

Grantee: Genesee County, MI

Grant: B-08-UN-26-0001

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-UN-26-0001

Obligation Date:**Grantee Name:**

Genesee County, MI

Award Date:**Grant Amount:**

\$7,506,343.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Anna King

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$7,506,343.00

Total CDBG Program Funds Budgeted

N/A

\$7,506,343.00

Program Funds Drawdown

\$865,834.36

\$1,654,994.55

Obligated CDBG DR Funds

\$1,828,033.84

\$3,839,656.14

Expended CDBG DR Funds

\$865,834.36

\$1,654,994.55

Match Contributed	\$150,499.37	\$150,499.37
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$150,499.37
Limit on Public Services	\$1,125,951.45	\$0.00
Limit on Admin/Planning	\$750,634.30	\$146,963.69
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,876,585.75	\$1,876,585.00

Overall Progress Narrative:

The second round of demolitions, consisting of 46 properties, was put under contract this quarter. The demolitions were started but not completed during the quarter. Several bids will be going out during July and the first few weeks of August. The bids include the demolition of: nine blighted apartment buildings, 53 single-family properties, an abandoned and tax foreclosed motel and a final group of single-family properties.

Thirty-eight properties were acquired during the quarter, including a large number of properties to help meet the Activity 5 and Activity 6 set-aside requirement. Fourteen properties were put under contract for rehabilitation work, with several more expected to be put under contract during July and August next quarter.

Staff is working on making sure that housing rehab contracts are signed and obligated for all remaining properties before the September deadline. Rehab staff has been working diligently to get all bids out in a timely manner and to oversee the work the contractors are doing out in the field. Staff is also working on the disposition of the rehabilitated properties and trying to find interested and qualified buyers.

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
CANCELLED, CANCELLED	\$0.00	\$0.00	\$0.00
PROJECT #1, CLEARANCE/DEMO	\$133,148.87	\$1,262,342.00	\$168,121.52
PROJECT #2, PURCHASE/REHAB	\$154,997.68	\$3,616,782.00	\$184,997.68
PROJECT #3, PURCHASE/REHAB 25%	\$541,238.01	\$1,876,585.00	\$1,154,911.66

PROJECT #5, HOMEBUYER ASSISTANCE	\$0.00	\$0.00	\$0.00
PROJECT #6, ADMINISTRATION	\$36,449.80	\$750,634.00	\$146,963.69

Activities

Grantee Activity Number: ACT #01
Activity Title: Clearance/Demo GCLBA

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 PROJECT #1

Project Title:
 CLEARANCE/DEMO

Projected Start Date:
 03/01/2009

Projected End Date:
 03/01/2012

Benefit Type:

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Genesee County Metropolitan Planning Commission

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,432,802.00
Total CDBG Program Funds Budgeted	N/A	\$1,432,802.00
Program Funds Drawdown	\$133,148.87	\$168,121.52
Obligated CDBG DR Funds	\$235,886.84	\$393,686.84
Expended CDBG DR Funds	\$150,499.37	\$185,472.02
Genesee County Metropolitan Planning Commission	\$150,499.37	\$185,472.02
Match Contributed	\$150,499.37	\$150,499.37
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be utilized to pay for demolition of identified blighted vacant structures meeting local criteria. The number of structures to be demolished is estimated at two hundred twelve. It is expected that the Genesee County Land Bank Authority will be under contract to assist in carrying out the demolition process. Properties to be demolished will be identified through the Land Bank inventory as well as being identified with the local units of government. All properties will be located in targeted areas of greatest need. Work will include asbestos and lead survey, capping water and gas lines, removal of foundations, and removal of all demolition debris for proper disposal.

Location Description:

Areas of greatest need in Genesee County, outside the City of Flint.

Activity Progress Narrative:

Forty-six single-family properties were put under contract for demolition during June. The demolition of the properties has begun but is not yet completed. The expected completion date is mid-August. Pre-demo inspections are ongoing for an additional 150 properties; abatement work begins as the inspections are completed. Several demolition contracts will be signed before the September deadline, including a contract for the demolition of nine blighted apartment buildings which will be signed mid-July. Two bids will go out the end of July, one for the demolition of 53 single-family properties and the other for the demolition of an old motel structure which is having a negative impact on the surrounding neighborhood. Both bids will have signed contracts by mid-August. The remaining 100 properties will be prioritized by the local units and, based on the funding left, will be included in the final group of demolitions. This final bid is expected to go out no later than August 16th. The contracts noted above will make sure that all funding is under contract by the September deadline.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/212

