

Grantee: Flint, MI

Grant: B-08-MN-26-0005

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-08-MN-26-0005	Obligation Date: 03/27/2009	Award Date:
Grantee Name: Flint, MI	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$4,224,621.00	Grant Status: Active	QPR Contact: Sarah Quellmalz
LOCCS Authorized Amount: \$4,224,621.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$4,224,621.00		

Disasters:

Declaration Number

NSP

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.

Areas of Greatest Need:

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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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$4,224,621.00
Total Budget	\$0.00	\$4,224,621.00
Total Obligated	\$0.00	\$4,224,621.00
Total Funds Drawdown	\$0.00	\$4,224,143.18
Program Funds Drawdown	\$0.00	\$4,224,143.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,224,143.18
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
ASTI Environmental	\$ 0.00	\$ 11,930.00
MIG Investments LLC	\$ 0.00	\$ 550,000.00
Metro Community Development	\$ 0.00	\$ 123,619.07
Operation Unification	\$ 0.00	\$ 1,515,639.97
Salem Housing Community Development Corporation	\$ 0.00	\$ 340,377.87



Spartan Akers	\$ 0.00	\$ 0.00
Advanced Solutions	\$ 0.00	\$ 9,000.00
Circle of Love	\$ 0.00	\$ 0.00
City of Flint - Department of Community and Economic	\$ 0.00	\$ 530,298.29
City of Flint Development Division	\$ 0.00	\$ 912,529.23
Community Improvement Group, LLC	\$ 0.00	\$ 230,748.75
Genesee County Community Action Resource Department	\$ 0.00	\$ 0.00
Genesee County Land Bank Authority	\$ 0.00	\$ 0.00
John "Biff" Snyder & Associates	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$422,419,853.79	\$.00	\$.00
Limit on Public Services	\$633,693.15	\$.00	\$.00
Limit on Admin/Planning	\$422,462.10	\$422,462.00	\$.00
Limit on Admin	\$.00	\$422,462.00	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,056,155.25		\$1,515,639.97

Overall Progress Narrative:

The last QPR that was submitted was for the period ending 4/30/2016. Updated information will be provided in the QPR ending 1/30/2021.

The City of Flint Department of Community and Economic Development is currently working with the Detroit Field Office to close-out its NSP grants.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-01, Acquisition	\$0.00	\$2,765,638.01	\$2,765,532.88
NSP-02, Homebuyer Financing Mechanisms - canceled	\$0.00	\$0.00	\$0.00
NSP-03, Acquisition and Demolition	\$0.00	\$912,529.23	\$912,529.23
NSP-04, Administration	\$0.00	\$422,462.00	\$422,462.00
NSP-05, Homebuyer Education and Counseling	\$0.00	\$123,991.76	\$123,619.07

Activities

Project # / NSP-01 / Acquisition

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

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition

Projected End Date:
04/19/2013

Completed Activity Actual End Date:

Responsible Organization:
City of Flint - Department of Community and

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$107,836.29
Total Budget	\$0.00	\$107,836.29
Total Obligated	\$0.00	\$107,836.29
Total Funds Drawdown	\$0.00	\$107,836.29
Program Funds Drawdown	\$0.00	\$107,836.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$107,836.29
City of Flint - Department of Community and	\$0.00	\$107,836.29
Most Impacted and Distressed Expended	\$0.00	\$0.00

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.

Location Description:

All NSP1 target areas.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None
