

Grantee: Genesee County, MI

Grant: B-11-UN-26-0001

July 1, 2016 thru September 30, 2016 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: Anna King
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.

Grantee Contact Information:

Contract Administrator:	Christine Durgan
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Mailing Address:	1101 Beach Street, Rm 223 Flint, Michigan 48502

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,501,263.04
Total Budget	\$174.62	\$4,501,263.04
Total Obligated	\$38,673.28	\$3,708,982.92
Total Funds Drawdown	\$32,681.02	\$3,416,858.74
Program Funds Drawdown	\$0.00	\$2,443,309.34
Program Income Drawdown	\$32,681.02	\$973,549.40
Program Income Received	\$38,602.13	\$1,050,060.94
Total Funds Expended	\$32,681.02	\$3,461,999.69
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00

Funds Expended

Overall	This Period	To Date
Metro Community Development	\$ 0.00	\$ 219,059.77
Genesee County Metropolitan Planning Commission2	\$ 32,681.02	\$ 2,657,195.70
Genesee County Land Bank Authority	\$ 0.00	\$ 585,744.22

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	.00%		0%
Minimum Non Federal Match	\$.00		\$.00
Limit on Public Services	\$399,482.85		NA
Limit on Admin/Planning	\$266,321.90		\$356,562.50
Limit on Admin	\$.00		\$356,562.50
Most Impacted and Distressed	\$.00		\$.00
Progress towards LH25 Requirement	\$1,165,804.75		\$948,214.53

Overall Progress Narrative:

During the third quarter of 2016, a notice to proceed was issued for one rehabilitated property and work was underway at the end of the quarter. Twenty-three properties have been acquired, rehabilitated and sold to income qualified households utilizing NSP3 funds. Rehabilitation was completed on one property and it will be listed for sale early next quarter. At this time, staff is not anticipating any new acquisitions until properties are sold and program income is calculated. Abatement was completed during the quarter and demolition bids were received.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Project 10, Homebuyer Assistance	\$0.00	\$150,000.00	\$116,362.00
Project 7, Purchase/Rehab	\$0.00	\$3,313,219.00	\$1,678,344.02
Project 8, Clearance/Demolition	\$0.00	\$700,000.00	\$442,816.38
Project 9, Administration	\$0.00	\$500,000.00	\$205,786.94

Activities

Project # /	Project 10 / Homebuyer Assistance
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<b>Grantee Activity Number:</b>	<b>Activity 16</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance</b>

<b>Activitiy Type:</b>	<b>Activity Status:</b>
Homeownership Assistance to low- and moderate-income	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
Project 10	Homebuyer Assistance
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
09/26/2011	03/11/2014
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	Metro Community Development

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$136,003.40
Total Funds Drawdown	\$0.00	\$130,427.77
Program Funds Drawdown	\$0.00	\$116,362.00
Program Income Drawdown	\$0.00	\$14,065.77
Program Income Received	\$4,233.29	\$11,861.51
Total Funds Expended	\$0.00	\$218,559.77
Metro Community Development	\$0.00	\$218,559.77
Most Impacted and Distressed Expended	\$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, however, servicing fees will now be paid using incoming mortgage payments. Therefore, these funds will be transferred to Activity 10 within the next few months.

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	

Activity Supporting Documents: None

Project # / Project 7 / Purchase/Rehab

<b>Grantee Activity Number:</b>	<b>Activity 10</b>
<b>Activity Title:</b>	<b>Purchase/Rehab 25% Land Bank</b>

<b>Activitiy Type:</b>	<b>Activity Status:</b>
Acquisition - general	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
Project 7	Purchase/Rehab
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
05/23/2011	02/28/2013
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	Genesee County Metropolitan Planning Commission2

Overall	Jul 1 thru Sep 30, 2016	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>	\$10,567.96	\$846,274.66
<b>Total Funds Drawdown</b>	\$27,054.97	\$786,004.34
<b>Program Funds Drawdown</b>	\$0.00	\$393,846.97
<b>Program Income Drawdown</b>	\$27,054.97	\$392,157.37
<b>Program Income Received</b>	\$40,368.84	\$218,469.51
<b>Total Funds Expended</b>	\$27,054.97	\$980,487.20
Genesee County Metropolitan Planning Commission2	\$27,054.97	\$980,487.20
<b>Most Impacted and Distressed Expended</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-three properties have been purchased so far with NSP3 funding, outside the City of Fenton. One property started undergoing rehabilitation during the quarter and one was just being completed. No houses are currently available for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/5
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/5
# of Singlefamily Units	0	8/5

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	7/5	57.14
# Owner Households	0	0	0	4/3	0/0	7/3	57.14
# 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	

Activity Supporting Documents: None

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

<b>Activitiy Type:</b>	<b>Activity Status:</b>
Acquisition - general	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
Project 7	Purchase/Rehab
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
05/23/2011	02/28/2013
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	Genesee County Metropolitan Planning Commission2

Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$162,210.19
<b>Total Budget</b>	\$5,626.05	\$162,210.19
<b>Total Obligated</b>	\$5,626.05	\$162,210.19
<b>Total Funds Drawdown</b>	\$5,626.05	\$162,210.19
<b>Program Funds Drawdown</b>	\$0.00	\$148,947.00
<b>Program Income Drawdown</b>	\$5,626.05	\$13,263.19
<b>Program Income Received</b>	\$0.00	\$23,129.22
<b>Total Funds Expended</b>	\$5,626.05	\$162,210.19
Genesee County Metropolitan Planning Commission2	\$5,626.05	\$162,210.19
<b>Most Impacted and Distressed Expended</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:

During the second quarter of 2016, one City of Fenton property was sold to a very-low income household. No additional properties will be completed under this activity.