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	

Grantee Activity Number:	ACT #02
Activity Title:	Clearance/Demo City of Fenton

Activity Category:
Clearance and Demolition

Activity Status:
Planned

Project Number:
PROJECT #1

Project Title:
CLEARANCE/DEMO

Projected Start Date:
03/01/2009

Projected End Date:
03/01/2012

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Genesee County Metropolitan Planning Commission

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Genesee County Metropolitan Planning Commission	\$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:

Funds will be utilized to pay for demolition of identified blighted vacant structures meeting local criteria. The number of structures to be demolished is estimated at three. The City of Fenton is under contract to administer the demolition process. Properties to be demolished will be identified by the City of Fenton. All properties will be located in targeted areas of greatest need. Work will include asbestos and lead survey, capping water and gas lines, removal of foundations, and removal of all demolition debris for proper disposal.

Location Description:

Target area within the City of Fenton.

Activity Progress Narrative:

The City of Fenton’s demolition funding has been reallocated to the City of Fenton’s purchase/rehab activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3

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

Grantee Activity Number: ACT #03

Activity Title: Purch/Rehab GCLBA

Activity Category:

Acquisition - general

Project Number:

PROJECT #2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

PURCHASE/REHAB

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Genesee County Metropolitan Planning Commission

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,700,652.00
Total CDBG Program Funds Budgeted	N/A	\$2,700,652.00
Program Funds Drawdown	\$135,013.77	\$135,013.77
Obligated CDBG DR Funds	\$129,119.07	\$650,780.10
Expended CDBG DR Funds	\$136,567.58	\$136,567.58
Genesee County Metropolitan Planning Commission	\$136,567.58	\$136,567.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

In cooperation with local units of government and the Genesee County Land Bank Authority, GCMPC will identify vacant properties and demolished properties using local records and data. 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% discounted rate from the fair market value. Properties will be purchased from lenders and HUD. Acquired properties will be assessed to determine if rehabilitation funding is needed to bring homes up to Michigan Residential Code. The Genesee County Home Improvement Program will be the responsible organization for bidding and overseeing rehabilitation work. After rehabilitation properties will be suitable for purchase to be resold, through an eligible realtor, redeveloped or rented to assist households between 50% and 120% of median income or below. Households interested in purchase must qualify for financing through a conventional, FHA, VA or Rural Development mortgage and must attend at least eight hours of homeownership counseling. Downpayment assistance will be provided to NSP eligible recipients throughout the Genesee County target areas. Up to \$8,000 of downpayment assistance will be provided. Households not qualifying for a mortgage will be considered for a rental unit or lease-to-purchase situations.

Location Description:

Target areas of greatest need in Genesee County, outside the City of Flint.

Activity Progress Narrative:

During the period April 1 – June 30, thirty-seven properties were acquired; thirty-five of these will be rehabilitated under Genesee County's Community Development Program using Neighborhood Stabilization Program (NSP) funding. Staff expects to acquire approximately 2-3 more properties before the obligation deadline. The Genesee County Land Bank has agreed to acquire nine tax foreclosed properties from the County Treasurer so that the homes can be rehabilitated using NSP funding. The original goal was to acquire 80 properties; however, this number has been reduced to approximately 65 to reflect the higher than expected rehabilitation costs associated with the acquisitions. Specifications were written for thirty-eight properties during the quarter, with approximately fourteen properties put under contract for rehabilitation work. Twelve contracts will be signed and obligated during July. The remaining properties, about 29,

will be under contract and obligated during the month of August.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/65	0/65	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:	ACT #04
Activity Title:	Purch/Rehab CITY OF FENTON

Activity Category:

Acquisition - general

Project Number:

PROJECT #2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

PURCHASE/REHAB

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Genesee County Metropolitan Planning Commission

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$245,670.00
Total CDBG Program Funds Budgeted	N/A	\$245,670.00
Program Funds Drawdown	\$19,983.91	\$49,983.91
Obligated CDBG DR Funds	\$137,970.20	\$167,970.20
Expended CDBG DR Funds	\$2,633.41	\$32,633.41
Genesee County Metropolitan Planning Commission	\$2,633.41	\$32,633.41
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 Fenton will identify vacant foreclosed properties using local records and data. 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% discounted rate from the fair market value. Properties will be purchased from lenders, HUD, and the Genesee County Land Bank. Acquired properties will be assessed to determine if rehabilitation funding is needed to bring homes up to Michigan Residential Code. The Genesee County Home Improvement Program will be the responsible organization for bidding and overseeing rehabilitation work. After rehabilitation, properties will be suitable for resale, through an eligible realtor, redeveloped or rented to assist households between 50% and 120% of median income or below. Households interested in purchase must qualify for financing through a conventional, FHA, VA or Rural Development mortgage and must attend at least eight hours of homeownership counseling. Downpayment assistance will be provided to NSP eligible recipients throughout the Genesee County target areas. Up to \$8,000 of downpayment assistance will be provided. Households not qualifying for a mortgage will be considered for a rental unit or lease-to-purchase situations.

