

# Genesee County Neighborhood Stabilization Program Action Plan

Substantial Amendment August 2020

# Action Plan

**Grantee: Genesee County, MI**

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

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|                                 |                       |
|---------------------------------|-----------------------|
| <b>LOCCS Authorized Amount:</b> | \$ 2,663,219.00       |
| <b>Grant Award Amount:</b>      | \$ 2,663,219.00       |
| <b>Status:</b>                  | Reviewed and Approved |
| <b>Estimated PI/RL Funds:</b>   | \$ 2,000,000.00       |
| <b>Total Budget:</b>            | \$ 4,663,219.00       |

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## Funding Sources

**No Funding Sources Found**

## 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. Genesee County will also incorporate HUD determined Opportunity Zones to existing NSP 1 and NSP 3 Target Areas. Funds will still potentially be spent in current NSP 1 and NSP 3 target areas, but the main goal will be to spend remaining funds on properties located in Opportunity Zones. Included below (Attachment A) are several maps depicting applicable characteristics of Opportunity Zones in Genesee County.



### **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: Sheila Taylor  
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Flint, Michigan 48502

**Project Summary**

| <b>Project #</b> | <b>Project Title</b> | <b>Grantee Activity #</b>            | <b>Activity Title</b>        |
|------------------|----------------------|--------------------------------------|------------------------------|
| 9999             | Restricted Balance   | <i>No activities in this project</i> |                              |
| Project 10       | Homebuyer Assistance | Activity 16                          | Homebuyer Assistance         |
| Project 7        | Purchase/Rehab       | Activity 10                          | Purchase/Rehab 25% Land Bank |
|                  |                      | Activity 11                          | Purchase/Rehab 25% Fenton    |
|                  |                      | Activity 12                          | Purchase/Rehab Land Bank     |
|                  |                      | Activity 13                          | Purchase/Rehab Fenton        |
| Project 8        | Clearance/Demolition | Activity 14                          | Clearance/Demolition         |
| Project 9        | Administration       | Activity 15                          | Administration               |



# Activities

## Project # / Project 10 / Homebuyer Assistance

**Grantee Activity Number:** Activity 16  
**Activity Title:** Homebuyer Assistance

**Activity Type:**  
 Homeownership Assistance to low- and moderate-income

**Project Number:**  
 Project 10

**Projected Start Date:**  
 09/26/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Under Way

**Project Title:**  
 Homebuyer Assistance

**Projected End Date:**  
 02/28/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 150,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 150,000.00

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households     | 4     | 4   |     | 100.00   |
| # of Households        | 4     | 4   |     | 100.00   |

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Singlefamily Units  | 4     |
| # of Housing Units       | 4     |



**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Metro Community Development

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Metro Community Development

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 150,000.00

**Location Description:**

Targeted areas in Genesee County

**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.

**Environmental Assessment:** UNDERWAY**Environmental** None**Project # / Project 7 / Purchase/Rehab****Grantee Activity Number:** Activity 10**Activity Title:** Purchase/Rehab 25% Land Bank**Activity Type:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

Project 7

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

05/23/2011

**Projected End Date:**

11/15/2019

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

|   |                 |
|---|-----------------|
| <b>Total Budget:</b>                        | \$ 1,000,000.00 |
| <b>Most Impacted and Distressed Budget:</b> | \$ 0.00         |
| <b>Other Funds:</b>                         | \$ 0.00         |
| <b>Total Funds:</b>                         | \$ 1,000,000.00 |

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                    | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|--------------------|--------------|------------|------------|-----------------|
| # Owner Households | 3            | 3          |            | 100.00          |
| # of Households    | 3            | 3          |            | 100.00          |

**Proposed Accomplishments**

|   | <b>Total</b> |
|---|--------------|
| # of Singlefamily Units                   | 5            |
| # of Housing Units                        | 5            |
| # of Parcels acquired voluntarily         | 5            |
| # of Parcels acquired by admin settlement |              |
| # of Parcels acquired by condemnation     |              |
| # of buildings (non-residential)          |              |
| # of Properties                           | 5            |

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Genesee County Metropolitan Planning Commission2

