

NEIGHBORHOOD STABILIZATION PROGRAM (NSP) PLAN
AMENDMENT NO. 6

It is proposed that amendment No. 6 to the City of Warren Neighborhood Stabilization Program (NSP) Plan as outlined below be adopted. This amendment will transfer funds from slow moving activities to achieve compliance with the September 2010 deadline to commit all NSP funds.

Amendment 6A:

Decrease funding allocated for Activity NSP-01-01A Downpayment & Rehabilitation Direct Assistance (DRA) from \$210,000 to \$30,000. Transfer \$180,000 from this activity to Activity NSP-01-03A Rehabilitation Resale.

Amendment 6B:

Decrease funding allocated for Activity NSP-01-01B Downpayment & Rehabilitation Direct Assistance (DRA) LH25 set aside from \$90,000 to \$30,000. Transfer \$60,000 from this activity to Activity NSP-01-03B Rehabilitation Resale LH25 set aside.

Amendment 6C:

Decrease funding allocated for Activity NSP-02-02 Demolition from \$298,750 to \$250,000. Transfer \$48,750 from this activity to Activity NSP-01-03A Rehabilitation Resale.

The Table 2R below summarizes the changes the proposed amendments will have on the allocation of funds and anticipated accomplishments, beneficiaries, and activity location.

Written comments may be submitted until 5:00 p.m. on Tuesday, July 6, 2010, to:

**City of Warren, Community Development Program
One City Square, Suite 210, Warren, Michigan 48093
rfurlong@cityofwarren.org**

These amendments will be submitted to City Council for action at their July 13, 2010 meeting.

TABLE 2R SUMMARY OF ALLOCATIONS, ACCOMPLISHMENTS, AND BENEFICIARIES				
Activity No.	Activity Title/ Description	Current Allocation	Current Anticipated Accomplishments/ Beneficiaries/ Location	Amendment No. 6 Allocation of Funds/ Anticipated Accomplishments/ Beneficiaries/Location
NSP-01-01A	Downpayment & Rehabilitation Direct Assistance (DRA) – Provide financial assistance for NSP eligible households to purchase and rehabilitate abandoned or foreclosed properties in NSP Target Areas that they will occupy as their primary residence. It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.	\$210,000 entitlement	Estimated 7 households/ anticipate 0 Low, 3 Mod, 4 Mid income households/ 1 area NW, 2 area SW, 2 area SVD, and 2 area SE	\$30,000 entitlement Estimated 1 household/ anticipate 0 Low, 0 Mod, 1 Mid income households/ 1 area NW, 0 area SW, 0 area SVD, and 0 area SE
NSP-01-01B	Downpayment & Rehabilitation Direct Assistance (DRA) LH25 Set-Aside– Provide financial assistance for NSP eligible households to purchase and rehabilitate abandoned or foreclosed properties in NSP Target Areas that they will occupy as their primary residence. It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.	\$90,000 entitlement	Estimated 3 households/ anticipate 3 Low, 0 Mod, 0 Mid income households/ 0 area NW, 2 area SW, 1 area SVD, and 0 area SE	\$30,000 entitlement Estimated 1 households/ anticipate 1 Low, 0 Mod, 0 Mid income households/ 0 area NW, 1 area SW, 0 area SVD, and 0 area SE

TABLE 2R (CONTINUED)				
SUMMARY OF ALLOCATIONS, ACCOMPLISHMENTS, AND BENEFICIARIES				
Activity No.	Activity Title/ Description	Current Allocation	Current Anticipated Accomplishments/ Beneficiaries/ Location	Amendment No. 6 Allocation of Funds/ Anticipated Accomplishments/ Beneficiaries/Location
NSP-01-02	<p>Development of Affordable Housing – Homes will be developed (rehabilitation or new construction) as affordable housing on foreclosed properties in NSP Target Areas by the City or non-profit such as Habitat for Humanity. These homes will be sold to NSP eligible households who will occupy the homes as their primary residence. Downpayment and closing cost assistance will be paid with proceeds from sale. The balance of proceeds will be program income available for additional NSP activities as required by NSP rules and regulations. It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.</p>	\$1,095,000 entitlement	8 homes/anticipate 8 low income households/ 0 area SW, 5 area SVD, 3 area SE	No change
NSP-01-03A	<p>Rehabilitation Resale – City will acquire abandoned or foreclosed properties. All will be in NSP Target Areas. Homes will be rehabilitated and resold to NSP eligible households who will occupy them as their primary residence. Downpayment and closing cost assistance will be paid with proceeds from sale. The balance of proceeds will be program income available for additional NSP activities as required by NSP rules and regulations. It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.</p>	\$1,681,500 entitlement; \$640,000 estimated program income; (\$2,321,500 total)	22 homes/ anticipate 0 Low, 11 Mod, 11 Mid income households/ 10 area SW, 7 area SVD, 4 area SE	\$1,910,250 entitlement; \$640,000 estimated program income; (\$2,550,250 total) 18 homes/anticipate 0 Low, 9 Mod, 9 Mid income households/ 9 area SW, 6 area SVD, 3 area SE

