

**Grantee: Genesee County, MI**

**Grant: B-08-UN-26-0001**

## July 1, 2020 thru September 30, 2020 Performance Report

---

<b>Grant Number:</b> B-08-UN-26-0001	<b>Obligation Date:</b>	<b>Award Date:</b> 09/15/2010
<b>Grantee Name:</b> Genesee County, MI	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$7,506,343.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Katelyn Mehl
<b>LOCCS Authorized Amount:</b> \$7,506,343.00	<b>Estimated PI/RL Funds:</b> \$2,800,000.00	
<b>Total Budget:</b> \$10,306,343.00		

### 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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,039,648.28
<b>Total Budget</b>	\$0.00	\$10,039,648.28
<b>Total Obligated</b>	\$0.00	\$10,039,648.28
<b>Total Funds Drawdown</b>	\$1,310.94	\$9,513,637.44
<b>Program Funds Drawdown</b>	\$0.00	\$6,981,908.44
<b>Program Income Drawdown</b>	\$1,310.94	\$2,531,729.00



<b>Program Income Received</b>	\$0.00	\$2,531,729.00
<b>Total Funds Expended</b>	\$0.00	\$9,167,459.73
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$150,499.37

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$150,499.37
<b>Limit on Public Services</b>	\$1,125,951.45	\$0.00
<b>Limit on Admin/Planning</b>	\$750,634.30	\$984,273.25
<b>Limit on Admin</b>	\$0.00	\$984,273.25
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$2,576,585.75	\$2,725,296.49



## Overall Progress Narrative:

Staff has rehabilitated one property that is now listed. Staff will continue to search for properties to purchase and rehabilitate.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
CANCELLED, CANCELLED	\$0.00	\$0.00	\$0.00
PROJECT #1, CLEARANCE/DEMO	\$0.00	\$1,660,427.14	\$1,494,742.92
PROJECT #2, PURCHASE/REHAB	\$0.00	\$4,177,406.32	\$2,405,180.57
PROJECT #3, PURCHASE/REHAB 25%	\$0.00	\$2,937,875.54	\$2,016,572.25
PROJECT #5, HOMEBUYER ASSISTANCE	\$0.00	\$500,000.00	\$437,495.00
PROJECT #6, ADMINISTRATION	\$0.00	\$1,030,634.00	\$627,917.70



## Activities

**Project # / PROJECT #2 / PURCHASE/REHAB**

**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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

PURCHASE/REHAB

**Projected End Date:**

11/15/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Genesee County Metropolitan Planning Commission1

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,770,430.77
<b>Total Budget</b>	\$0.00	\$3,770,430.77
<b>Total Obligated</b>	\$0.00	\$3,770,430.77
<b>Total Funds Drawdown</b>	\$0.00	\$3,357,175.78
<b>Program Funds Drawdown</b>	\$0.00	\$2,182,494.77
<b>Program Income Drawdown</b>	\$0.00	\$1,174,681.01
<b>Program Income Received</b>	\$0.00	\$1,352,389.35
<b>Total Funds Expended</b>	\$0.00	\$4,409,527.66
Genesee County Metropolitan Planning Commission1	\$0.00	\$4,409,527.66
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/36
# of buildings (non-residential)	0	2/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	11/36
Total acquisition compensation	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	33/36
# of Singlefamily Units	0	33/36

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/0	18/36	34/36	70.59
# Owner Households	0	0	0	6/0	18/36	34/36	70.59

## 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	

## Project # / PROJECT #3 / PURCHASE/REHAB 25%

**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 ( HouseHold )

**National Objective:**

**Activity Status:**

Under Way

**Project Title:**

PURCHASE/REHAB 25%

**Projected End Date:**

11/15/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**



Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,543,382.77
<b>Total Budget</b>	\$0.00	\$2,543,382.77
<b>Total Obligated</b>	\$0.00	\$2,543,382.77
<b>Total Funds Drawdown</b>	\$1,310.94	\$2,447,969.23
<b>Program Funds Drawdown</b>	\$0.00	\$1,745,805.12
<b>Program Income Drawdown</b>	\$1,310.94	\$702,164.11
<b>Program Income Received</b>	\$0.00	\$820,488.16
<b>Total Funds Expended</b>	\$0.00	\$1,336,433.34
Genesee County Metropolitan Planning Commission1	\$0.00	\$1,336,433.34
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/29
# of buildings (non-residential)	0	4/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	7/29
Total acquisition compensation	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/29



### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/25	0/0	33/25	0.00
# Owner Households	0	0	0	0/25	0/0	33/25	0.00
# Renter Households	0	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	