**Proposed budgets for organizations carrying out Activity:**

| <b>Responsible Organization</b>                  | <b>Organization Type</b> | <b>Proposed Budget</b> |
|--|--------------------------|------------------------|
| Genesee County Metropolitan Planning Commission2 | Local Government         | \$ 1,000,000.00        |

**Location Description:**

Targeted areas in Genesee County

**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.

**Environmental Assessment:** UNDERWAY

**Environmental** None





**Grantee Activity Number: Activity 11**  
**Activity Title: Purchase/Rehab 25% Fenton**

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 Project 7

**Projected Start Date:**  
 05/23/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Purchase/Rehab

**Projected End Date:**  
 11/15/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 162,210.19  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 162,210.19

**Proposed Beneficiaries**

|                    | Total | Low | Mod | Low/Mod% |
|--------------------|-------|-----|-----|----------|
| # Owner Households | 1     | 1   |     | 100.00   |
| # of Households    | 1     | 1   |     | 100.00   |

**Proposed Accomplishments**

|   | Total |
|---|-------|
| # of Singlefamily Units                   | 1     |
| # of Housing Units                        | 1     |
| # of Parcels acquired voluntarily         | 1     |
| # of Parcels acquired by admin settlement |       |
| # of Parcels acquired by condemnation     |       |
| # of buildings (non-residential)          |       |
| # of Properties                           | 1     |



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Genesee County Metropolitan Planning Commission2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Genesee County Metropolitan Planning Commission2

**Organization Type**

Local Government

**Proposed Budget**

\$ 162,210.19

**Location Description:**

Targeted areas in the City of Fenton

**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.

**Environmental Assessment:**

UNDERWAY

**Environmental**

None



**Grantee Activity Number: Activity 12**  
**Activity Title: Purchase/Rehab Land Bank**

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 Project 7

**Projected Start Date:**  
 05/23/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Purchase/Rehab

**Projected End Date:**  
 11/15/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,963,219.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,963,219.00

**Proposed Beneficiaries**

|                           | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------------|--------------|------------|------------|-----------------|
| <b># Owner Households</b> | 12           |            | 8          | 66.67           |
| <b># of Households</b>    | 12           |            | 8          | 66.67           |

**Proposed Accomplishments**

|  | <b>Total</b> |
|--|--------------|
| <b># of Singlefamily Units</b>                   | 15           |
| <b># of Housing Units</b>                        | 15           |
| <b>Total acquisition compensation to owners</b>  |              |
| <b># of Parcels acquired voluntarily</b>         | 15           |
| <b># of Parcels acquired by admin settlement</b> |              |
| <b># of Parcels acquired by condemnation</b>     |              |
| <b># of buildings (non-residential)</b>          |              |
| <b># of Properties</b>                           | 15           |



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Genesee County Metropolitan Planning Commission2

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization                         | Organization Type | Proposed Budget |
|--|-------------------|-----------------|
| Genesee County Metropolitan Planning Commission2 | Local Government  | \$ 1,963,219.00 |

**Location Description:**

Targeted areas in Genesee County

**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.

**Environmental Assessment:** UNDERWAY

**Environmental** None



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

**Activity Type:**

Acquisition - general

**Project Number:**

Project 7

**Projected Start Date:**

05/23/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Purchase/Rehab

**Projected End Date:**

11/15/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 154,505.73

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 154,505.73

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                    | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|--------------------|--------------|------------|------------|-----------------|
| # Owner Households | 3            |            | 1          | 33.33           |
| # of Households    | 3            |            | 1          | 33.33           |

**Proposed Accomplishments**

|   | <b>Total</b> |
|---|--------------|
| # of Singlefamily Units                   | 3            |
| # of Housing Units                        | 3            |
| Total acquisition compensation to owners  |              |
| # of Parcels acquired voluntarily         | 3            |
| # of Parcels acquired by admin settlement |              |
| # of Parcels acquired by condemnation     |              |
| # of buildings (non-residential)          |              |
| # of Properties                           | 3            |



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Genesee County Metropolitan Planning Commission2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Genesee County Metropolitan Planning Commission2

**Organization Type**

Local Government

**Proposed Budget**

\$ 154,505.73

**Location Description:**

Targeted areas in the City of Fenton

**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.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / Project 8 / Clearance/Demolition**

