

GENESEE COUNTY 2020-2024 CONSOLIDATED PLAN

# Draft Genesee County 2024 Annual Action Plan



# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The 2024 Action Plan for Genesee County, Michigan reflects the priorities, goals, and expected outcomes for programs, projects, and activities funded with U.S. Department of Housing and Urban Development (HUD) grant dollars. Genesee County receives HUD funds for three programs: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME). The priorities, goals, and outcomes are based on data provided by HUD, a housing conditions survey conducted for the 2020-2024 Consolidated Plan, U.S. Census data, information from local agencies, citizen input, and data from other sources.

The primary focus of HUD funds is to provide safe, decent and affordable housing options; a suitable living environment; opportunities to expand economic activities, principally for low- and moderate-income persons; and to operate emergency shelters, provide essential social services, and prevent homelessness.

Genesee County Metropolitan Planning Commission (GCMPC) is authorized by the Genesee County Board of Commissioners to act as the lead agency for the development of the Five-Year Consolidated Plan, which also includes the development of the 2024 Action Plan. There are thirty-three municipalities located in Genesee County. One, the City of Flint, is a HUD entitlement community and receives separate funding to implement programs in the City. Of the remaining thirty-two municipalities, twenty-nine participate in the County's Community Development Program. Non-participating communities include the City of Clio, Village of Lennon, and the Village of Otter Lake.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Consolidated Plan provides an assessment of Genesee County's five-year housing and community development needs. The needs are determined by evaluating data for: housing problems, homelessness, the non-homeless special needs population and existing housing options and their condition, homeless and special needs facilities and services, barriers to affordable housing and economic development market conditions.

Based on the assessment of data, surveys, consultations and input from the public, local units of government and local agencies, Genesee County has determined the following primary goals for the 2024 Action Plan:

## Goals

### 1. Improve Public Facilities and Infrastructure

Feedback indicated a high level of need for public facilities and infrastructure improvements. The highest rated need overall was street improvements, specifically maintaining and improving existing streets. The third highest rated need was access to high-speed internet with over 38% of respondents of the community survey giving it a high priority rating. Also highly rated were new sidewalks/bike paths and improving existing flood and drainage infrastructure. This Plan will focus on improving public facilities/infrastructure that will primarily benefit low- to moderate-income households and areas.

### 2. Increase Homeownership

Safe and affordable housing is a significant concern for local housing agencies. Increasing homeownership will be achieved by utilizing funds for down payment assistance and by working with Community Housing Development Organizations to build new or rehabilitate existing housing for low-income residents. It is also achieved through the sale of rehabilitated homes to low-to-moderate income households through the Neighborhood Purchase/Rehab/Resale Program.

### 3. Improve Housing Conditions for Homeowners/Renters

Housing conditions are a major concern in Genesee County. Improving housing conditions for homeowners will be done primarily through the Home Improvement Program (HIP), where eligible homeowners can receive home repairs utilizing no interest, no payment loans. Improving housing conditions for homeowners and renters will be done through code enforcement and the demolition of blighted properties primarily in low- to moderate-income areas.

### 4. Address the Needs of Homeless and At-Risk Persons

Needs of the homeless population were evaluated by members of the Flint/Genesee County Continuum of Care (CoC). Emergency shelters, case management services and supportive services were all rated as high priority needs. ESG and some HOME funds will be used to address the needs of homeless and at-risk individuals and families. The demand for homelessness prevention and supportive services increased during the last few years as a result of COVID-19 and related hardships, increases in rent and mortgage interest rates, and overall increases in cost of living due to inflation. Local non-profit agencies continue to report difficulties with availability of affordable housing units for people seeking both short-term and long-term housing. Staff is working to begin implementation of HOME-ARP funded activities, with the goal of providing additional funding for affordable housing.

## 5. Promote Access to Public Services and Resources

Public services and resources including senior services, youth and child services, crime prevention, employment services and substance abuse services were all rated as important needs. Promoting access to public services and resources will be done by providing funds to support agencies already assisting low- to moderate-income persons and areas, such as Legal Services of Eastern Michigan.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Through years of administration of the CDBG, HOME, and ESG Programs, the Genesee County Metropolitan Planning Commission (GCMPC) continues to refine policies and procedures to ensure that HUD funds fulfill the intent of the federal legislation that created the programs and meet the goals defined in the Consolidated Plan.

