

NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

The Neighborhood Stabilization Program provides funding to establish financing mechanisms for the following activities:

- (1) Purchase and redevelopment of foreclosed homes
- (2) Purchase or rehabilitation of homes and residential properties that have been abandoned or foreclosed, in order to sell, rent or redevelop such homes and properties
- (3) Demolishing blighted structures
- (4) Redeveloping demolished or vacant properties.

Total Genesee County Allocation - \$7,506,343

The intent of the program is to carry out activities that will assist in stabilizing neighborhoods. The funding cannot be used to pay back taxes or mortgage payments for those in danger of losing their home. Funding must be obligated within 18 months and expended within 4 years of the signing of a grant agreement with HUD.

The program was established under the guidelines of the Community Development Block Grant Program. The income guidelines have been expanded to include households earning up to 120% of median income. Currently, median income in Genesee County is \$55,200 (50% of median - \$28,600/120% of median - \$69,350 for a four-person household). All funds must serve households less than 120% of median income. This requirement can be met by targeting funds to neighborhoods where more than 51% of households earn less than 120% of median. The CDBG guidelines for procurement of services, acquisition, environmental reviews, demolition, and housing rehabilitation will apply.

GCMPC will identify those areas with concentrations of Land Bank, HUD and bank foreclosed properties and will have established criteria for determining what areas and properties to target. Partnerships with the Land Bank, housing partners, lenders, and housing counseling agencies will assist in carrying out specific functions of the program.

The NSP grant allocations will be approved upon the submittal of a Substantial Amendment to the Consolidated Plan which will indicate the intended use of the funding. The following timeline will be followed:

- November 9 – amendment published in Flint Journal and posted online at GCMPC.org
- November 12 – amendment presented to Community and Economic Development Committee for approval
- November 18 – amendment presented to Board of Commissioners for approval
- November 26 – Submit amendment to HUD