Location Description:

Target areas within the City of Fenton

Activity Progress Narrative:

Purchase agreements are in place for two additional City of Fenton acquisitions, which are expected to close during the month of July. The rehabilitation work has begun on one City of Fenton property and is projected to be completed late August. The specifications will be written and bid out to qualified contractors once the other properties have closed and a lead report completed. All remaining Activity 4 funding will be obligated by the September deadline.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/11	0/11	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: ACT #05
Activity Title: Purch/Rehab 25% GCLBA

Activity Category:

Acquisition - general

Project Number:

PROJECT #3

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

PURCHASE/REHAB 25%

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Genesee County Metropolitan Planning Commission

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,300,255.00
Total CDBG Program Funds Budgeted	N/A	\$1,300,255.00
Program Funds Drawdown	\$440,087.71	\$1,024,699.09
Obligated CDBG DR Funds	\$777,790.00	\$1,300,255.00
Expended CDBG DR Funds	\$438,533.90	\$1,022,895.28
Genesee County Metropolitan Planning Commission	\$438,533.90	\$1,022,895.28
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Structures will be identified in target neighborhoods of greatest need and will be single-family properties having a negative impact on neighborhood stability. Properties will be acquired at a minimum 1% discounted rate from the fair market value. Properties will be purchased from lenders and HUD. Acquired properties will be assessed to determine if rehabilitation funding is needed to bring homes up to Michigan Residential Code. The Genesee County Home Improvement Program will be the responsible organization for bidding and overseeing rehabilitation work. After rehabilitation properties will be suitable to be resold, through an eligible realtor, redeveloped or rented. Properties will be marketed to those households at or below 50% of area median income for purchase, rental or lease-to-purchase situations. Households interested in purchase must qualify for financing through a conventional, FHA, VA or Rural Development mortgage and must attend at least eight hours of homeownership counseling. Downpayment assistance will be provided to NSP eligible recipients throughout the Genesee County target areas. Up to \$8,000 of downpayment assistance will be provided.

Location Description:

Target areas of greatest need in Genesee County, outside the City of Flint.

Activity Progress Narrative:

A developer agreement with Operation Unification (a non-profit developer) was signed during this quarter. The developer will be responsible for acquiring and rehabilitating ten properties, which will all be part of the 25% set-aside of funding which will be used to assist households that are at or below 50% of area median income. This action obligated \$500,000 toward the set-aside funding; a separate Activity has been set up to track the progress of Operation Unification. Of the 38 properties which were acquired during the quarter, approximately 14 were part of the 25% set-aside. The properties which were already part of the set-aside have had the specifications written and have been bid out or will be bid out soon, so that the rehabilitation work can begin. Activity 5 has met the obligation deadline. Staff will continue to ensure that the funding for the set-aside is expended in a timely manner.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/120	0/0	0/120	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: ACT #06

Activity Title: Purch/Rehab 25% CITY OF FENTON

Activity Category:

Acquisition - general

Project Number:

PROJECT #3

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

PURCHASE/REHAB 25%

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Genesee County Metropolitan Planning Commission

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$76,330.00
Total CDBG Program Funds Budgeted	N/A	\$76,330.00
Program Funds Drawdown	\$1,150.30	\$30,212.57
Obligated CDBG DR Funds	\$47,267.73	\$76,330.00
Expended CDBG DR Funds	\$1,150.30	\$30,212.57
Genesee County Metropolitan Planning Commission	\$1,150.30	\$30,212.57
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Structures will be identified in target neighborhoods of greatest need and will be single-family properties having a negative impact on neighborhood stability. Properties will be acquired at a minimum 1% discounted rate from the fair market value. Properties will be purchased from lenders and HUD. Acquired properties will be assessed to determine if rehabilitation funding is needed to bring homes up to Michigan Residential Code. The Genesee County Home Improvement Program will be the responsible organization for bidding and overseeing rehabilitation work. After rehabilitation properties will be suitable to be resold, through an eligible realtor, redeveloped or rented. Properties will be marketed to those households at or below 50% of area median income for purchase, rental or lease-to-purchase situations. Households interested in purchase must qualify for financing through a conventional or FHA mortgage and must attend at least eight hours of homeownership counseling. Downpayment assistance will be provided to NSP eligible recipients throughout the Genesee County target areas. Up to \$8,000 of downpayment assistance will be provided.

