

# Action Plan

**Grantee:** Flint, MI

**Grant:** B-08-MN-26-0005

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<b>LOCCS Authorized Amount:</b>	\$ 4,224,621.00
<b>Grant Award Amount:</b>	\$ 4,224,621.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 0.00
<b>Total Budget:</b>	\$ 4,224,621.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

Flint has identified areas of greatest need based upon data provided by HUD. Specifically, the Abandonment Risk Score and Predicted 18-Month Problem Foreclosure Rate data has been used to select the areas. The overall level of distress in Flint is evidenced by the fact that every Census Block Group in Flint with the exception of the central business district and the airport has an Abandonment Risk Score of 10 on a scale of 1 to 10 with 10 being the highest (see attached map labeled "Abandonment Risk Score"). Since the Abandonment Risk Score provides no basis for the selection areas of greatest need within the context of Flint, the second measure of need – the Predicted 18-Month Problem Foreclosure Rate was analyzed. In order to provide a basis for comparison among areas of the city, all Census Block Groups in Flint were distributed on a quartile basis ranging from a rate of 3.27% as the lowest rate to 18.1% as the highest rate. The highest quartile includes Block Groups with a rate between 15.23% and 18.1%. The distribution was both mapped and entered into an Excel spread sheet. Based on this analysis, Flint selected all block groups in the highest quartile as areas of greatest need. This includes the following five areas:

Area 1 consists of Census Tracts 14 and 15 and contains the Smith Village Urban Renewal Project and a portion of the Flint Homeownership Zone. The area also contains the Carriage Town and River District revitalization area. Hurley Medical Center is a major land use in the area providing significant employment and the opportunity to attract residents wishing to live near their place of employment. The area is generally bounded by N. Saginaw, E. Fifth, Stone, the Flint River, Dupont and Welch.

Area 2 consists of Census Tracts 8 and 20. The area is bisected by N. Saginaw Street which is the major commercial and institutional corridor within the Renewal Community. The area is adjacent to the site of the former Buick City assembly plant. The plant has been demolished by General Motors and is available for future economic development activities. The area is generally bounded by Andrew, Industrial, Leith, W. Pasadena, Dupont and W. Stewart.

Area 3 is comprised of Census Tract 2 and is located in the northern most portion of the Renewal Community. This area is generally bounded by N. Saginaw, E. Russell, W. Russell, Dupont and Mount Morris Township line.

Area 4 is comprised of Census Tracts 5, 7, and 9, and is located on the northwest side of the city. This area is generally bounded on the north by West Pierson Rd, on the east by Dupont St., on the south by Welch Boulevard, and on the west by Clio Rd. The Flint Park Lake Redevelopment area is located in this target area.

Area 5 consists of Census Tract 18, and is located in the far northeast section of the City. The area is generally bounded by Carpenter Rd., I-475 on the west, and the Flint River on the east. Portions of the Northeast Village Redevelopment Area are located in Area 5.

For all five areas selected as target areas, the Predicted 18-Month Problem Foreclosure Rate is above 15.23%. The areas also have high concentrations of Land Bank owned properties.

### Distribution and and Uses of Funds:

Activity	Funding Amount	Proposed Units
Acquisition and Rehabilitation	\$2,764,570.70	14 units; Acquisition of 7 structures - Redevelopment to DHS Building
Homeowner Counseling/Educ.	\$125,059.07	



Demolition	\$912,529.23	Approx 98 units
Program Administration	\$422,462	
TOTAL	\$4,224,621	

**Definitions and Descriptions:**

Definition of Blight: For purposes of this program component, a blighting property will be defined in accordance with Michigan Law under P.A. 27 of 2002.

A blighted property is a property that meets any of the following criteria:

- Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- Is an attractive nuisance because of physical condition or use.
- Is a fire hazard or is otherwise dangerous to the safety of people or property.
- Has the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for at least one year so that the property is unfit for its intended use.
- Is improved real property that has remained vacant for five consecutive years and is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.
- Has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within one year after the receipt of notice to rehabilitate from the appropriate code enforcement agency or final determination of any appeal, whichever is later.
- Is tax reverted property owned by a municipality, a county, or the State.
- Is owned or under the control of a land bank fast track authority under the Land Bank Fast Track Act.