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

**Activity Type:**  
Clearance and Demolition

**Project Number:**  
Project 8

**Projected Start Date:**  
05/23/2011

**Project Draw Block by HUD:**

**Activity Status:**  
Under Way

**Project Title:**  
Clearance/Demolition

**Projected End Date:**  
11/15/2019

**Project Draw Block Date by HUD:**



Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Draw Block Date by HUD:**

|   |               |
|---|---------------|
| <b>Total Budget:</b>                        | \$ 700,000.00 |
| <b>Most Impacted and Distressed Budget:</b> | \$ 0.00       |
| <b>Other Funds:</b>                         | \$ 0.00       |
| <b>Total Funds:</b>                         | \$ 700,000.00 |

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

|                                  | <b>Total</b> |
|----------------------------------|--------------|
| # of Singlefamily Units          | 34           |
| # of Multifamily Units           | 6            |
| # of Housing Units               | 40           |
| # of Businesses                  |              |
| # of public facilities           |              |
| # of buildings (non-residential) |              |
| # of Properties                  | 40           |

LMI%:

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Genesee County Land Bank Authority

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Genesee County Land Bank Authority

**Organization Type**

Local Government

**Proposed Budget**

\$ 732,643.00

**Location Description:**

Targeted areas in Genesee County

**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.

**Environmental Assessment:** UNDERWAY

**Environmental** None

**Project # / Project 9 / Administration**

**Grantee Activity Number:** Activity 15  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

Project 9

**Projected Start Date:**

03/11/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

11/15/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 379,791.18

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 379,791.18





**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Genesee County Metropolitan Planning Commission2

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization                         | Organization Type | Proposed Budget |
|--|-------------------|-----------------|
| Genesee County Metropolitan Planning Commission2 | Local Government  | \$ 266,322.00   |
| Metro Community Development                      | Non-Profit        | \$ 0.00         |

**Location Description:**

**Activity Description:**

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

**Environmental Assessment:** EXEMPT

**Environmental** None

**Activity Supporting Documents**

**Document** HUD Response & Approval 9.15.20.pdf

**Action Plan History**

| Version              | Date       |
|----------------------|------------|
| B-11-UN-26-0001 AP#1 | 06/06/2011 |
| B-11-UN-26-0001 AP#2 | 01/30/2012 |
| B-11-UN-26-0001 AP#3 | 04/27/2012 |
| B-11-UN-26-0001 AP#4 | 04/09/2013 |
| B-11-UN-26-0001 AP#5 | 04/16/2013 |
| B-11-UN-26-0001 AP#6 | 07/25/2013 |
| B-11-UN-26-0001 AP#7 | 02/18/2014 |