Location Description:

Target areas within the City of Fenton.

Activity Progress Narrative:

The City of Fenton acquired one property as part of its set-aside funding to assist households at or below 50% of area median income. The two properties which are a part of the City of Fenton's set-aside are under contract for rehabilitation work. The City of Fenton's set-aside activity has met the obligation deadline. Staff will continue to make certain that the funding for the set-aside is expended in a timely manner.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/5	0/0	0/5	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: ACT #07

Activity Title: HOMEBUYER ASSISTANCE

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

PROJECT #5

Project Title:

HOMEBUYER ASSISTANCE

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Genesee County Metropolitan Planning Commission

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$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
Genesee County Metropolitan Planning Commission	\$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:

Downpayment assistance to NSP eligible recipients throughout the Genesee County targeted areas. All income eligible clients must attend a minimum of eight hours of counseling before homes are purchased. Up to \$8,000 of downpayment assistance will be provided.

Location Description:

Target areas of greatest need in Genesee County, outside the City of Flint.

Activity Progress Narrative:

Activity 7, homebuyer assistance, has been rolled into Activity 3. Homebuyer assistance will still be available; however moving the funding into Activity 3 (purchase/rehab) has allowed the County to be more flexible on how obligations occur.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/25	0/75	0/100	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:	ACT #08
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

PROJECT #6

Project Title:

ADMINISTRATION

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Genesee County Metropolitan Planning Commission

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$750,634.00
Total CDBG Program Funds Budgeted	N/A	\$750,634.00
Program Funds Drawdown	\$36,449.80	\$146,963.69
Obligated CDBG DR Funds	\$0.00	\$750,634.00
Expended CDBG DR Funds	\$36,449.80	\$147,213.69
Genesee County Metropolitan Planning Commission	\$36,449.80	\$147,213.69
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

1101 Beach Street, Room 223, Flint, MI. 48502

Activity Progress Narrative:

During the quarter staff was able to acquire an additional 38 properties for demolition and rehabilitation. A few additional acquisitions will take place early next quarter, rounding out the number of anticipated acquisitions needed to meet the obligation deadline.

County staff has worked with specification writers hired by the Genesee County Land Bank in order to complete the specs on 38 properties and get fourteen of those properties under contract. The spec writers will complete all write-ups by the end of July.

Staff has been working with local realtors to discuss marketing strategies in order to sell the newly rehabilitated homes shortly after, if not before rehab is complete. A presentation to the Flint Area Association of Realtors has been scheduled for mid-July. This presentation will inform area real estate brokers about Genesee County's NSP and the opportunities that are available to their clients. Staff is also working with a local Community Development Financial Institution (CDFI), Metro Community Development, to implement a program where the County would provide NSP funding to help the CDFI qualify buyers and originate loans for those interested in purchasing NSP homes.

Staff is working closely with the subrecipients and developers to make certain all of Genesee County's NSP award is obligated by the September deadline.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

Grantee Activity Number: ACT #09
Activity Title: Operation Unification

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

PROJECT #3

Project Title:

PURCHASE/REHAB 25%

Projected Start Date:

05/17/2010

Projected End Date:

03/01/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Operation Unification, Inc

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$100,000.00	\$100,000.00
Obligated CDBG DR Funds	\$500,000.00	\$500,000.00
Expended CDBG DR Funds	\$100,000.00	\$100,000.00
Operation Unification, Inc	\$100,000.00	\$100,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Operation Unification, Inc. is a non-profit developer who will be responsible for the acquisition, rehabilitation, and sale of ten properties located in the Beecher district of Mt. Morris Township. Most properties will be acquired from the Genesee County Land Bank's inventory of tax foreclosed properties. Operation Unification will utilize Section 3 residents and/or Section 3 business concerns in the rehabilitation of their ten NSP properties.

Location Description:

The Beecher district of Mt Morris Township in Genesee County.

Activity Progress Narrative:

A developer agreement was signed with a local non-profit, Operation Unification (OU). Operation Unification will be responsible for the acquisition, rehabilitation and disposition of ten properties under the County's NSP. During the quarter, the agreement was signed, the properties were identified and purchased and the rehabilitation work began on three of the properties. All ten homes OU is responsible for will be marketed for households at or below 50% of area median income, helping to meet our 25% set-aside goal.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/10	0/0	0/10	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
