer on it in the amount of \$69,900 and is anticipated to close early in the next quarter. A total of \$7,050.15 was expended during the quarter all drawn from program income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/2
#Energy Star Replacement Windows	4	4/14

#Additional Attic/Roof Insulation	1	1/2
#Efficient AC added/replaced	1	1/2
#Replaced thermostats	1	1/2
#Replaced hot water heaters	1	1/2
#Light Fixtures (indoors) replaced	10	10/10
#Light fixtures (outdoors) replaced	3	3/4
#Refrigerators replaced	1	1/2
#Dishwashers replaced	1	1/2
#Low flow toilets	2	2/3
#Low flow showerheads	2	2/2

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

Activity Locations

Address	City	State	Zip
3084 Carmel SW	Grandville	NA	49418

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: 14B NSP Set-aside Rental Rehab

Activity Title: NSP Rental Rehab ADR50

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

007 NSP Rental Rehab

Project Title:

NSP Rental Rehab

Projected Start Date:

02/13/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Lighthouse Communities, Inc.

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$422,091.07
Total CDBG Program Funds Budgeted	N/A	\$422,091.07
Program Funds Drawdown	\$0.00	\$195,111.71
Program Funds Obligated	\$0.00	\$226,538.70
Program Funds Expended	\$0.00	\$184,437.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$122,358.69

Activity Description:

Developer will seek one-, two- and four-unit foreclosed rental properties for consideration under the Kent County NSP. Rental units will be made affordable to households at 50% Area Median Income or less. All units will be brought up to code, receive extensive energy efficiency improvements and marketability upgrades.

Location Description:

Activities will be restricted to target area identified in Section 1, A and B. Kent County will partner with experienced non-profit developers in these areas that meet NSP objectives and redevelop those areas where continuing foreclosures are deteriorating the quality of neighborhoods.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/9
#Energy Star Replacement Windows	0	3/40
#Additional Attic/Roof Insulation	0	3/10
#Efficient AC added/replaced	0	3/10
#Replaced thermostats	0	3/10
#Replaced hot water heaters	0	3/10

#Light Fixtures (indoors) replaced	0	3/30
#Light fixtures (outdoors) replaced	0	3/20
#Refrigerators replaced	0	3/10
#Dishwashers replaced	0	3/10
#Low flow toilets	0	3/10
#Low flow showerheads	0	3/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/10	0/0	6/10	100.00
# Renter Households	0	0	0	6/10	0/0	6/10	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:	14G Acquisition for Rental
Activity Title:	Acquisition for Rental for 25% Set-Aside

Activity Category:

Acquisition - general

Project Number:

005 NSP Acq for Rental

Projected Start Date:

07/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition for Rental 50

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Lighthouse Communities, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$153,724.52
Total CDBG Program Funds Budgeted	N/A	\$153,724.52
Program Funds Drawdown	\$0.00	\$153,724.52
Program Funds Obligated	\$0.00	\$153,724.52
Program Funds Expended	\$0.00	\$190,855.33
Lighthouse Communities, Inc.	\$0.00	\$190,855.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$132,313.75

Activity Description:

This is strictly an acquisition activity and the performance measure for national objective will be reported at activity 14B NSP Set-aside Rental Rehab when the properties are leased/occupied.

Acquisition of one-, two- to four-unit foreclosed rental properties for permanent rental for households at or below 50% Area Median Income. Rents limits are set at the 50% Area Median Income rent limits published by the Kent County Housing Commission, including utility allowances. The rental units have a fifteen year affordability period.