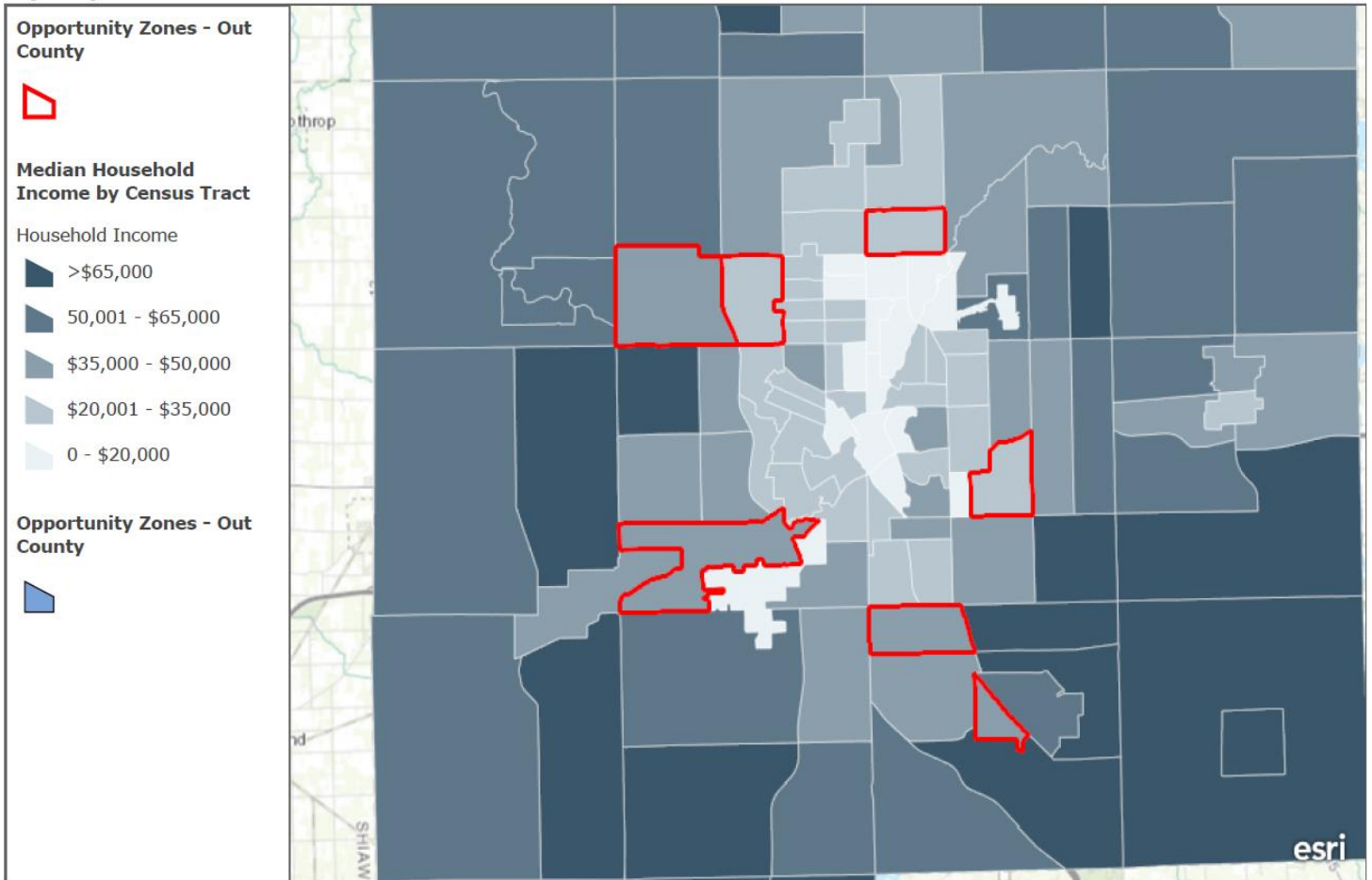
|                       |            |
|-----------------------|------------|
| B-11-UN-26-0001 AP#8  | 05/14/2014 |
| B-11-UN-26-0001 AP#9  | 07/16/2014 |
| B-11-UN-26-0001 AP#10 | 03/27/2015 |
| B-11-UN-26-0001 AP#11 | 05/11/2015 |
| B-11-UN-26-0001 AP#12 | 07/17/2015 |
| B-11-UN-26-0001 AP#13 | 08/12/2015 |
| B-11-UN-26-0001 AP#14 | 03/23/2016 |
| B-11-UN-26-0001 AP#15 | 07/20/2016 |
| B-11-UN-26-0001 AP#16 | 10/13/2016 |
| B-11-UN-26-0001 AP#17 | 10/31/2016 |
| B-11-UN-26-0001 AP#18 | 11/01/2017 |
| B-11-UN-26-0001 AP#19 | 02/06/2018 |



