

Grantee: Genesee County, MI

Grant: B-11-UN-26-0001

October 1, 2014 thru December 31, 2014 Performance



Grant Number:

B-11-UN-26-0001

Obligation Date:**Award Date:****Grantee Name:**

Genesee County, MI

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$2,663,219.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$2,663,219.00

Estimated PI/RL Funds:

\$2,000,000.00

Total Budget:

\$4,663,219.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Genesee County Neighborhood Stabilization Program 3 (NSP3) funds will be used for the following activities:

Demolition and clearance- clearance of blighted properties to assist in stabilizing neighborhoods in target areas throughout Genesee County (\$266,322);

Acquisition/rehabilitation-purchase of vacant foreclosed single-family properties for rehabilitation/resale (\$2,000,575);

Homebuyer assistance- provide funding to low- and very low-income households for the purchase of a NSP rehabilitated property (\$130,000);

Program Administration- funding for costs associated with implementation of NSP3 in Genesee County (\$266,322).

How Fund Use Addresses Market Conditions:

In order to meet the principles and objectives of the NSP laid out in the NSP3 NOFA, such as target and reconnect neighborhoods, rapidly arrest decline and develop viable urban communities, Genesee County only chose target areas that were located within the U.S. Census 2000 urbanized boundary. This ensures that areas chosen have a determined density level and therefore the impact of each property assisted with NSP funding will positively affect many other properties.

Genesee County understands the importance of targeting and concentrating funding in order to have the greatest impact, therefore, many of the areas chosen for NSP1 will also receive funding under NSP3.

Staff also evaluated areas based on their housing stock and if it is appropriate for very low- to middle income households, taking into consideration square footage, utility bills, and maintenance and lawn upkeep. It was also important that any new areas added for NSP3 have access to neighborhood amenities, be near schools and have easy access to major roadways and expressways.

The amount of funding allocated to each municipality is based on the number of housing units in each of the target areas within the municipality, the impact number provided by HUD for each target area and the number of blighted structures in each target area. Ten percent of funding will be set-aside strictly for demolition and the costs associated with it, in order to demolish blighted structures that are negatively impacting target areas. Also, twenty-five percent of funding will be set-aside to assist households at or below 50% of Area Median Income.

Ensuring Continued Affordability:

Rental Units - Long term affordability of rental units will be achieved through an annual monitoring process. The agency made responsible for oversight of any rental housing developed under the NSP program will keep records pertaining to annual rent charged to each renter. An annual re-evaluation of income will be required of each tenant to ensure that rents do not exceed affordability requirements and income guidelines continue to be met.

Sale Units- Long term affordability of sale units will be ensured by using a 15 year affordability period on all down payment and closing costs assistance and any mortgage subsidy provided to the homebuyer.

Properties acquired with NSP funding and sold to qualified homebuyers will require a specific affordability period. Affordability requirements will be attached through a forgivable lien process over a 15-year period, regardless of the amount of funding provided. A lien equal to the amount of down payment and closing cost assistance will be placed on the property. If a mortgage subsidy is provided, a lien equal to the amount of the subsidy will be placed on the property. If the property is sold within the first five years, the entire lien amount must be paid back to the County. For the remaining 10 years, 10% will be forgiven annually.



Definition of Blighted Structure:

A structure that is a potential safety hazard for residents in the community, is an economic and aesthetic liability to a community, does not meet local housing code, is dilapidated and abandoned, will be considered a blighted structure. GCMPC will work with local building code officials to determine that the local standard for blighted structures is followed in determining properties for demolition.

Definition of Affordable Rents:

Genesee County will define affordable rent as a household paying a maximum of 30% of their Adjusted Gross Income for rental costs. Genesee County will adopt the HOME program’s affordable rents at 24 CFR 92.252 (a), (c), and (f). The 2010 Fair Market Rents for Genesee County are listed below:

- Final FY 2010 FMRs by Unit Bedrooms
- Efficiency \$525
- One-Bedroom \$554
- Two-Bedroom \$665
- Three-Bedroom \$824
- Four-Bedroom \$850

Housing Rehabilitation/New Construction Standards:

- Genesee County will require that all NSP funded rental properties, identified to be in need of rehabilitation, meet, at a minimum, the Section 8 Housing Quality Standards. Properties sold to homebuyers must meet, at a minimum, the Michigan Residential Code Standards. Energy efficiency standards such as those listed below will be incorporated into rehabilitation activities to assist with long-term affordability and sustainability.
- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- Other rehabilitation must meet the standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- Water efficient toilets, shower, and faucets, such as those with the WaterSense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