Accomplishments Performance Measures

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

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	

Activity Supporting Documents: None



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

<b>Activitiy Type:</b>	<b>Activity Status:</b>
Acquisition - general	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
Project 7	Purchase/Rehab
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
05/23/2011	02/28/2013
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	Genesee County Metropolitan Planning Commission2

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,963,219.00
Total Budget	\$0.00	\$1,963,219.00
Total Obligated	\$23,633.67	\$1,405,744.43
Total Funds Drawdown	\$0.00	\$1,250,392.71
Program Funds Drawdown	\$0.00	\$983,384.32
Program Income Drawdown	\$0.00	\$267,008.39
Program Income Received	(\$6,000.00)	\$729,789.47
Total Funds Expended	\$0.00	\$1,010,116.89
Genesee County Metropolitan Planning Commission2	\$0.00	\$1,010,116.89
Most Impacted and Distressed Expended	\$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-three properties have been purchased so far with NSP3 funding, outside the City of Fenton. One property started undergoing rehabilitation during the quarter and one was just being completed. No houses are currently available for sale.

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	13/15
# of Singlefamily Units	0	13/15

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	

Activity Supporting Documents: None

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

<b>Activitiy Type:</b>	<b>Activity Status:</b>
Acquisition - general	Completed
<b>Project Number:</b>	<b>Project Title:</b>
Project 7	Purchase/Rehab
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
05/23/2011	02/28/2013
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Direct ( HouseHold )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	Genesee County Metropolitan Planning Commission2

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$154,505.73
Total Budget	(\$5,451.43)	\$154,505.73
Total Obligated	(\$5,451.43)	\$154,505.73
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
Most Impacted and Distressed Expended	\$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:

During the second quarter of 2016, one City of Fenton property was sold to a very-low income household. No additional properties will be completed under this activity.

Accomplishments Performance Measures

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

Activity Supporting Documents: None

Project # / Project 8 / Clearance/Demolition

<b>Grantee Activity Number:</b>	<b>Activity 14</b>
<b>Activity Title:</b>	<b>Clearance/Demolition</b>

<b>Activitiy Type:</b>	<b>Activity Status:</b>
Clearance and Demolition	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
Project 8	Clearance/Demolition
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
05/23/2011	10/31/2012
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
Area ( )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	Genesee County Land Bank Authority

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$700,000.00
Total Budget	\$0.00	\$700,000.00
Total Obligated	\$4,297.03	\$637,213.42
Total Funds Drawdown	\$0.00	\$576,755.50
Program Funds Drawdown	\$0.00	\$442,816.38
Program Income Drawdown	\$0.00	\$133,939.12
Program Income Received	\$0.00	\$1,607.12
Total Funds Expended	\$0.00	\$585,744.22
Genesee County Land Bank Authority	\$0.00	\$585,744.22
Most Impacted and Distressed Expended	\$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:**

Between July and September 2016, four demolition properties were abated. Bids for the demolition work were received, and the contract was going through the approval process. Work is expected to start and end during the last quarter of 2016.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	79/40
# 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	0	79/40
# of Multifamily Units	0	0/6
# of Singlefamily Units	0	79/34

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	

Activity Supporting Documents: None

Project # / Project 9 / Administration

<b>Grantee Activity Number:</b>	<b>Activity 15</b>
<b>Activity Title:</b>	<b>Administration</b>

<b>Activitiy Type:</b>	<b>Activity Status:</b>
Administration	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
Project 9	Administration
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/11/2011	03/11/2014
<b>Benefit Type:</b>	<b>Completed Activity Actual End Date:</b>
( )	
<b>National Objective:</b>	<b>Responsible Organization:</b>
N/A	Genesee County Metropolitan Planning Commission2

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$371,328.12
Total Budget	\$0.00	\$371,328.12
Total Obligated	\$0.00	\$367,031.09
Total Funds Drawdown	\$0.00	\$356,562.50
Program Funds Drawdown	\$0.00	\$205,786.94
Program Income Drawdown	\$0.00	\$150,775.56
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$350,375.69
Genesee County Metropolitan Planning Commission2	\$0.00	\$349,875.69
Metro Community Development	\$0.00	\$500.00
Most Impacted and Distressed Expended	\$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. Staff is also managing the demolition of the four properties. Staff is monitoring the NSP3 budget and spending plan to continue to spend down the grant funds.

**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		

Activity Supporting Documents: None

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