Location Description:

Kent County NSP Target areas

Activity Progress Narrative:

This activity will be closed because all acquisition and rehabilitation will be reported under the "14B NSP Set-aside Rental Rehab" activity going forward. This activity was a support activity for rehabilitation of the rental units and the beneficiaries should not have been reported at this activity. Under this activity six rental units were purchased for rent to households at or below 50% area median income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/6
# of Parcels acquired voluntarily	0	4/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	6/6
# of Singlefamily Units	6	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	5/0	0/0	5/0	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: 14G Habitat LH25
Activity Title: Acq and Rehab Habitat LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

009 ACQ SF

Project Title:

ACQ-Homebuyer

Projected Start Date:

07/24/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat for Humanity Kent County

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$194,271.40
Total CDBG Program Funds Budgeted	N/A	\$194,271.40
Program Funds Drawdown	\$9,083.82	\$194,271.40
Program Funds Obligated	\$0.00	\$270,000.00
Program Funds Expended	\$0.00	\$194,271.40
Habitat for Humanity Kent County	\$0.00	\$194,271.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$45,669.04	\$45,669.04

Activity Description:

Habitat will identify available abandoned foreclosed single-family properties. These properties will be purchased at a discount. Habitat will write work specifications to bring the unit to code and redevelop the property for resale to a household at or below 50% AMI. Habitat for Humanity is bringing all of their homes up to LEED certification standards. Homebuyer assistance may be provided as part of project costs.

Location Description:

Houses will be located in target area identified in section 1 A and B.

Activity Progress Narrative:

During this quarter rehabilitation done on the home at 1242 Rathbone includes insulation and drywall completed, cabinets installed, painting, trim and siding in process. The work on the home at 1146 Albers during this quarter includes framing, window installation, roofing, drywall, painting, trim work, new flooring and updating of electrical, plumbing and mechanical. Both homes have anticipated completion dates in the next quarter and have income qualified home buyers already in place. During the quarter \$52,394.60 in expenditures were made. Program funds were drawn in the amount of \$9,083.82 for December expenses.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/3	0/0	1/3	100.00
# Owner Households	0	0	0	1/3	0/0	1/3	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: 14G ICCF 002 36th Street

Activity Title: Acq 36th Street

Activity Category:

Acquisition - general

Project Number:

009 ACQ SF

Projected Start Date:

07/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQ-Homebuyer

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

ICCF Non Profit Housing Corp.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$84,976.52
Total CDBG Program Funds Budgeted	N/A	\$84,976.52
Program Funds Drawdown	\$0.00	\$84,976.52
Program Funds Obligated	\$0.00	\$84,976.52
Program Funds Expended	\$0.00	\$83,776.52
ICCF Non Profit Housing Corp.	\$0.00	\$83,776.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$74,304.67	\$74,304.67
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is a support activity for the performance measure achieved under 14A Inner City Christian Federation (ICCF) Rehab. The unit will be counted at that activity when the home is occupied and the performance measure for this activity will remain zero because the national objective is being met at the rehab activity.

A single family 3 bedroom, 1 bath home was purchased at 2604 36th Street SW, Wyoming, MI for \$78,900, 1% below the appraised value of \$80,000. The closing took place on 10/9/09. The home was built in 1961 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$27,715 includes energy efficient improvements including a new 90% or higher efficiency furnace and water heater, Energy Star rated appliances, increased insulation in attic, update electrical and plumbing systems, replace light fixtures, update kitchen and bathroom and new carpet and floor coverings through out. Exterior improvements include grading as needed before installation of new driveway, new roof, removal of tree stump, repair of deck stairs and landscaping as needed. We are budgeting \$18,000 for homebuyer assistance, sales price is \$90,000.

Location Description:

Activity is located in the Wyoming census tract 0138.01

Activity Progress Narrative:

Program income in the amount of \$74,304.67 received for sale of property. The home was sold for \$95,000.00 and a soft second was provided to the home buyer in the amount of \$19,000.00 to make the home affordable. The affordability period is 15 years. Proceeds of sale in the amount of \$1,695.33 covered settlement charges to seller and final property tax payments. Program income will be used to fund additional NSP activities.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Properties	0	1/1
# of Parcels acquired voluntarily	0	1/1

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

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: 14G Kitson Builder 002 - Homebuyer Acquisition