Vicinity hiring in the Genesee County NSP3 Program will primarily focus on contractor activities relating to Demolition and Rehabilitation of single family properties. These activities will be bid out and bid packages will contain the required Section 3 and vicinity hiring language. Compliance with these requirements will be reviewed at the time of bid opening. Currently an incentive is given, in the contract award process, to contractors who are certified as Section 3, this preference will be expanded to give contractors that do vicinity hiring a preference also. Genesee County will connect contractors with local employment training agencies and local building trades organizations who have qualified workers for the program.

Procedures for Preferences for Affordable Rental Dev.:

Genesee County will designate a certain percentage of its NSP3 funding toward creating affordable rental housing. The affordable rental housing will be scattered site, single-family units, acquired and rehabilitated using the same process used for resale units. The rental units will be available only to those households which are at 50% of Area Median Income or below. These households may have more difficulty with the financial demands of homeownership but can benefit from the availability of rental properties newly rehabilitated with NSP 3 funding. Clients will be identified through an application process to a property manager. County staff will review income documentation to ensure potential renters meet the income requirements. Leases containing HUD required language will ensure affordability throughout the term of the lease.

Grantee Contact Information:

Contract Administrator: Christine Durgan
 Email address: cdurgan@co.genesee.mi.us
 Phone Number: 810-257-3010
 Mailing Address: 1101 Beach Street, Rm 223
 Flint, Michigan 48502

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,512,145.64
Total Budget	\$0.00	\$4,512,145.64
Total Obligated	\$0.00	\$3,489,265.34



Total Funds Drawdown	\$52,341.72	\$3,001,110.58
Program Funds Drawdown	\$28,132.49	\$2,143,512.10
Program Income Drawdown	\$24,209.23	\$857,598.48
Program Income Received	\$0.00	\$857,598.48
Total Funds Expended	\$52,341.72	\$2,979,746.50
Match Contributed	\$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	\$399,482.85	\$0.00
Limit on Admin/Planning	\$266,321.90	\$322,708.65
Limit on State Admin	\$0.00	\$322,708.65

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$266,321.90	\$348,926.64

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$665,804.75	\$1,100,000.00

Overall Progress Narrative:

During the fourth quarter of 2014, Genesee County Metropolitan Planning Commission (GCMPC) staff managed the rehabilitation of one property. One property was sold to an eligible household during the quarter. Since the beginning of the grant period a total of 23 properties have been purchased with NSP3 funding and twenty-two of those have been rehabilitated.

The ten demolitions were completed during the quarter, a final grade and seed will be necessary in the spring, however the structures are down and a winter grade was done.

Staff continues to look for properties to acquire, write specifications for rehabilitation projects and bid out the projects as they are ready.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Project 10, Homebuyer Assistance	\$0.00	\$150,000.00	\$6,690.00
Project 7, Purchase/Rehab	\$24,020.00	\$3,313,219.00	\$1,572,287.42
Project 8, Clearance/Demolition	\$0.00	\$700,000.00	\$375,298.82



Project 9, Administration

\$4,112.49

\$500,000.00

\$189,235.86



Activities

Project # / Title: Project 10 / Homebuyer Assistance

Grantee Activity Number: Activity 16
Activity Title: Homebuyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

Project 10

Projected Start Date:

09/26/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Metro Community Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$131,990.58
Total Funds Drawdown	\$210.00	\$20,755.77
Program Funds Drawdown	\$0.00	\$6,690.00
Program Income Drawdown	\$210.00	\$14,065.77
Program Income Received	\$0.00	\$1,963.99
Total Funds Expended	\$210.00	\$108,887.77
Metro Community Development	\$210.00	\$108,887.77
Match Contributed	\$0.00	\$0.00

Activity Description:

Provide funding to Metro Community Development (MCD), a Community Development Financial Institution (CDFI) located in the City of Flint, to act as mortgagor for households purchasing Genesee County NSP properties. The homebuyer assistance provided through MCD is targeted toward households that may have trouble getting a mortgage from a traditional lender. Metro Community Development has developed their own underwriting guidelines, based on federal regulations, and therefore can be more flexible in their lending.

