

**Grantee: Genesee County, MI**

**Grant: B-11-UN-26-0001**

**January 1, 2015 thru March 31, 2015 Performance Report**

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**Grant Number:**

B-11-UN-26-0001

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

Genesee County, MI

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$2,663,219.00

**Grant Status:**

Active

**QPR Contact:**

Anna Pinter

**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
<b>Total Projected Budget from All Sources</b>	N/A	\$4,496,791.39
<b>Total Budget</b>	\$7,967.56	\$4,496,791.39
<b>Total Obligated</b>	\$79,675.53	\$3,568,940.87



<b>Total Funds Drawdown</b>	\$116,844.07	\$3,117,954.65
<b>Program Funds Drawdown</b>	\$68,720.70	\$2,212,232.80
<b>Program Income Drawdown</b>	\$48,123.37	\$905,721.85
<b>Program Income Received</b>	\$48,123.37	\$905,721.85
<b>Total Funds Expended</b>	\$116,844.07	\$3,096,590.57
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$399,482.85	\$0.00
<b>Limit on Admin/Planning</b>	\$266,321.90	\$341,991.72
<b>Limit on State Admin</b>	\$0.00	\$341,991.72

## Progress Toward Activity Type Targets

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$266,321.90	\$367,031.09

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$665,804.75	\$1,156,584.14

## Overall Progress Narrative:

During the first quarter of 2015, Genesee County Metropolitan Planning Commission (GCMPC) staff wrote specs for one property in the City of Fenton. 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. Staff continues to look for properties to acquire, write specifications for rehabilitation projects and bid out the projects as they are ready.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Project 10, Homebuyer Assistance	\$1,680.00	\$150,000.00	\$8,370.00
Project 7, Purchase/Rehab	\$0.00	\$3,313,219.00	\$1,572,287.42
Project 8, Clearance/Demolition	\$60,597.56	\$700,000.00	\$435,896.38
Project 9, Administration	\$6,443.14	\$500,000.00	\$195,679.00



## 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 Benefit (Households)

**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	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total Budget</b>	\$0.00	\$150,000.00
<b>Total Obligated</b>	\$933.72	\$132,924.30
<b>Total Funds Drawdown</b>	\$1,680.00	\$22,435.77
<b>Program Funds Drawdown</b>	\$1,680.00	\$8,370.00
<b>Program Income Drawdown</b>	\$0.00	\$14,065.77
<b>Program Income Received</b>	\$1,697.68	\$3,661.67
<b>Total Funds Expended</b>	\$1,680.00	\$110,567.77
Metro Community Development	\$1,680.00	\$110,567.77
<b>Match Contributed</b>	\$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

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	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	

## 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 Benefit (Households)

**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	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total Budget</b>	\$0.00	\$1,000,000.00
<b>Total Obligated</b>	\$19,918.88	\$819,684.44
<b>Total Funds Drawdown</b>	\$2,306.00	\$695,595.59
<b>Program Funds Drawdown</b>	\$0.00	\$353,889.74
<b>Program Income Drawdown</b>	\$2,306.00	\$341,705.85
<b>Program Income Received</b>	\$46,425.69	\$156,484.94
<b>Total Funds Expended</b>	\$2,306.00	\$908,325.35
Genesee County Metropolitan Planning Commission2	\$2,306.00	\$908,325.35
<b>Match Contributed</b>	\$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. At the end of March two properties were listed for sale, offers have been received on one property.

No properties were sold to households 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	0	5/5
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5



## Beneficiaries Performance Measures

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

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<b>Grantee Activity Number:</b>	<b>Activity 11</b>
<b>Activity Title:</b>	<b>Purchase/Rehab 25% Fenton</b>

**Activity Category:**

Acquisition - general

**Project Number:**

Project 7

**Projected Start Date:**

05/23/2011

**Benefit Type:**

Direct Benefit (Households)

**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	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$156,584.14
<b>Total Budget</b>	\$0.00	\$156,584.14
<b>Total Obligated</b>	\$20,000.00	\$92,551.03
<b>Total Funds Drawdown</b>	\$0.00	\$350.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$350.00
<b>Program Income Received</b>	\$0.00	\$1,655.24
<b>Total Funds Expended</b>	\$0.00	\$350.00
Genesee County Metropolitan Planning Commission2	\$0.00	\$350.00
<b>Match Contributed</b>	\$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:**

Specifications were completed for one property during the quarter and will go out for bid next quarter. The property will be sold to a very low-income household. This will be the last property to be acquired and rehabilitated in the City of Fenton with NSP3 funds.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	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	

<b>Grantee Activity Number:</b>	<b>Activity 12</b>
<b>Activity Title:</b>	<b>Purchase/Rehab Land Bank</b>