Activity Title: ACQ Kitson properties

Activity Category:

Acquisition - general

Project Number:

009 ACQ SF

Projected Start Date:

07/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQ-Homebuyer

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Lee Kitson Builder, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$114,194.56
Total CDBG Program Funds Budgeted	N/A	\$114,194.56
Program Funds Drawdown	\$0.00	\$114,194.56
Program Funds Obligated	(\$12,397.00)	\$114,194.56
Program Funds Expended	\$0.00	\$114,194.56
Match Contributed	\$0.00	\$0.00
Program Income Received	\$55,457.76	\$55,457.76
Program Income Drawdown	\$0.00	\$1,263.28

Activity Description:

This activity is a support activity for the performance measure achieved under 14A Kitson Homebuyer Rehab. The two units will be counted at that activity when the home is occupied and the performance measure for this activity will remain zero because the national objective is being met at the rehab activity.

This activity will include acquisition of foreclosed or abandoned properties by Kitson Builders for resale to households up to 120% of Area Median Income. Two properties purchased under this activity included one ofn Groveland SW and Colrain SW both in Wyoming, MI.

Location Description:

Homes to be acquired will be located in one of the Kent County NSP target areas.

Activity Progress Narrative:

Program income received for sale of Groveland, deposited on 1/6/2011. This program income will be used to offset January expenses when the next drawdown is done.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
# of Parcels acquired voluntarily	0	2/2

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	1/0	1/0	100.00
# Owner Households	0	0	0	0/0	1/0	1/0	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: 14G Lighthouse 005-Mohawk

Activity Title: ACQ Mohawk

Activity Category:

Acquisition - general

Project Number:

009 ACQ SF

Projected Start Date:

07/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

ACQ-Homebuyer

Projected End Date:

05/21/2010

Completed Activity Actual End Date:

Responsible Organization:

Lighthouse Communities, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$111,670.04
Total CDBG Program Funds Budgeted	N/A	\$111,670.04
Program Funds Drawdown	\$0.00	\$111,670.04
Program Funds Obligated	\$0.00	\$111,670.04
Program Funds Expended	\$0.00	\$111,670.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$120,889.76
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is a support activity for the performance measure achieved under 14A Lighthouse Communities Homebuyer Rehab. The performance measure for this activity will remain zero because the national objective and beneficiary accomplishment is being reported at the rehab activity.

A single family 3 bedroom, 1.5 bath home was purchased at 3918 Mohawk Avenue SW, Grandville MI for \$104,900, 3% below the appraised value of \$108,000. The closing took place on 10/9/09. The home was built in 1972 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$50,000 includes energy efficient improvements including window and door replacements, increased insulation to attic, electrical and plumbing updated, remodel of kitchen and baths, new energy star 90% or better efficiency furnace and water heater, new paint and flooring through out. Exterior improvements include new roof, garage door, repair retaining wall in back and front porch steps and landscaping. The resale price is \$155,000. Homebuyer assistance is budgeted in the amount of \$31,000

Location Description:

This home is in the NSP target area for Grandville. The neighborhood surrounding this property is very desirable and appears to stable.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of Parcels acquired voluntarily	0	1/1

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

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	1/0	1/0	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: 14G Lighthouse Owner Acquisition

Activity Title: 14G Lighthouse SF ACQ

Activity Category:

Acquisition - general

Project Number:

009 ACQ SF

Projected Start Date:

07/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQ-Homebuyer

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Lighthouse Communities, Inc.

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$369,295.81
Total CDBG Program Funds Budgeted	N/A	\$369,295.81
Program Funds Drawdown	\$0.00	\$369,295.81
Program Funds Obligated	\$0.00	\$369,295.81
Program Funds Expended	\$0.00	\$374,820.82
Lighthouse Communities, Inc.	\$0.00	\$374,820.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$76,481.90	\$160,517.11
Program Income Drawdown	\$0.00	\$110,899.56

Activity Description:

This activity is a support activity for the performance measure achieved under 14A Lighthouse Communities Homebuyer Rehab. The performance measure for this activity will remain zero because the national objective and beneficiary accomplishment is being reported at the rehab activity.