Location Description:

Targeted areas in Genesee County

Activity Progress Narrative:

A small amount of funding remains in this activity, although no additional loans are expected to be originated with the funds. The remaining funding will be used to service the mortgages previously originated with this funding.



Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Project # / Title: Project 7 / Purchase/Rehab

Grantee Activity Number: Activity 10

Activity Title: Purchase/Rehab 25% Land Bank

Activity Category:

Acquisition - general

Project Number:

Project 7

Projected Start Date:

05/23/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

02/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Genesee County Metropolitan Planning Commission2

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$1,000,000.00

Total Budget

\$0.00

\$1,000,000.00

Total Obligated

\$0.00

\$799,765.56



Total Funds Drawdown	\$34,767.47	\$693,289.59
Program Funds Drawdown	\$24,020.00	\$353,889.74
Program Income Drawdown	\$10,747.47	\$339,399.85
Program Income Received	\$0.00	\$110,059.25
Total Funds Expended	\$34,767.47	\$906,019.35
Genesee County Metropolitan Planning Commission2	\$34,767.47	\$906,019.35
Match Contributed	\$0.00	\$0.00

Activity Description:

It is expected that the Genesee County Metropolitan Planning Commission (GCMPC) will have a subrecipient agreement with the Genesee County Land Bank Authority (GCLBA) for the acquisition of foreclosed homes that will be rehabilitated. In cooperation with local units of government and the GCLBA, GCMPC will identify vacant foreclosed properties using local records and data and “first look programs” offered by several lenders, HUD and FHA. The first look programs provide NSP grantees with opportunities to purchase foreclosed homes at a discount, before they go on the market for sale, eliminating competition from investors. Structures will be identified in neighborhoods of greatest need and will be vacant single-family properties having a negative impact on neighborhood stability. Properties will be acquired at a minimum 1% discount from the fair market value for single structures.

After rehabilitation, the homes will be resold to households making no more than 50% of area median income.

Location Description:

Targeted areas in Genesee County

Activity Progress Narrative:

Twenty-two properties have been purchased so far with NSP3 funding, outside the City of Fenton. Between October and December one rehabilitation project was completed. At the end of December three properties were listed for sale, one had an offer pending.

One property sold to a household at or below 50% of Area Median Income (AMI) during the quarter. Twenty-five percent of all funding will be spent on acquiring, rehabilitating and selling properties to very low-income households (income does not exceed 50% of AMI).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	6/5
# of Singlefamily Units	1	6/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	1	4/5	0/0	6/5	66.67
# Owner Households	0	0	1	4/3	0/0	6/3	66.67
# Renter Households	0	0	0	0/2	0/0	0/2	0



Activity Locations

Address	City	County	State	Zip	Status / Accept
3047 Courtesy Drive	Flint		Michigan	48506	Not Validated / N

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:	Activity 11
Activity Title:	Purchase/Rehab 25% Fenton

Activity Category:

Acquisition - general

Project Number:

Project 7

Projected Start Date:

05/23/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Purchase/Rehab

Projected End Date:

02/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Genesee County Metropolitan Planning Commission2

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$72,551.03
Total Funds Drawdown	\$350.00	\$350.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$350.00	\$350.00
Program Income Received	\$0.00	\$1,655.24
Total Funds Expended	\$350.00	\$350.00
Genesee County Metropolitan Planning Commission2	\$350.00	\$350.00
Match Contributed	\$0.00	\$0.00

Activity Description:

It is expected that the Genesee County Metropolitan Planning Commission (GCMPC) will have a subrecipient agreement with the City of Fenton for the acquisition of foreclosed homes that will be rehabilitated.

In cooperation with local units of government and the GCLBA, GCMPC will identify vacant foreclosed properties using local records and data and "first look programs" offered by several lenders, HUD and FHA. The first look programs provide NSP grantees with opportunities to purchase foreclosed homes at a discount, before they go on the market for sale, eliminating competition from investors. Structures will be identified in neighborhoods of greatest need and will be vacant single-family properties having a negative impact on neighborhood stability. Properties will be acquired at a minimum 1% discount from the fair market value for single structures.

After rehabilitation, the homes will be resold to households making no more than 50% of area median income.

Location Description:

Targeted areas in the City of Fenton

Activity Progress Narrative:

One property was acquired during the quarter and is expected to go out for bid during the next quarter. The property will be sold to a very low-income household. This is likely the last property to be acquired in the City of Fenton.