In 2021, staff implemented a new software program called Neighborly. This software is designed based on HUD programs and helps manage grants in a paperless way. Neighborly has changed the way GCMPC collects applications, accomplishment data, and processing of reimbursement requests. Subrecipients are able to log in and view project information, store project documents, and see the status of their project all through the website. Using this software has made many of our processes quicker and more streamlined.

During Program Year 2023, GCMPC achieved many of the goals and objectives outlined in the 2020-2024 Consolidated Plan. Although new needs have come up since the start of the pandemic (such as economic development and increased demand for rental assistance), GCMPC still made progress towards the original goals of the Consolidated Plan. Staff evaluated the performance of PY 2022 in this Plan because GCMPC is currently in PY 2023, making final project data currently unavailable. The following is a summary of results:

During PY 2022, Genesee County Metropolitan Planning Commission (GCMPC) assisted local communities in completing 33 activities and worked on an additional 9 activities using Community Development Block Grant CARES (CDBG-CV) Program funds. Activity highlights include infrastructure improvements, senior services, and code enforcement. An example of a beneficial infrastructure improvement was the paving of several gravel streets in a residential low/moderate-income area in the City of Burton. Public service projects included senior center and youth program operations, skills training for disabled persons, crime prevention/safety programming, and fair housing paired testing. In PY 2022, 15 communities used their public service funds to assist with senior center operations to improve the services for seniors in Genesee County. One single-family residential unit is currently being rehabilitated through the Neighborhood Stabilization Program (NSP) in the City of Burton, which will be sold to a low/moderate-income buyer.

In PY 2022, a total of 38 households were assisted through the Home Improvement Program, including 20 senior citizen households with home repairs. In addition, Habitat for Humanity has completed the construction of two new single-family homes that were sold to low/moderate-income families.

During program year 2023, staff worked to enhance the Down Payment Assistance program in response to shifting housing market conditions. Due to the rise in home values, down payment and closing costs have drastically increased. Staff conducted comparisons with down payment assistance grants offered in other areas of the state to determine an appropriate assistance amount. To address this challenge, Genesee County increased the Down Payment Assistance amount to \$10,000. This increase in down payment assistance aims to make the home buying process feasible for Genesee County residents who meet the income criteria.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

GCMPC requested participation in the development of the 2020-2024 Consolidated Plan from citizens at-large, with specific focus on getting input from low-and moderate-income citizens; local housing providers and Community Housing Development Organizations; local government officials; non-profit and advocacy agencies; human service providers; and the Continuum of Care and its members. One-on-one discussions were held between staff and representatives from various partner agencies and those providing public services throughout Genesee County. An electronic survey, asking participants to rate the needs of their community, was emailed to almost 1400 addresses on Genesee County's public participation list and advertised on the MTA's fixed line route and social media. Just over 1,000 residents responded to the survey. More than half of the local units of government in Genesee County were consulted by staff to determine the needs of each community. The same survey was also disbursed through local agencies in an effort to yield feedback specifically from low- to moderate-income individuals. Consultation with several members of the Continuum of Care (CoC) was conducted with a sole focus on questions surrounding homelessness.

During the 2022-2024 CDBG application process, communities were required to hold a local public needs hearing on proposed projects for program years 2022-2024. Minutes were submitted with each application. During the 2022-2024 Call for Projects, a county public needs hearing was held on December 2, 2020. Another was held during the development of the 2024 Action Plan on December 14, 2023. No comments were received. Input from the local and county public needs hearings was considered during the development of the 2024 Action Plan.

The 2024 Action Plan 30-day public comment period will be held March 18, 2024 through April 19, 2024 with a public hearing scheduled on April 4, 2024. The public hearing's purpose is to garner input on the draft 2024 Action Plan, including the housing and community development needs and the goals and priorities identified. Comments received will be included in the appendix of the final 2024 Action Plan.

An email, with the draft Action Plan and comment sheet attached, will be sent to the public participation list, each local unit of government, members of the Continuum of Care, and consulted agencies. An accessible copy will be made available at the Genesee County Metropolitan Planning Commission (GCMPC) office, and a link to the draft will be available on the GCMPC website. Recipients are encouraged to provide comments. The public will be informed that funding estimates are based on 2023 allocations and will be adjusted per 2024 actual allocations. The final version of this plan will be updated to include actual allocations received from HUD.

