

Grantee: Flint, MI

Grant: B-08-MN-26-0005

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-26-0005

Obligation Date:

03/27/2009

Grantee Name:

Flint, MI

Award Date:**Grant Amount:**

\$4,224,621.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Suzanne Wilcox

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$4,224,621.00

Total CDBG Program Funds Budgeted

N/A

\$4,224,621.00

Program Funds Drawdown

\$24,758.36

\$32,297.08

Obligated CDBG DR Funds

\$24,758.36

\$32,297.08

Expended CDBG DR Funds

\$0.00

\$7,538.72

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$633,693.15	\$0.00
Limit on Admin/Planning	\$422,462.10	\$7,538.72
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

In this quarter, the City of Flint authorized five contracts totaling \$1,335,513 for acquisition - rehab - resale to four different agencies. Salem Housing was awarded two contracts in Area 1 and Area 3 of the City's approved NSP plan to acquire and rehabilitate five structures. In addition, as part of the comprehensive neighborhood revitalization, Salem identified 8 structures needing demolition. Those structures are being forwarded to the City's Demolition Division to begin demolition proceedings. The City awarded a contract to Operation Unification to acquire and rehabilitate the following 5 structures in Area 3 of the City's NSP: 638 W. Ruth, 641 W. Ruth, 642 W. Ruth, 645 W. Ruth, 646 W. Ruth. OU has also identified the following five properties as demolition candidates: 613 W. Lorado, 625 W. Lorado, 609 W. Foss, 629 W. Foss, and 633 W. Foss Ave. Another contract was awarded to the Genesee County Land Bank for rehabilitation of tax-foreclosed properties in Area 1. The Land Bank is using a combination of NSP, HOME, and Land Bank funds to rehabilitate and re-sell six properties in their Hurley Redevelopment Area. Three of the following properties will be renovated using NSP funds: 713 Grand Traverse, 726 Stone Street, 707 Stone Street, 717 Stone Street, 719 Stone Street, or 612 W. Second Avenue. Finally, the City awarded a contract with Genesee County Community Action Resource Department to acquire two units and build on two tax foreclosed vacant lots in the Smith Village Redevelopment Area in Area 1 of the City's NSP. The City will execute all contracts in February. Environmental activities are completed, and the City will publish its Notice of Finding of No Significant Impact in January. Some properties have already been sent to the SHPO and the City will finalize all individual environmental review activities prior to acquiring properties. The City expects to begin acquisition of all identified properties in February, 2010.

The City has assigned all properties identified for demolition to the Development Division to begin the demolition process. The City expects these properties to be demolished in the next quarter. In addition to the above contracts, the City expects to execute contracts with its energy audit firm, Advanced Solutions, and with its appraiser. In addition, the the City will execute an NSP demolition contract with the Development Division for additional NSP properties, and a lead risk assessor contract. An RFP is being prepared now for risk assessments. The City is also beginning its implementation of the in-house rehabilitation program. Once staff and contractors are in place, including inspectors, specification writers, real estate and property management agents, and building contractors, the City expects its NSP program to move much more quickly.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, Acquisition and Rehabilitation	\$0.00	\$2,077,159.00	\$0.00
NSP-02, DPA for REO Properties	\$0.00	\$1,500,000.00	\$0.00
NSP-03, Acquisition and Demolition	\$0.00	\$225,000.00	\$0.00
NSP-04, Administration	\$24,758.36	\$422,462.00	\$32,297.08

Activities

Grantee Activity Number: NSP-01-1

Activity Title: Acquisition and Rehabilitation

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

NSP-01

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

03/30/2010

Projected End Date:

04/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Flint - Department of Community and Economic

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$741,646.00
Total CDBG Program Funds Budgeted	N/A	\$741,646.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Flint will acquire and rehabilitate approximately 8 units using an in-house rehabilitation program. The City anticipates that all of the units will be made available to persons at or below 50% of AMI, working towards meeting the set-aside requirement. This acquisition/rehabilitation component is intended to assist primarily homebuyers.

Location Description:

Within 5 target areas of greatest need identified in NSP Action Plan

Activity Progress Narrative:

The City awarded five contracts to four organizations to implement acquisition/rehab/resale in three of the NSP target areas. The City's goal is to obligate these funds in the next reporting period, first to meet the 25% set-aside requirement. The City expects that the funds allocated in the first round will all meet the set-aside requirement. In the next reporting period, the City will be moving to obligate the funds in this activity (for the LMMI population), using the in-house rehab model currently being developed.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/0	0/8
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/8
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

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

Grantee Activity Number: NSP-01-2

Activity Title: Acquisition and Rehabilitation

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

NSP-01

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

03/01/2010

Projected End Date:

12/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Operation Unification

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$510,438.00
Total CDBG Program Funds Budgeted	N/A	\$510,438.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Operation Unification will acquire and rehabilitate 10 properties located in Area 3 of the City's Neighborhood Stabilization Program target areas. The addresses of the properties are: 638 W. Ruth, 641 W. Ruth, 642 W. Ruth, 646 W Ruth, 613 W Lorado, 609 W Foss Ave., 633 W. Foss Ave., 646 W Austin, 634 W Austin. Operation Unification has begun the acquisition process and has secured options to purchase each of these properties.