**Low Income Targeting:**

In order to meet the 25% set-aside requirement , 25% OR \$1,056,155 of the NSP funds allocated for acquisition and rehabilitation will be used to produce rental housing units for individuals and families earning less than 50% of Area Median Income. The income limits for a four person household at 50% of median is \$28,900. Approximately 14 units will be made available for individuals and families at or below 50% of AMI.

**Acquisition and Relocation:**

The City intends to acquire only tax- foreclosed and REO properties in its implementation of the NSP program. Nooccupied properties will be acquired and relocation is not anticipated.

**Public Comment:**

The City is proposing a minor amendment to its approved and amended NSP1 substantial amendment. The minor amendment is less than 15% and no new activities are identified. Unspent funds in the amount of \$326,578.95 from demolition (\$301,638.02) and homebuyer counseling (\$24,940.93) are being re-allocated to acquisition-rehabilitation to the following activities: NSP-01- 02 (total amount of \$1,547,796.95); NSP-01-13 new activity for project delivery soft costs (\$100,020). The new project amounts are:

- Acquisition - \$2,764,570.70
- Administration - \$422,462.00
- Demolition - \$912,529.93.00
- Homebuyer Education and Counseling - \$125,059.07
- TOTAL - \$4,224,621

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-01	Acquisition	NSP-01-1 - canceled	Acquisition and Rehabilitation - City-canceled
		NSP-01-10	Specwriting
		NSP-01-11	Project Management
		NSP-01-12	Acquisition for Redevelopment - Boji
		NSP-01-13	Rehabilitation - Project Delivery Soft Costs
		NSP-01-2	Acquisition and Rehabilitation - OU
		NSP-01-3	Acquisition and Rehabilitation - GCLB
		NSP-01-4 - canceled	Acquisition and Rehabilitation - GCCARD - canceled
		NSP-01-5	Acquisition and Rehabilitation - Salem Area 2
		NSP-01-6	Acquisition and Rehabilitation - Salem Area 1
		NSP-01-7 - canceled	Appraisals - canceled
		NSP-01-8	Energy Audits



		NSP-01-9	Lead Risk Assessments
NSP-02	Homebuyer Financing Mechanisms -	NSP-02-1 - canceled	Homebuyer Financing Mechanisms - canceled
NSP-03	Acquisition and Demolition	NSP-03-1	Acquisition and Demolition
NSP-04	Administration	NSP-04-1	Administration
NSP-05	Homebuyer Education and Counseling	NSP-05-1	Homebuyer Counseling
		NSP-05-2	Homebuyer Education



# Activities

**Project # / Title:** NSP-01 / Acquisition

**Grantee Activity Number:** NSP-01-1 - canceled  
**Activity Title:** Acquisition and Rehabilitation - City- canceled

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

03/30/2010

**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.

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

04/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds** \$ 0.00

**Total Funds** \$ 0.00

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Contractors

**Organization carrying out Activity:**

City of Flint - Department of Community and Economic Development

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

**Responsible Organization**

City of Flint - Department of Community and Economic Development

**Organization Type**

Local Government

**Proposed**

\$ 0.00

**Location Description:**



Funds were reprogrammed to Operation Unification on September 13, 2010.

**Activity Description:**

Funds were reprogrammed to Operation Unification on September 13, 2010.

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**Grantee Activity Number:** NSP-01-10  
**Activity Title:** Specwriting

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 06/01/2010

**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

**Environmental Assessment:**  
 EXEMPT

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

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	18			0.00
# of Households	18			0.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	18
# of Housing Units	18
# of Parcels acquired voluntarily	18
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	18



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Spartan Akers

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Spartan Akers	Unknown	\$ 0.00

**Location Description:**

Within 5 target areas of greatest need approved by HUD.

**Activity Description:**

The City has contracted with Spartan Akers to provide specwriting services for all houses to be rehabbed using NSP funds. The City and its contractors will all utilize Spartan Akers for specwriting services. In addition, Spartan Akers will be completing rehabilitation inspections for all properties rehabbed using NSP funds to ensure that structures meet specification requirements. A change order awarding additional funds to Spartan Akers was approved by Flint City Council on September 13, 2010.

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**Grantee Activity Number:** NSP-01-11  
**Activity Title:** Project Management

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 07/01/2010

**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

**Environmental Assessment:**  
 EXEMPT

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 230,748.75  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 230,748.75

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	18	15	3	100.00
# of Households	18	15	3	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	18
# of Housing Units	18
# of Parcels acquired voluntarily	18
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	1
# of Properties	18





**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Community Improvement Group, LLC

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

**Responsible Organization**

Community Improvement Group, LLC

**Organization Type**

Non-Profit

**Proposed**

\$ 244,916.00

**Location Description:**

With 5 target areas of greatest need approved by HUD.

