

**2008-2009 NEIGHBORHOOD STABILIZATION PROGRAM (NSP1) PLAN
AMENDMENT NO. 9 PROPOSED FOR ADOPTION SEPTEMBER 27, 2011**

The City of Warren previously adopted a Neighborhood Stabilization Program One (NSP1) Plan that outlined activities the City planned to undertake with \$5,829,447 in NSP1 funds. NSP1 Amendment No. 9 as stated below is being presented to the Warren City Council for adoption on September 27, 2011. The Table 2R attached summarizes the activities in the NSP1 Plan after adoption of Amendment No. 9 including the allocation of funds and anticipated accomplishments, beneficiaries, and location for each activity.

Amendment 9A:

Decrease funding allocated for Activity NSP1-02-02 Acquisition and Demolition of North Bay Machinery from \$474,000.00 to \$458,250.05. Transfer \$15,749.95 from this Activity to Activity NSP1-03-03 Construction of Park at Owen Jax. (Activity NSP1-02-02 has been completed and all payments issued, reprogramming the unencumbered funds will allow this activity to be closed out).

Amendment 9B:

Increase funding allocated for Activity NSP1-03-03 Construction of Park at Owen Jax from \$880,500.00 to \$896,249.95. Funding in the amount of \$15,749.95 will come from NSP1-02-02 Acquisition and Demolition of North Bay Machinery. Additional funding is necessary because an undercut in the parking areas was required due to poor soil conditions. In addition, there was required electric equipment, larger pavilion footings, and construction fencing to enclose the spoils pile that were omitted in the original project design. Finally, the Planning Department is requesting that additional trees be planted along the berm to screen the new parking lots from the residences to the north.

**NEIGHBORHOOD STABILIZATION PROGRAM (NSP) PLAN
AMENDMENT NO. 9**

TABLE 2R SUMMARY OF ALLOCATIONS, ACCOMPLISHMENTS, AND BENEFICIARIES				
Activity No.	Activity Title/ Description	Current Allocation	Current Anticipated Accomplishments/ Beneficiaries/ Location	Amendment No. 9 Allocation of Funds/ Anticipated Accomplishments/ Beneficiaries/Location
NSP1-01-01A	Downpayment & Rehabilitation Direct Assistance (DRA) – Provide financial assistance for NSP eligible households to purchase and rehabilitate abandoned or foreclosed properties in NSP1 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.	\$30,000 entitlement	Estimated 1 households/ anticipate 0 Low, 1 Mod, 0 Mid income households/ 1 area NW, 0 area SW, 0 area SVD, and 0 area SE	No change

TABLE 2R (CONTINUED)				
SUMMARY OF ALLOCATIONS, ACCOMPLISHMENTS, AND BENEFICIARIES				
Activity No.	Activity Title/ Description	Current Allocation	Current Anticipated Accomplishments/ Beneficiaries/ Location	Amendment No. 9 Allocation of Funds/ Anticipated Accomplishments/ Beneficiaries/Location
NSP-01-01B	Downpayment & Rehabilitation Direct Assistance (DRA) LH25 Set-Aside- Activity Cancelled	\$0 entitlement	\$0 entitlement Estimated 0 households/ anticipate 0 Low, 0 Mod, 0 Mid income households/ 0 area NW, 0 area SW, 0 area SVD, and 0 area SE	No Change
NSP-01-02	Development of Affordable Housing – Homes will be developed (rehabilitation or new construction) as affordable housing on foreclosed properties in NSP1 Target Areas by the City or non-profit such as Habitat for Humanity. These homes will be sold to NSP1 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 NSP1 activities as required by NSP1 rules and regulations. It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.	\$1,095,000 entitlement	8 homes/anticipate 8 low income households/ 0 area SW, 5 area SVD, 3 area SE	No Change

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

Activity No.	Activity Title/ Description	Current Allocation	Current Anticipated Accomplishments/ Beneficiaries/ Location	Amendment No. 9 Allocation of Funds/ Anticipated Accomplishments/ Beneficiaries/Location
NSP-01-03A	Rehabilitation Resale – City will acquire abandoned or foreclosed properties. All will be in NSP1 Target Areas. Homes will be rehabilitated and resold to NSP1 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 NSP1 activities as required by NSP1 rules and regulations. It is estimated 90% of these funds will be spent on projects & 10% on activity delivery.	\$1,910,250 entitlement; \$630,000 estimated program income; (\$2,540,250 total)	22 homes/ anticipate 0 Low, 11 Mod, 11 Mid income households/ 10 area SW, 7 area SVD, 4 area SE	No Change
NSP-01-03B	Rehabilitation Resale LH25 Set-Aside–City will acquire abandoned or foreclosed properties. All will be in NSP1 Target Areas. Homes will be rehabilitated and resold to NSP1 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 NSP1 activities as required by NSP1 rules and regulations. It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.	\$455,000 entitlement; \$150,000 estimated program income; (\$605,000 total)	6 homes/anticipate 6 Low, 0 Mod, 0 Mid income households/ 1 area SW, 4 area SVD, 1 area SE	No Change
NSP-02-01	Demolition of Blighted Residential Structures – City will demolish blighted residential structures. All will be in NSP1 Target Areas. It is estimated 90% of these funds will be spent on projects and 10% on activity delivery.	\$250,000 entitlement	41 blighted residential structures/ Anticipate 10 SW, 21 area SVD, 10 area SE	No Change

TABLE 2R (CONTINUED)				
SUMMARY OF ALLOCATIONS, ACCOMPLISHMENTS, AND BENEFICIARIES				
Activity No.	Activity Title/ Description	Current Allocation	Current Anticipated Accomplishments/ Beneficiaries/ Location	Amendment No. 9 Allocation of Funds/ Anticipated Accomplishments/ Beneficiaries/Location
NSP-02-02	Acquisition and Demolition of North Bay Machinery	\$474,000 entitlement	1 blighted industrial building	\$458,250.05/ 1 blighted industrial building
NSP-03-01	Homebuyer Education	\$17,250 entitlement	Anticipate 8 Low, 26 Mod, 26 Mid income households/ 18 area SW, 18 area SVD, 18 area SE, 6 area NW	No change
NSP-03-02	Homes will be developed (rehabilitation or new construction) as affordable housing on vacant properties in NSP1 Target Areas by Habitat for Humanity. These homes will be sold to NSP1 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	\$880,500 entitlement	Construction of 1 public facility	\$896,249.95/ Construction of 1 public facility
NSP-04-01	NSP Administration (Entitlement and 10% of Estimated Program Income)	\$582,447 entitlement; \$85,000 est prg inc; (\$667,447 total)	NA	No Change
	Total NSP Entitlement	\$5,829,447		\$5,829,447
	Total Program Income (Estimated)	\$865,000		\$865,000
	Grand Total	\$6,694,447		\$6,694,447