# Attachment A

## HUD Determined Opportunity Zones

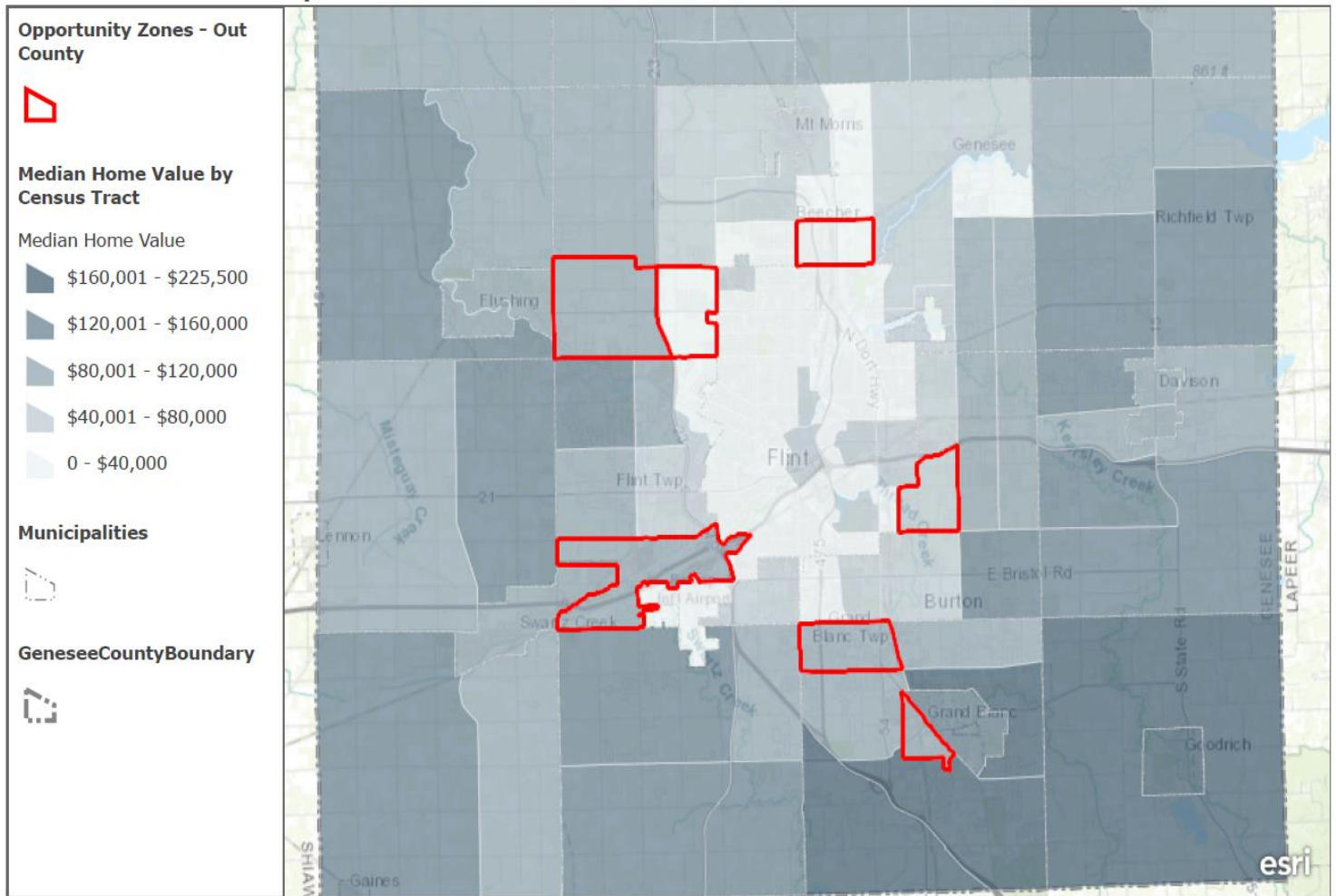
# Median Household Income



SEMCOG, Ontario MNR, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

The map above details median household income by census tract throughout Genesee County. The median household income in all Opportunity Zones falls between \$20,000 and \$50,000. Majority of the Opportunity Zones have a median household income between \$35,000 and \$50,000 median household income. Using this data, staff will be able to target properties that will be affordable to the median household income of the area.