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 Progress Narrative:

During this quarter, the Flint City Council approved entering into a total of five contracts totaling \$1,335,513 for acquisition - rehab - resale to four different agencies. The following contracts were awarded: Salem Housing has identified the following properties in Area 1 to acquire, rehab, and re-sell: 1615 Stone Street, 503 Copeman, 1658 N. Grand Traverse. In Area 2, Salem Housing will acquire 309 W. Van Wagoner and 3617 Mason St., rehabilitate and re-sell to income qualified buyers. The City awarded a contract to Operation Unification to acquire and rehabilitate the following 5 structures in Area 3 of the City's NSP: 638 W. Ruth, 641 W. Ruth, 642 W. Ruth, 645 W. Ruth, 646 W. Ruth. Another contract was awarded to the Genesee County Land Bank for rehabilitation of tax-foreclosed properties in Area 1. The Land Bank is using a combination of NSP, HOME, and Land Bank funds to rehabilitate and re-sell six properties in their Hurley Redevelopment Area. Three of the following properties will be renovated using NSP funds: 713 Grand Traverse, 726 Stone Street, 707 Stone Street, 717 Stone Street, 719 Stone Street, or 612 W. Second Avenue. Finally, the City awarded a contract with Genesee County Community Action Resource Department to acquire two units and build on two tax foreclosed vacant lots in the Smith Village Redevelopment Area in Area 1 of the City's NSP.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/0	0/0	0/10
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/10
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

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

Grantee Activity Number: NSP-02-1

Activity Title: Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NSP-02

Project Title:

DPA for REO Properties

Projected Start Date:

05/01/2009

Projected End Date:

04/30/2013

National Objective:

Low/Mod

Responsible Organization:

City of Flint - Department of Community and Economic

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City proposes to provide down payment assistance to approximately 75 homebuyers at or below 120% of AMI purchasing REO properties in the five target areas.

Location Description:

Within th 5 target areas of greatest need identified in the City's NSP amendment.

Activity Progress Narrative:

Staff is assessing the likelihood of obligating homeownership assistance funds by September 30, 2012. The City will be preparing a substantial amendment in the next quarter to re-allocate homeownership funds to other activities that can be obligated by September 30. Funds will be allocated to demolition, acquisition/rehab/resale, and homeownership counseling. Upon approval of the substantial amendment, staff will prepare resolutions and contracts. The city expects these funds to be obligated in the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/75
# of Households benefitting	0	0	0	0/0	0/75	0/75

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

Grantee Activity Number: NSP-03-1**Activity Title: Acquisition and Demolition****Activity Category:**

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

National Objective:

Low/Mod

Responsible Organization:

City of Flint Development Division

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$225,000.00

Total CDBG Program Funds Budgeted

N/A

\$225,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

The City will acquire and demolish approximately 45 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.

Location Description:

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

Activity Progress Narrative:

As part of a comprehensive neighborhood revitalization proposed with NSP funds, the City has agreed to demolish structures in each of the five areas. The following structures have been identified as demolition candidates: 613 W. Lorado, 625 W. Lorado, 609 W. Foss, 629 W. Foss, 633 W. Foss Ave., 3613 Mason St., 3701 Mason St., 1538 Stone, 1529 N. Grand Traverse, 521 N. Grand Traverse, 1544 N. Grand Traverse, 1510 N. Grand Traverse, 610 Wood Street, and are being forwarded to the Development Division to begin demolition preparation activities.

In addition, the City will be posting a substantial amendment to its NSP amendment to allocate additional funds for demolition. The City will execute a contract with the Development Division once the amendment is finalized, and expects to have the properties identified above demolished within the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/45

# of housing units	0	0	0	0/0	0/0	0/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/45	0/0	0/45

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	

Grantee Activity Number: NSP-04-1

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NSP-04

Project Title:

Administration

Projected Start Date:

03/23/2009

Projected End Date:

04/30/2013

National Objective:

N/A

Responsible Organization:

City of Flint - Department of Community and Economic

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$422,462.00

Total CDBG Program Funds Budgeted

N/A

\$422,462.00

Program Funds Drawdown

\$24,758.36

\$32,297.08

Obligated CDBG DR Funds

\$24,758.36

\$32,297.08

Expended CDBG DR Funds

\$0.00

\$7,538.72

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

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.

Location Description:

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

Activity Progress Narrative:

Administration dollars are used for staff time to design and develop the program implementation structure; prepare resolutions and contracts for energy audit and appraiser firms, and development agreements for the acquisition/rehab/resale component of the program. Staff time is also being spent on assessing program obligation requirements, and preparing a substantial amendment to ensure the likelihood of obligating all funds by September 30, 2010. In addition, staff are preparing the appropriate level of environmental review and the related documentation, and conducting the Section 106 process.

Performance Measures

No Performance Measures found.

Activity Locations

Address

1101 S. Saginaw St.

City

Flint

State

NA

Zip

48502

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