**Activity Description:**

The City of Flint has contracted with Community Improvement Group, LLC to provide project management services for the NSP program. CIG will work with non-profits and the City of Flint to identify, assess feasibility, and obligate all funds by the deadline date of September 27, 2010. CIG will also train new staff in housing and construction management.



**Grantee Activity Number: NSP-01-12**  
**Activity Title: Acquisition for Redevelopment - Boji**

**Activity Type:**  
 Rehabilitation/reconstruction of other non-residential structures

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 07/30/2010

**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

**Environmental Assessment:**  
 UNDERWAY

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 09/15/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 550,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 550,000.00

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
57222	57222		100.00

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 MIG Investments LLC

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

**Responsible Organization**  
 MIG Investments LLC

**Organization Type** Non-Profit  
**Proposed** \$ 550,000.00

**Location Description:**  
 Within Area 4 of the approved HUD areas of greatest need.

**Activity Description:**



Boji Group (MIG Investments, LLC) was awarded NSP funds to acquire 7 parcels, demolish dilapidated buildings, and redevelop the property formerly known as the Fair Store, which has been abandoned for more than thirty years. A new, modern, LEED compliant, state of the art facility will be constructed in its place, and will house a Michigan Department of Human Services (DHS) site.

Per guidance from Kathleen Hines, CPD Rep on 10/1/14, the City changed the activity type to Rehabilitation/Reconstruction of Other Non-residential structures", and the benefit performance reporting from "area" to "direct". Proposed LMMC are now able to be reported as individual beneficiaries for this category.

The DHS provides the following services to low-income clients at its location: financial assistance to families with children (FIP), food assistance to low-income persons (FAP), medical assistance (MA) to individuals and families who meet the MA financial and nonfinancial eligibility factors, and state disability assistance. Approximately 57,222 individuals receive food assistance at the Clio Road office. The Family Independence Program serves 10,852 individuals; 228 individuals receive state disability assistance, and \$53,960 individuals receive Medicaid. Because some of these individuals also receive food assistance, the City is including only the number of persons assisted with food assistance as the proposed beneficiary in order to prevent duplicated counts. Because the DHS income requirements are lower than HUD's, all of the persons receiving the above services are below 80% AMI and classified as low-income.

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**Grantee Activity Number: NSP-01-13**  
**Activity Title: Rehabilitation - Project Delivery Soft Costs**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 07/01/2012

**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

**Environmental Assessment:**  
 EXEMPT

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 04/19/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 107,836.29

**Other Funds:** \$ 0.00

**Total Funds:** \$ 107,836.29

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	14			0.00
<b>Proposed Accomplishments</b>				
# of Singlefamily Units	14			
# of Housing Units	14			

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Flint - Department of Community and Economic Development

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

Responsible Organization	Organization Type	Proposed
City of Flint - Department of Community and Economic Development	Local Government	\$ 107,836.29

**Location Description:**  
 All NSP1 target areas.

**Activity Description:**

Soft costs associated with completing 14 rehabilitations and demolitions in the City's NSP1 target areas. Soft costs include spec writing, inspections, environmental review, construction management, etc.

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**Grantee Activity Number: NSP-01-2**  
**Activity Title: Acquisition and Rehabilitation - OU**

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 03/01/2010

**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.

**Environmental Assessment:**  
 UNDERWAY

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,515,639.97  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,515,639.97

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	14	14		100.00
# of Households	14	14		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	14
# of Housing Units	14
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	14
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	14



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Operation Unification

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

Responsible Organization	Organization Type	Proposed
Operation Unification	Non-Profit	\$ 1,282,168.00

**Location Description:**

Operation Unification is working in Area 3 of the City's approved NSP plan. Area 3 is comprised of Census Tract 2 and is located in the northern most portion of the City of Flint. It is generally bounded by N. Saginaw, E. Russell, W. Russell, Dupont and Mount Morris Township line. Operation Unification is concentrating their development on Foss, Laredo, and Austin Streets in this area.