# Median Home Value

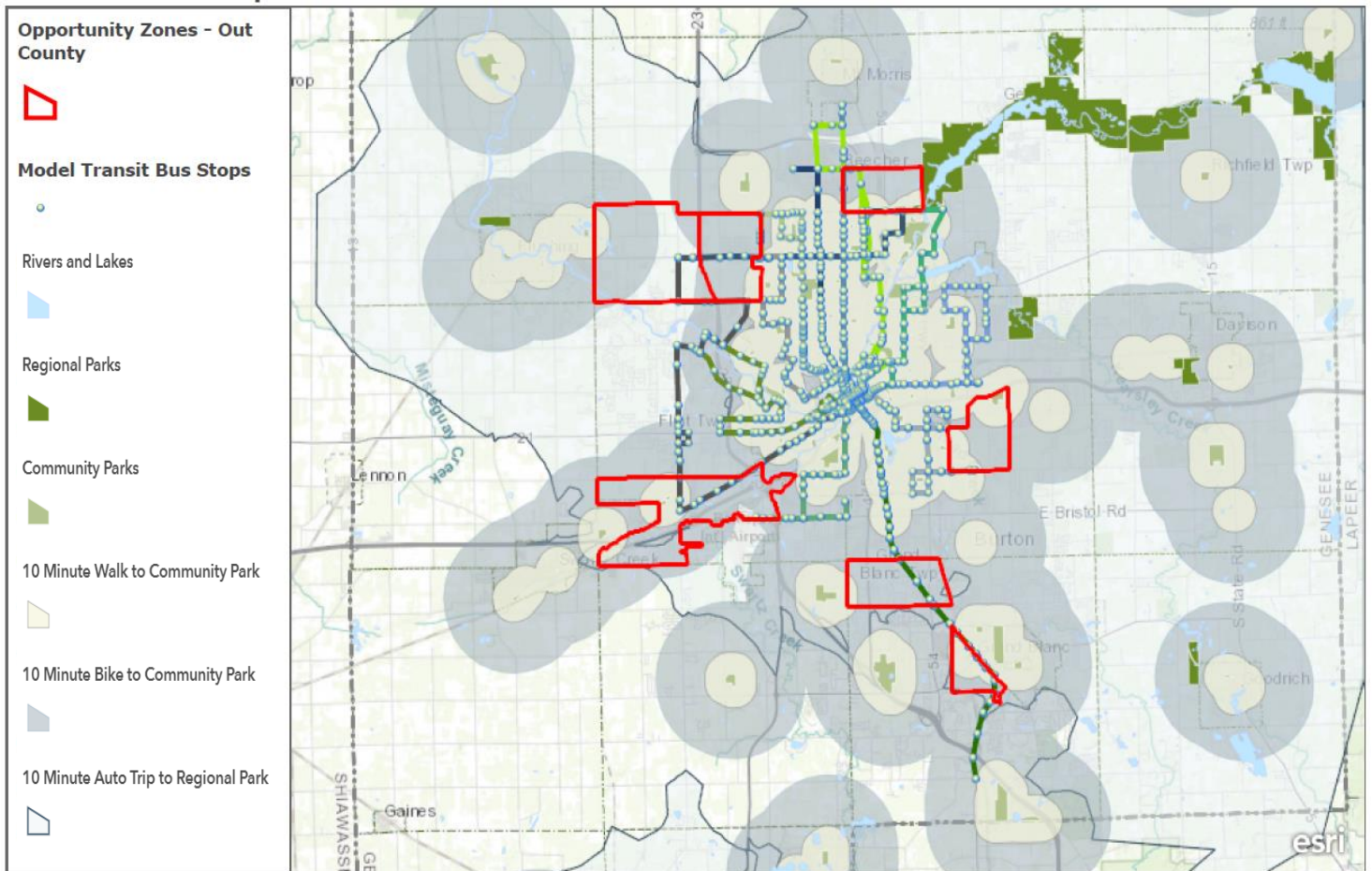


Median home value by census track in Genesee County.

SEMCOG, Ontario MNR, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

The map above shows the median home value by census tract throughout Genesee County. All Opportunity Zones have a median home value under \$120,000. Majority of the Opportunity Zones have a median home value between \$80,000 and \$120,000. It is important that staff sell rehabilitated homes that are close to the range of the median home value contained in that census tract.