**Activity Category:**

Acquisition - general

**Project Number:**

Project 7

**Projected Start Date:**

05/23/2011

**Benefit Type:**

Direct Benefit (Households)

**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	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,963,219.00
<b>Total Budget</b>	\$0.00	\$1,963,219.00
<b>Total Obligated</b>	\$22,887.82	\$1,338,052.23
<b>Total Funds Drawdown</b>	\$0.00	\$1,333,240.34
<b>Program Funds Drawdown</b>	\$0.00	\$1,066,231.95
<b>Program Income Drawdown</b>	\$0.00	\$267,008.39
<b>Program Income Received</b>	\$0.00	\$677,298.77
<b>Total Funds Expended</b>	\$0.00	\$1,008,212.59
Genesee County Metropolitan Planning Commission2	\$0.00	\$1,008,212.59
<b>Match Contributed</b>	\$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. At the end of March two properties were listed for sale, offers have been received on one property. 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	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/15	
Total acquisition compensation to	0		0/0	

	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	



<b>Grantee Activity Number:</b>	<b>Activity 13</b>
<b>Activity Title:</b>	<b>Purchase/Rehab Fenton</b>

**Activity Category:**

Acquisition - general

**Project Number:**

Project 7

**Projected Start Date:**

05/23/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Purchase/Rehab

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Genesee County Metropolitan Planning Commission2

Overall	Jan 1 thru Mar 31, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$159,957.16
<b>Total Budget</b>	\$0.00	\$159,957.16
<b>Total Obligated</b>	\$0.00	\$204,612.26
<b>Total Funds Drawdown</b>	\$0.00	\$154,505.73
<b>Program Funds Drawdown</b>	\$0.00	\$152,165.73
<b>Program Income Drawdown</b>	\$0.00	\$2,340.00
<b>Program Income Received</b>	\$0.00	\$65,204.11
<b>Total Funds Expended</b>	\$0.00	\$154,505.73
Genesee County Metropolitan Planning Commission2	\$0.00	\$154,505.73
<b>Match Contributed</b>	\$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:**

Specifications were completed for one property during the quarter and will go out for bid next quarter. The property will be sold to a very low-income household. This will be the last property to be acquired and rehabilitated in the City of Fenton with NSP3 funds.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		2/3	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		1/3	
Total acquisition compensation to	0		0/0	

	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

**Activity Status:**

Under Way

**Project Number:**

Project 8

**Project Title:**

Clearance/Demolition

**Projected Start Date:**

05/23/2011

**Projected End Date:**

10/31/2012



**Benefit Type:**

Area Benefit (Census)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Genesee County Land Bank Authority

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$700,000.00
<b>Total Budget</b>	\$0.00	\$700,000.00
<b>Total Obligated</b>	\$7,967.55	\$624,222.41
<b>Total Funds Drawdown</b>	\$93,575.00	\$569,835.50
<b>Program Funds Drawdown</b>	\$60,597.56	\$435,896.38
<b>Program Income Drawdown</b>	\$32,977.44	\$133,939.12
<b>Program Income Received</b>	\$0.00	\$1,417.12
<b>Total Funds Expended</b>	\$93,575.00	\$578,824.22
Genesee County Land Bank Authority	\$93,575.00	\$578,824.22
<b>Match Contributed</b>	\$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 properties previously demolished will be final after they are inspected for a final grade, seed and straw. Staff anticipates an additional four properties being demolished with NSP3 funds within the next few quarters.

**Accomplishments Performance Measures**

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

<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
<b>Total</b>	<b>Total</b>



# of Housing Units	0	69/40
# of Multifamily Units	0	0/6
# of Singlefamily Units	0	69/34

## 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 9 / Administration

**Grantee Activity Number:** Activity 15

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

Project 9

**Projected Start Date:**

03/11/2011

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/11/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Genesee County Metropolitan Planning Commission2

### Overall

**Total Projected Budget from All Sources**

### Jan 1 thru Mar 31, 2015

N/A

### To Date

\$367,031.09

**Total Budget**

\$7,967.56

\$367,031.09

**Total Obligated**

\$7,967.56

\$356,894.20

**Total Funds Drawdown**

\$19,283.07

\$341,991.72

**Program Funds Drawdown**

\$6,443.14

\$195,679.00





<b>Program Income Drawdown</b>	\$12,839.93	\$146,312.72
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$19,283.07	\$335,804.91
Genesee County Metropolitan Planning Commission2	\$19,283.07	\$335,304.91
Metro Community Development	\$0.00	\$500.00
<b>Match Contributed</b>	\$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. Rehab staff oversaw the rehabilitation of one property between January and March. 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