**Activity Description:**

Operation Unification will acquire and rehabilitate 14 properties located in Area 3 of the City's Neighborhood Stabilization Program target areas. The addresses of the properties are: 633 W. Foss Ave, 634 W. Austin Ave, 610 W. Lorado Ave, 642 W Ruth Ave, 609 W Foss Ave, 645 W Ruth Ave, 638 W Ruth Ave, 3506 Winona St, 6706 Eastmont Dr, 3513 Keyes St, 3713 Keyes St, 1318 W. Moore St, 1414 W. Moore St, and 646 W. Austin Ave.

Operation Unification has secured purchase agreements for all 14 properties.



**Grantee Activity Number: NSP-01-3**  
**Activity Title: Acquisition and Rehabilitation - GCLB**

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 03/01/2010

**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

**Environmental Assessment:**  
 UNDERWAY

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

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
<b>Total acquisition compensation to owners</b>	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	1





**Activity is being carried out by Grantee:**

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	Organization Type	Proposed
Genesee County Land Bank Authority	Non-Profit	\$ 210,000.00

**Location Description:**

Genesee County Land Bank is rehabilitating 1 historic, tax-foreclosed property in Area 1 of the City's designated NSP target areas. Area 1 consists of Census Tracts 14 and 15 and contains the Carriage Town and River District revitalization area. Hurley Medical Center is a major land use in the area providing significant employment and the opportunity to attract residents wishing to live near their place of employment.

**Activity Description:**

The Genesee County Land Bank will rehabilitate the historic, tax-foreclosed property located at 713 W Grand Traverse. The property will be marketed and sold to a family at or below 120% of AMI. The Land Bank will contract with a contractor in the amount of \$208,000 and a construction management entity in the amount of \$2000.



**Grantee Activity Number:** NSP-01-4 - canceled  
**Activity Title:** Acquisition and Rehabilitation - GCCARD - canceled

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 03/01/2010

**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

**Environmental Assessment:**  
 UNDERWAY

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# of Households				0.0

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Housing Units	
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Genesee County Community Action Resource Department

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
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**Location Description:**

Funding originally allocated to GCCARD was reprogrammed to Operation Unification on September 13, 2010. The contract with GCCARD was canceled by mutual agreement.

**Activity Description:**

Funding originally allocated to GCCARD was reprogrammed to Operation Unification on September 13, 2010. The contract with GCCARD was canceled by mutual agreement.

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**Grantee Activity Number:** NSP-01-5  
**Activity Title:** Acquisition and Rehabilitation - Salem Area 2

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 03/10/2010

**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

**Environmental Assessment:**  
 COMPLETED

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 11,078.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 11,078.00

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	1



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Salem Housing Community Development Corporation

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

Responsible Organization	Organization Type	Proposed
Salem Housing Community Development Corporation	Non-Profit	\$ 108,800.00

**Location Description:**

Salem will undertake project in Area 2 of the City's approved NSP plan. Area 2 consists of Census Tracts 8 and 20 and is bisected by N. Saginaw Street which is the major commercial and institutional corridor within the City of Flint. Salem will work in a north-side neighborhood adjacent to Max Brandon Park, a 110-acre City park. Bunche School anchors the northeast corner of the neighborhood.

**Activity Description:**

Salem Housing will acquire and rehabilitate the tax-foreclosed property located at 3518 Mason St., which will help stabilize the neighborhood near Max Brandon Park. This property will be sold to an eligible homebuyer at or below 120% of AMI.



**Grantee Activity Number:** NSP-01-6  
**Activity Title:** Acquisition and Rehabilitation - Salem Area 1

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 03/01/2010

**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

**Environmental Assessment:**  
 COMPLETED

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 329,405.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 329,405.00

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2			0.00
# of Households	2			0.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	2
# of Housing Units	2
<b>Total acquisition compensation to owners</b>	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of Properties	2



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Salem Housing Community Development Corporation

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

Responsible Organization	Organization Type	Proposed
Salem Housing Community Development Corporation	Non-Profit	\$ 206,275.00

**Location Description:**

Salem Housing proposes to acquire and rehabilitate two properties in Area 1 in the City's approved NSP Plan. Area 1 consists of Census Tracts 14 and 15 and contains the Smith Village Urban Renewal Project and a portion of the Flint Homeownership Zone. Hurley Medical Center is a major land use in the area providing significant employment and the opportunity to attract residents wishing to live near their place of employment. Salem is proposing to work in the Metawanene Hills area, which is bounded by Welch Blvd on the north, 10th St on the south, Stone St on the east, and Grand Traverse on the west.