## Access to Parks

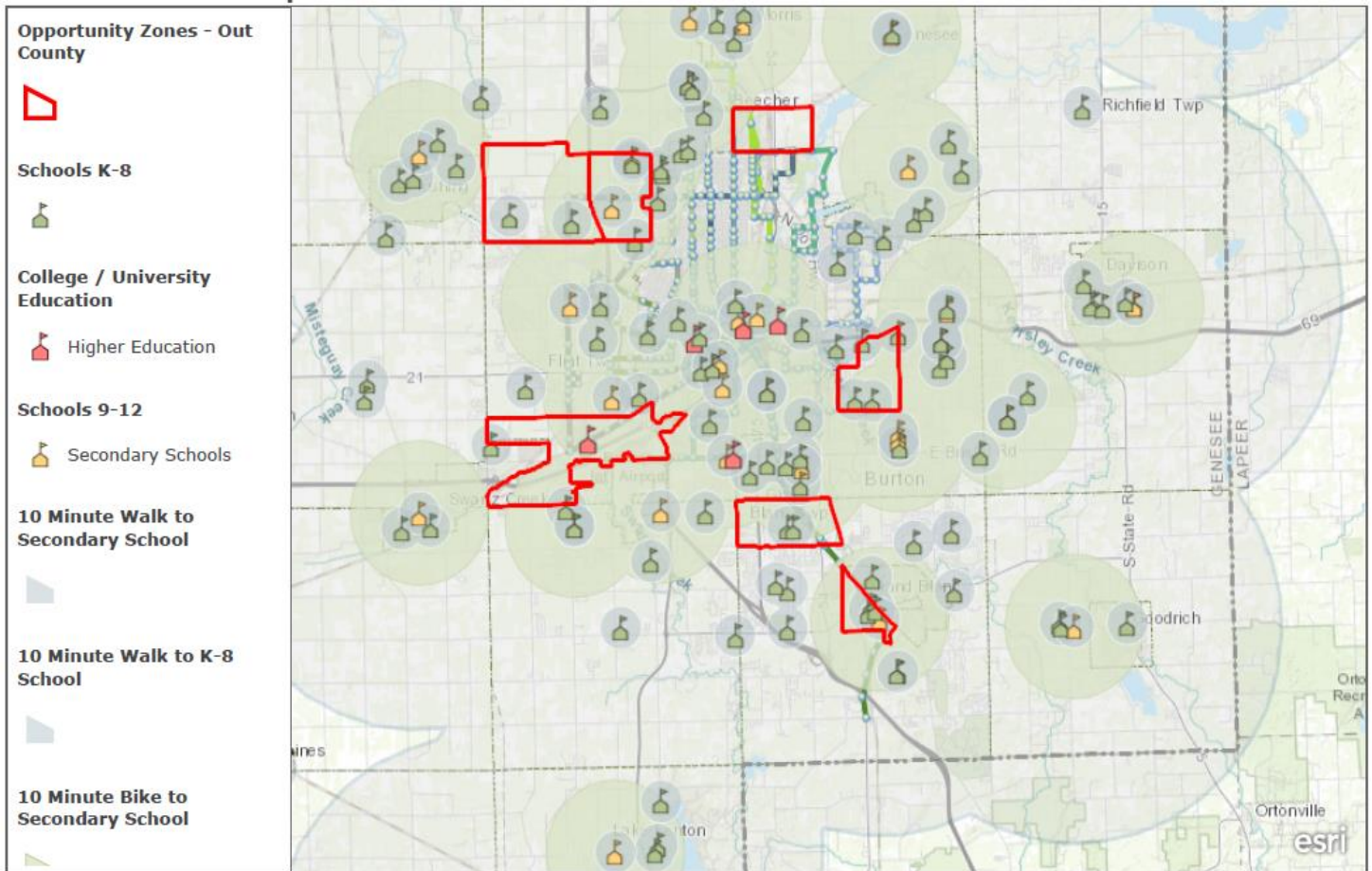


Ten minute walk and bike access to community parks and 10 minute auto access to regional parks.

SEMCOG, Ontario MNR, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

The map above is showing access to parks around Genesee County. Virtually every area of the Opportunity Zones is within a ten-minute bike ride from a community park, with many areas within a ten-minute walk. Access to parks is an important factor when considering affordable housing for low-to-moderate income households. Physical activity is arguably just as important to contributing to the quality of life of our residents as financial stability.

# Access to Schools



Ten minute walk access to K-8 schools and 10 and 30 minute bike access to secondary schools.

SEMCOG, Ontario MNR, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

The map above is showing access to schools throughout Genesee County with K-8<sup>th</sup> grade, 9<sup>th</sup>-12<sup>th</sup> grade, and colleges/universities labeled separately. As can be seen on the map, majority of the Opportunity Zones are covered by a 10-minute bike ride to secondary school (K-8<sup>th</sup> grade), also most have a secondary school located within the Opportunity Zone. There is one Opportunity Zone that contains a college/university.