



**You can own your
own home!**



GENESEE COUNTY
BOARD OF COMMISSIONERS

Genesee County Metropolitan Planning Commission
1101 Beach Street, Room 111, Flint, MI 48502
810.257.3010 gcmhc.org



Genesee County Neighborhood Stabilization Program Overview and Guidelines

Overview:

Genesee County received money from the U.S. Department of Housing and Urban Development under the Neighborhood Stabilization Program (NSP). The program's purpose is to purchase, rehabilitate and redevelop foreclosed homes for rent or sale. Funding is available to assist with down payment and closing costs assistance. Gap financing may also be available.

If you are interested in purchasing a NSP rehabilitated property, contact the Genesee County Metropolitan Planning Commission (GCMPC) at (810) 257-3010 or www.gcmpc.org, or submit the attached preliminary application to GCMPC's office located at 1101 Beach Street, Room 111, Flint, Michigan 48502.

Guidelines:

*All participants in the NSP Program are required to take at least 8 hours of homebuyer counseling from a HUD certified agency. For a list of homebuyer counseling agencies visit www.gcmpc.org.

*Applicants must be capable of receiving a conventional, RDVA or FHA mortgage through an approved lending institution. The following are approved lenders to obtain your mortgage:

Fifth Third Bank	Metro Community Development	Epic Mortgage Group
Mortgage One Corporation	Fairway Mortgage Corporation	Ross Mortgage Corporation

*Eligible household income (any amount received by any resident age 18 or over) must meet the following U.S. Department of Housing and Urban Development (HUD) guidelines based on household size.