Accomplishments Performance Measures

No Accomplishments Performance Measures

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:	Activity 12
Activity Title:	Purchase/Rehab Land Bank

Activity Category:

Acquisition - general

Project Number:

Project 7

Projected Start Date:

05/23/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

02/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Genesee County Metropolitan Planning Commission2

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,963,219.00
Total Budget	\$0.00	\$1,963,219.00
Total Obligated	\$0.00	\$1,315,164.41
Total Funds Drawdown	\$0.00	\$1,333,240.34
Program Funds Drawdown	\$0.00	\$1,066,231.95
Program Income Drawdown	\$0.00	\$267,008.39
Program Income Received	\$0.00	\$677,298.77
Total Funds Expended	\$0.00	\$1,008,212.59
Genesee County Metropolitan Planning Commission2	\$0.00	\$1,008,212.59
Match Contributed	\$0.00	\$0.00

Activity Description:

It is expected that the Genesee County Metropolitan Planning Commission (GCMPC) will have a subrecipient agreement with the Genesee County Land Bank Authority (GCLBA) for the acquisition of foreclosed homes that will be rehabilitated. In cooperation with local units of government and the GCLBA, GCMPC will identify vacant foreclosed properties using local records and data and "first look programs" offered by several lenders, HUD and FHA. The first look programs provide NSP grantees with opportunities to purchase foreclosed homes at a discount, before they go on the market for sale, eliminating competition from investors. Structures will be identified in neighborhoods of greatest need and will be vacant single-family properties having a negative impact on neighborhood stability. Properties will be acquired at a minimum 1% discount from the fair market value for single structures.

After rehabilitation, the homes will be resold to households making no more than 120% of area median income.

Location Description:

Targeted ares in Genesee County

Activity Progress Narrative:

Twenty-two properties have been purchased so far with NSP3 funding, outside the City of Fenton. Between October and December one rehabilitation project was completed. At the end of December three properties were listed for sale, one had an offer pending.

No properties were sold to households over 50% of Area Median Income (AMI) during the quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/15
# of Singlefamily Units	0	12/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	9/9	12/15	83.33
# Owner Households	0	0	0	1/0	9/8	12/12	83.33
# Renter Households	0	0	0	0/0	0/1	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	



Grantee Activity Number:	Activity 13
Activity Title:	Purchase/Rehab Fenton

Activity Category:

Acquisition - general

Project Number:

Project 7

Projected Start Date:

05/23/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase/Rehab

Projected End Date:

02/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Genesee County Metropolitan Planning Commission2

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$0.00	\$250,000.00
Total Obligated	\$0.00	\$204,612.26
Total Funds Drawdown	\$0.00	\$154,505.73
Program Funds Drawdown	\$0.00	\$152,165.73
Program Income Drawdown	\$0.00	\$2,340.00
Program Income Received	\$0.00	\$65,204.11
Total Funds Expended	\$0.00	\$154,505.73
Genesee County Metropolitan Planning Commission2	\$0.00	\$154,505.73
Match Contributed	\$0.00	\$0.00

Activity Description:

It is expected that the Genesee County Metropolitan Planning Commission (GCMPC) will have a subrecipient agreement with the City of Fenton for the acquisition of foreclosed homes that will be rehabilitated.

In cooperation with local units of government and the GCLBA, GCMPC will identify vacant foreclosed properties using local records and data and "first look programs" offered by several lenders, HUD and FHA. The first look programs provide NSP grantees with opportunities to purchase foreclosed homes at a discount, before they go on the market for sale, eliminating competition from investors. Structures will be identified in neighborhoods of greatest need and will be vacant single-family properties having a negative impact on neighborhood stability. Properties will be acquired at a minimum 1% discount from the fair market value for single structures.

After rehabilitation, the homes will be resold to households making no more than 120% of area median income.