**Activity Description:**

Salem Housing proposes to acquire and rehabilitate two tax-foreclosed properties. Purchase agreements have been executed for the following properties: 1650 N. Grand Traverse and 611 Welch Boulevard. Environmentals have been completed also for the two properties.



**Grantee Activity Number:** NSP-01-7 - canceled  
**Activity Title:** Appraisals - canceled

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 02/01/2010

**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

**Environmental Assessment:**  
 EXEMPT

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# of Households				0.0
# of Permanent Jobs Created				0.0

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

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 John "Biff" Snyder & Associates

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
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**Location Description:**

Activity is canceled. Funding was reprogrammed to Spartan Akers for additional rehabilitation inspection services.

**Activity Description:**

Activity is canceled. Funding was reprogrammed to Spartan Akers for additional rehabilitation inspection services.

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**Grantee Activity Number:** NSP-01-8  
**Activity Title:** Energy Audits

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 02/01/2010

**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

**Environmental Assessment:**  
 EXEMPT

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 9,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 9,000.00

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	18	15	3	100.00
# of Households	18	15	3	100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	18
# of Housing Units	18
# of Parcels acquired voluntarily	18
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	18



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Advanced Solutions

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Advanced Solutions	Unknown	\$ 30,000.00

**Location Description:**

Within 5 target areas of greatest need approved by HUD.

**Activity Description:**

Advanced Solutions will conduct energy audits for the City and its contractors. All houses will be rehabbed to energy star standards to ensure long-term affordability for NSP buyers.

**Grantee Activity Number:** NSP-01-9  
**Activity Title:** Lead Risk Assessments

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP-01

**Projected Start Date:**  
 06/30/2010

**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

**Environmental Assessment:**  
 EXEMPT

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition

**Projected End Date:**  
 12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 11,930.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 11,930.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	18	14		77.78
# of Households	18	14		77.78
# of Permanent Jobs Created				0.0

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	18
# of Housing Units	18
# of Parcels acquired voluntarily	18
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	18



**Activity is being carried out by Grantee:**

No

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

ASTI Environmental

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

ASTI Environmental

**Organization Type**

Unknown

**Proposed**

\$ 30,000.00

**Location Description:**

Within 5 target areas of greatest need approved by HUD.

**Activity Description:**

ASTI Environmental will provide lead risk assessments for City and contractors to identify any lead hazards as required by HUD. ASTI will also perform asbestos and hazardous materials inspections for all properties. All structures will be remediated for all hazardous materials when necessary.

**Project # / Title: NSP-02 / Homebuyer Financing Mechanisms - canceled****Grantee Activity Number:**

NSP-02-1 - canceled

**Activity Title:**

Homebuyer Financing Mechanisms - canceled

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP-02

**Projected Start Date:**

05/01/2009

**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

**Environmental Assessment:**

UNDERWAY

**Activity Status:**

Under Way

**Project Title:**

Homebuyer Financing Mechanisms - canceled

**Projected End Date:**

04/30/2013

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

\$ 0.00

**Other Funds**

\$ 0.00

**Total Funds**

\$ 0.00



**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

**Total**

**Low**

**Mod**

**Low/Mod%**

0.0

0.0

**Proposed Accomplishments**

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Flint - Department of Community and Economic Development

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

**Responsible Organization**

City of Flint - Department of Community and Economic Development

**Organization Type**

Local Government

**Proposed**

\$ 0.00

**Location Description:**

Not applicable.

**Activity Description:**

Funds allocated to Homebuyer Financing Mechanisms were reprogrammed to be used for additional demolition activities. A change order the the demolition contract was approved at the September 13, 2010 Council meeting.

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**Project # / Title: NSP-03 / Acquisition and Demolition**

**Grantee Activity Number: NSP-03-1**

**Activity Title: Acquisition and Demolition**

**Activity Type:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

NSP-03

**Project Title:**

Acquisition and Demolition

**Projected Start Date:**

05/01/2009

**Projected End Date:**

04/30/2013



**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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 912,529.23

**Other Funds** \$ 0.00

**Total Funds** \$ 912,529.23

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
125	125		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Non-business Organizations benefitting

# of Businesses

# of Public Facilities

# of buildings (non-residential)

# of Properties

**Total**

125

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Flint Development Division

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

**Responsible Organization**

City of Flint Development Division

**Organization Type**

Local Government

**Proposed**

\$ 1,214,167.25

**Location Description:**

Within the five target areas of greatest need identified in the City's NSP amendment

**Activity Description:**

The City will acquire and demolish approximately 125 units in the target areas. The properties will be made available to adjacent owners, redeveloped if feasible, or transferred to the Genesee County Land Bank if appropriate.