FY 2024 MEDIAN FAMILY INCOME FOR FLINT AND GENESEE COUNTY -- \$78,300

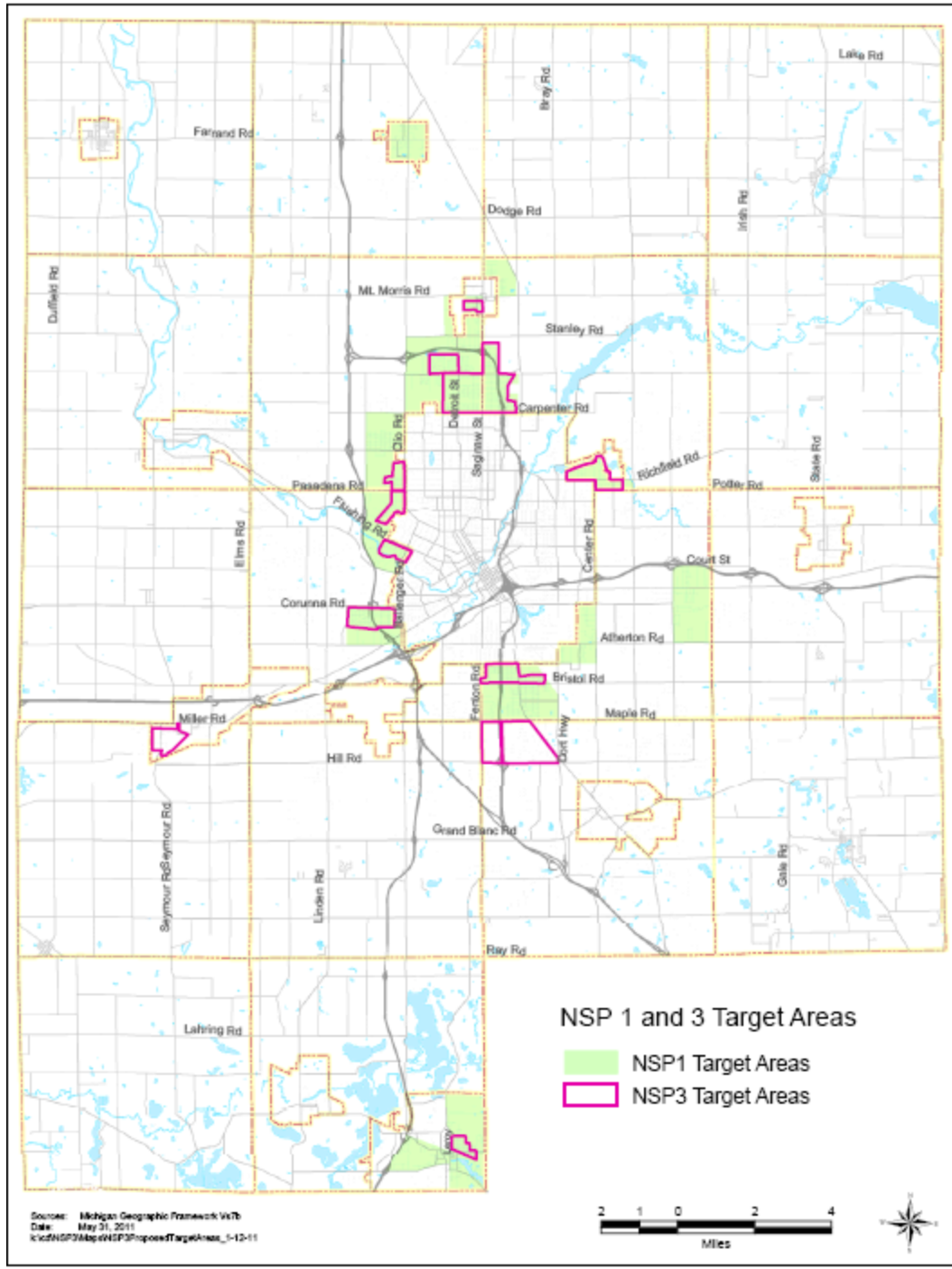
NSP MAXIMUM INCOME LIMITS

Household Size	Very Low Income 50%	Low Income 60%	Moderate Income 80%	Middle Income 120%
One Person	\$27,900	\$33,480	\$44,600	\$66,850
Two Person	\$31,850	\$38,220	\$51,000	\$76,400
Three Person	\$35,850	\$43,020	\$57,350	\$85,950
Four Person	\$39,800	\$47,760	\$63,700	\$95,500
Five Person	\$43,000	\$51,600	\$68,800	\$103,150
Six Person	\$46,200	\$55,440	\$73,900	\$110,800
Seven Person	\$49,400	\$59,280	\$79,000	\$118,450
Eight Person	\$52,550	\$63,060	\$84,100	\$126,100

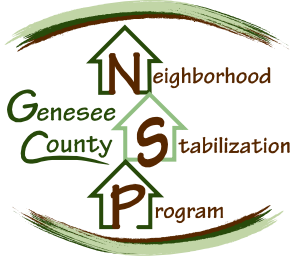
*All homes must be located in one of the following areas (see map below or go to www.gcmpc.org):

City of Burton
City of Fenton
City of Mount Morris
City of Swartz Creek

Flint Township
Genesee Township
Grand Blanc Township
Mount Morris Township



"An Equal Opportunity Organization"



Genesee County Neighborhood Stabilization Program Preliminary Homebuyer Application

Applicant Information

Name: _____

Address: _____ City: _____ Zip: _____

Daytime Phone: _____ Cell Phone: _____

Employment Information

Employer: _____ Position: _____

Address of Employer: _____ City: _____ Zip: _____

Length of Employment: _____

Household Information

Name	Relationship to Head of Household	Birth Date	Gross Annual Income
	Head of Household		
Total Number in Household		Total Gross Income	\$

Each household member must be lawfully within the United States. You will be required to certify your citizenship/immigration status during the application process.

How did you hear about Genesee County's Neighborhood Stabilization Program?

Are you interested in a specific Genesee County NSP property? YES NO

Address: _____

Please read and initial each item below.

_____ I certify that I do not currently own a home.

_____ I certify that I will provide any changes in the income status of the household between the application process and the time the assistance is actually granted.

_____ I understand that this application is only preliminary and does not guarantee my participation in the Genesee County Neighborhood Stabilization Program.

The information provided in this application is true, accurate, and complete to the best of my knowledge. Any fraudulent statement may be grounds for dismissal from the Genesee County Neighborhood Stabilization Program.

Penalty for False or Fraudulent Statement: United States Code Title 18, Section 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies...or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing, or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years, or both."

Applicant's Signature

Date

Co-Applicant's Signature

Date

Please return completed applications to 1101 Beach Street, Room 111, Flint, Michigan 48502 or to gcmprc@geneseecountymi.gov

If you have any questions about your preliminary application, the target areas of the program, or income requirements, please contact GCMPC at (810) 257-3010 or visit our website at www.gcmprc.org. Those hearing impaired individuals needing assistance, please call the Michigan Relay Center at 711.