The activity includes acquisition of foreclosed houses for resale to households at or below 120% area median income. This activity is for Lighthouse Communities single family acquisition to be funded primarily with program income received from sale of other rehabilitated NSP houses. If not funded with program income directly, when program income is drawn to cover the cost of other activities, the program funds they "replace" will be moved to this activity for acquisition. Properties purchased under this activity included properties on the following streets: Highlander, Ash, Boone, Madison, and Wolf Run.

Location Description:

Kent County NSP target areas.

Activity Progress Narrative:

Wolf Run sold on 1/27/11 and program income was received in the amount of \$76,481.90.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/5
# of Parcels acquired voluntarily	0	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	5	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	-1	0	1/0	0/0	1/0	100.00
# Owner Households	0	0	0	1/0	0/0	1/0	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: 14G Mohawk Construction 002 Carmel

Activity Title: ACQ Carmel

Activity Category:

Acquisition - general

Project Number:

009 ACQ SF

Projected Start Date:

07/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

ACQ-Homebuyer

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Mohawk Construction Group, LLC

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$85,967.93
Total CDBG Program Funds Budgeted	N/A	\$85,967.93
Program Funds Drawdown	\$0.00	\$85,967.93
Program Funds Obligated	\$0.00	\$85,967.93
Program Funds Expended	\$0.00	\$85,967.93
Mohawk Construction Group, LLC	\$0.00	\$85,967.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$72,083.25	\$72,083.25
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is a support activity for the performance measure achieved under 14A Mohawk Construction - Rehab. The unit will be counted at that activity when the home is occupied and the performance measure for this activity will remain zero. An offer was made and accepted in the amount of \$80,000.00 for the acquisition of a foreclosed home at 3084 Carmel SW Avenue, Grandville, MI. The home will be rehabilitated and sold to a household earning at or below 120% AMI. The national objective will be met when the house becomes occupied and will be reported also under Grantee Activity Number 14A Mohawk Construction - Rehab.

Location Description:

The activity is located in the Grandville NSP Target Area.

Activity Progress Narrative:

Home sold on 1/27/11 to an owner occupant. The sales proceeds totaled 72,083.25.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of Parcels acquired voluntarily	0	1/1

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

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	0/1	0/1	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: Admin

Activity Category:

Administration

Project Number:

001 NSP Admin

Projected Start Date:

02/13/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Kent County Community Development Department

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$376,561.11
Total CDBG Program Funds Budgeted	N/A	\$376,561.11
Program Funds Drawdown	\$9,982.17	\$169,244.12
Program Funds Obligated	(\$28,038.37)	\$376,561.11
Program Funds Expended	\$0.00	\$198,380.43
Kent County Community Development Department	\$0.00	\$198,380.43
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$39,647.31	\$124,624.22

Activity Description:

General program administrative funding

Location Description:

82 Ionia Ave NW, Suite 390, Grand Rapids, MI 49503-3036

Activity Progress Narrative:

During the quarter, staff continued to complete day to day tasks of the NSP program including processing construction invoices, construction site visits, review of homebuyer qualifications, and program reporting and planning. The program activity has been ramping down with the achievement of completed rehabilitation projects and home sales. Staff attended the regional Foreclosure Response Team meeting in February and received updated foreclosure information for Kent County.

>

>Additional guidance has been coming out from HUD in regards to DRGR reporting and activity set up. Staff attended two webinars regarding DRGR and troubleshooting the reports module. Modifications were made to the Action Plan to remove the duplicate reporting that was occurring due to activities being separated into acquisition and rehabilitation activities. Program funds were de-obligated in the amount of \$28,038.37 to offset the use of program income to cover admin expenses in place of program funds.

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