TABLE 2R (CONTINUED)
SUMMARY OF ALLOCATIONS, ACCOMPLISHMENTS, AND BENEFICIARIES

Activity No.	Activity Title/ Description	Current Allocation	Current Anticipated Accomplishments/ Beneficiaries/ Location	Amendment No. 6 Allocation of Funds/ Anticipated Accomplishments/ Beneficiaries/ Location
NSP-01-03B	<p>Rehabilitation Resale LH25 Set-Aside—City will acquire abandoned or foreclosed properties. All will be in NSP Target Areas. Homes will be rehabilitated and resold to NSP eligible households who will occupy them as their primary residence. Downpayment and closing cost assistance will be paid with proceeds from sale. The balance of proceeds will be program income available for additional NSP activities as required by NSP rules and regulations.</p> <p>It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.</p>	<p>\$365,000 entitlement; \$80,000 estimated program income; (\$445,000 total)</p>	<p>4 homes/ anticipate 4 Low, 0 Mod, 0 Mid income households/ 1 area SW, 3 area SVD, 0 area SE</p>	<p>\$425,000 entitlement; \$80,000 estimated program income; (\$505,000 total) 4 homes/anticipate 4 Low, 0 Mod, 0 Mid income households/ 1 area SW, 3 area SVD, 0 area SE</p>
NSP-02-01	<p>Demolition of Blighted Residential Structures – City will demolish blighted residential structures. All will be in NSP Target Areas.</p> <p>It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.</p>	<p>\$298,750 entitlement</p>	<p>50 blighted residential structures/ Anticipate 15 area SW, 20 area SVD, 15 area SE</p>	<p>\$250,000 entitlement 50 blighted residential structures/ Anticipate 15 area SW, 20 area SVD, 15 area SE</p>
NSP-02-02	<p>Acquisition and Demolition of North Bay Machinery</p>	<p>\$534,000 entitlement</p>	<p>1 blighted industrial building</p>	<p>No change</p>
NSP-03-01	<p>Homebuyer Education</p>	<p>\$17,250 entitlement</p>	<p>Anticipate 8 Low, 26 Mod, 26 Mid income households/ 18 area SW, 18 area SVD, 18 area SE, 6 area NW</p>	<p>No change</p>

TABLE 2R (CONTINUED)				
SUMMARY OF ALLOCATIONS, ACCOMPLISHMENTS, AND BENEFICIARIES				
Activity No.	Activity Title/ Description	Current Allocation	Current Anticipated Accomplishments/ Beneficiaries/ Location	Amendment No. 6 Allocation of Funds/ Anticipated Accomplishments/ Beneficiaries/Location
NSP-03-02	Homes will be developed (rehabilitation or new construction) as affordable housing on vacant properties in NSP Target Areas by Habitat for Humanity. These homes will be sold to NSP eligible households who will occupy the homes as their primary residence. Downpayment and closing cost assistance will be paid with proceeds from sale. It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.	\$135,000 entitlement	1 homes/ anticipate 1 Low income households/ 0 area SVD, 1 area SE	No Change
NSP-03-03	Construction of Park at Owen Jax Recreation Center	\$820,500 entitlement	Construction of 1 public facility	No Change
NSP-04-01	NSP Administration (Entitlement and 10% of Estimated Program Income)	\$582,447 entitlement; \$112,000 est prg inc; (\$694,447 total)	NA	No Change
	Total NSP Entitlement	\$5,829,447		\$5,829,447
	Total Program Income (Estimated)	\$1,112,000		\$787,000
	Grand Total			\$6,616,447