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**Project # / Title: NSP-04 / Administration**

**Grantee Activity Number: NSP-04-1**  
**Activity Title: Administration**

**Activity Type:**

Administration

**Project Number:**

NSP-04

**Projected Start Date:**

03/23/2009

**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)

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

04/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:**

\$ 422,462.00

**Other Funds**

\$ 0.00

**Total Funds**

\$ 422,462.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Flint - Department of Community and Economic Development

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

**Responsible Organization**

City of Flint - Department of Community and Economic Development

**Organization Type**

Local Government

**Proposed**

\$ 422,462.00





**Location Description:**

Department of Community and Economic Development 1101 S. Saginaw St. Flint, MI 48502

**Activity Description:**

The City of Flint will use 10% of the NSP award for oversight and administrative costs necessary to implement the various projects in the NSP program.

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**Project # / Title: NSP-05 / Homebuyer Education and Counseling**

**Grantee Activity Number: NSP-05-1**  
**Activity Title: Homebuyer Counseling**

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

**Project Number:**  
NSP-05

**Projected Start Date:**  
06/01/2010

**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

**Environmental Assessment:**  
EXEMPT

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

**Activity Status:**  
Under Way  
**Project Title:**  
Homebuyer Education and Counseling

**Projected End Date:**  
12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 123,991.76  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 123,991.76

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	150	100	50	100.00
<b># of Households</b>	150	100	50	100.00



**Activity is being carried out by Grantee:**

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**

\$ 150,000.00

**Location Description:**

Within 5 areas of greatest need approved by HUD

**Activity Description:**

Metro Community Development will provide the HUD-mandated 8 hours of homeownership counseling to prospective homebuyers in the City's NSP program. Approximately 18 homebuyers will purchase homes in the targeted areas.



**Grantee Activity Number:** NSP-05-2  
**Activity Title:** Homebuyer Education

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

**Project Number:**  
 NSP-05

**Projected Start Date:**  
 06/01/2010

**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

**Environmental Assessment:**  
 EXEMPT

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Homebuyer Education and Counseling

**Projected End Date:**  
 12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	31		31	100.00
# of Households	31		31	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	31
# of Housing Units	31

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Circle of Love

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

Responsible Organization	Organization Type	Proposed
Circle of Love	Non-Profit	\$ 250,000.00

**Location Description:**



With 5 target areas of greatest need in the City of Flint

**Activity Description:**

The City is granting funds to Circle of Love to provide homebuyer education services to prospective homebuyers in the NSP target areas.

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**Action Plan Comments:**

Reviewer - Rejected - 7/30/2102; Grantee needs to submit missing QPRs based on previous iteration of plan before making modifications. In addition, grantee is required to make submission to field office for review and approval prior to modifications in DRGR. Substantial Amendment process is required. kjph 7/30/2012

Reviewer - Approving Action Plan in order for grantee to submit QPRs as required. Additional modifications to action plan will be reviewed at a future date. 7/30/2012 kjph

Reviewer - The minor amendment is less than 15% and no new activities are identified. Unspent funds in the amount of \$326,578.95 from demolition (\$301,638.02) and homebuyer counseling (\$24,940.93) are being re-allocated to acquisition-rehabilitation to the following activities: NSP-01- 02 (total amount of \$1,547,796.95); NSP-01-13 new activity for project delivery soft costs (\$100,020). The new project amounts are:

- Acquisition - \$2,764,570.70
- Administration - \$422,462.00
- Demolition - \$912,529.93.00
- Homebuyer Education and Counseling - \$125,059.07
  
- TOTAL - \$4,224,621

**Action Plan History**

Version	Date
B-08-MN-26-0005 AP#1	10/01/2014
B-08-MN-26-0005 AP#2	03/19/2013
B-08-MN-26-0005 AP#3	03/19/2013
B-08-MN-26-0005 AP#4	07/30/2012
B-08-MN-26-0005 AP#5	04/29/2011
B-08-MN-26-0005 AP#6	07/28/2010