Location Description:

Targeted areas in the City of Fenton

Activity Progress Narrative:

One property was acquired during the quarter and is expected to go out for bid during the next quarter. The property will be sold to a very low-income household. This is likely the last property to be acquired in the City of Fenton.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		2/3	
# of Parcels acquired voluntarily	0		1/3	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/3	
# of Singlefamily Units	0		2/3	

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	0/1	2/3	0.00
# Owner Households	0	0	0	0/0	0/1	2/3	0.00

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	

Project # / Title: Project 8 / Clearance/Demolition

Grantee Activity Number:	Activity 14
Activity Title:	Clearance/Demolition

Activity Category:
Clearance and Demolition

Project Number:
Project 8

Projected Start Date:
05/23/2011

Benefit Type:
Area ()

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Clearance/Demolition

Projected End Date:
10/31/2012

Completed Activity Actual End Date:

Responsible Organization:
Genesee County Land Bank Authority



Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$700,000.00
Total Budget	\$0.00	\$700,000.00
Total Obligated	\$0.00	\$616,254.86
Total Funds Drawdown	\$0.00	\$476,260.50
Program Funds Drawdown	\$0.00	\$375,298.82
Program Income Drawdown	\$0.00	\$100,961.68
Program Income Received	\$0.00	\$1,417.12
Total Funds Expended	\$0.00	\$485,249.22
Genesee County Land Bank Authority	\$0.00	\$485,249.22
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will be utilized to pay for demolition of identified blighted vacant structures meeting local criteria. The Land Bank will be responsible, under the subrecipient agreement, for carrying out the procurement of demolition, abatement and hazardous material inspection contractors. They will also be responsible for capping water and gas lines, determining which properties are emergency demolitions, and ensuring the demolition is done properly and meets the specifications set forth within the contract. The Genesee County Land Bank will work with the Genesee County Metropolitan Planning Commission staff on the disposition of the properties left vacant after demolition is complete. The first option will be to sell vacant lots to neighboring homeowners as the Land Bank does in their Side Lot Program. Lots that are not sold to adjacent homeowners will be included in a redevelopment plan which will be developed to help with the use and/or disposition of vacant properties.

Location Description:

Targeted areas in Genesee County

Activity Progress Narrative:

The ten structures scheduled to be demolished last quarter, were completed in October and November. The properties were taken down and holes were filled, there will be a final seed and grade required in the spring. Staff anticipates an additional four properties being demolished with NSP1 funds within the next few quarters.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	10	69/40
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	10	69/40
# of Multifamily Units	0	0/6
# of Singlefamily Units	10	69/34



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1055 E Downey Avenue	Flint		Michigan	48505	Not Validated / N
1312 E Humphrey Ave	Flint		Michigan	48505	Not Validated / N
2164 Diamond Street	Flint		Michigan	48532	Not Validated / N
2188 Monaco Street	Flint		Michigan	48532	Not Validated / N
5387 Detroit Street	Flint		Michigan	48505	Not Validated / N
5438 Detroit Street	Flint		Michigan	48505	Not Validated / N
2175 Armstrong	Mt. Morris		Michigan	48458	Not Validated / N
6128 Bermuda Lane	Mt. Morris		Michigan	48458	Not Validated / N
6238 Stem Lane	Mt. MORris		Michigan	48458	Not Validated / N
6244 Stem Lane	Mt. Morris		Michigan	48458	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: Project 9 / Administration

Grantee Activity Number: Activity 15

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Project 9

Project Title:

Administration

Projected Start Date:

03/11/2011

Projected End Date:

03/11/2014

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Genesee County Metropolitan Planning Commission2

Overall

Oct 1 thru Dec 31, 2014

To Date

Total Projected Budget from All Sources

N/A

\$348,926.64

Total Budget

\$0.00

\$348,926.64

Total Obligated

\$0.00

\$348,926.64

Total Funds Drawdown

\$17,014.25

\$322,708.65

Program Funds Drawdown

\$4,112.49

\$189,235.86

Program Income Drawdown

\$12,901.76

\$133,472.79

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$17,014.25

\$316,521.84

Genesee County Metropolitan Planning Commission2

\$17,014.25

\$316,021.84

Metro Community Development

\$0.00

\$500.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Program administration costs associated with implementation and monitoring of the Genesee County Neighborhood Stabilization Program.

Location Description:



Activity Progress Narrative:

Staff continues to manage the acquisition, rehabilitation and disposition of NSP3 properties. One property was sold to income a qualifying household during the quarter. Rehab staff oversaw the rehabilitation of one property between October and December. Staff is monitoring the NSP3 budget and spending plan to continue to spend down the grant funds. Based on current numbers staff estimates that four additional demolitions will be completed; five additional homes will be acquired, rehabilitated and sold to very low-income buyers.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