Please see the Grantee Unique Appendices, Appendix A, at the end of this document for:

1. Items relating to the Public Hearing held on December 14, 2023 to allow the public an opportunity to contribute ideas or comment on the 2024 project list: the December 2023 public hearing notice in the Flint Journal; the sign-in sheet from the December 2023 public hearing; a copy of the Flint Journal March 7, 2024 public hearing notice and public comment period (held February 19, 2024 through March 22, 2024); and a copy of comments received during the period.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public comment period will begin on March 18, 2024 and end on April 19, 2024 with a public hearing scheduled for April 4, 2024.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Any comments received during the public comment period will be listed here in the final Action Plan.

## **7. Summary**

Genesee County's 2024 Action Plan contains an assessment of data, surveys and consultations collected from various sources, which were used to determine the priorities and goals for the CDBG, ESG and HOME Programs. By conducting thorough outreach, GCMPC is confident that the priorities and goals identified in this Plan will lead to much needed assistance to, and improvements for, low- and moderate-income individuals and areas, and homeless and special needs persons and families.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	GENESEE COUNTY	Genesee County Metropolitan Planning Commission	
HOME Administrator	GENESEE COUNTY	Genesee County Metropolitan Planning Commission	
ESG Administrator	GENESEE COUNTY	Genesee County Metropolitan Planning Commission	

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Genesee County is governed by a publicly elected, nine-member Board of Commissioners, each representing geographic Districts. Genesee County Metropolitan Planning Commission (GCMPC), through its Community Development Program, is authorized by the Board of Commissioners to act as the lead agency for the development and implementation of the 2024 Action Plan. GCMPC is an eleven-member Board appointed to three-year terms by the Genesee County Board of Commissioners. Genesee County Community Development staff is solely responsible for administering the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds for Genesee County, outside of the City of Flint municipal boundaries.

GCMPC has many roles in community planning and development and administers several separate federal, state, and local level programs. GCMPC is responsible for providing planning staff to the federally recognized Metropolitan Alliance as the Metropolitan Planning Organization (MPO) for the Federal Highway and Transit Administration Programs (respectively, FHWA and FTA) that impact Genesee County. GCMPC also provides staff for the Genesee, Lapeer, and Shiawassee Region V Planning and Development Commission (GLS Region V) as the regional planning agency primarily responsible for transportation planning. Additionally, GCMPC houses the Genesee County Solid Waste Program and administers the Genesee County Solid Waste Management Plan, including the promotion of recycling. Through a formal agreement with the State of

Michigan, GCMPC is a designated repository of U.S. Census data, responsible for compiling, holding, mapping, and distributing U.S. Census Bureau information and data.

GCMPC staff maintains memberships in multiple community organizations including: the United Way; the Flint/Genesee County Continuum of Care; the Regional Trails Committee; the Flint River Watershed Coalition; Michigan Community Development Association; Michigan Recycling Coalition; the GLS Region V Planning and Development Commission; the I-69 Thumb Region; Community Housing Resource Board; Michigan Association of Planners and many other diverse groups.

### **Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The Genesee County Metropolitan Planning Commission (GCMPC) plays an important role in formulating Genesee County's Consolidated Plan and Annual Action Plans. Collaborating frequently with various partners, GCMPC actively sought input from these partners during the Consolidated Planning process. Specifically, GCMPC sought input on community needs, focusing on low- and moderate-income households, special needs populations, and the homeless community. GCMPC also requested input at the County needs hearing on December 14, 2023.

Staff engaged in consultations with organizations addressing housing, homelessness, and special needs populations, seeking input from agencies dedicated to assisting individuals and families in these sectors. GCMPC staff conduct monthly check-in meetings with subrecipients to address any questions or concerns that arise during the contract period. As part of the three-year application for Community Development Block Grant (CDBG) funds, local government units conduct a public needs hearing as a requirement for deciding on their projects. GCMPC staff also created surveys during the Consolidated Planning process to gain input from local officials and residents to determine the needs in different communities throughout Genesee County.

In May 2023, GCMPC held two training workshops for all CDBG subrecipients and local units of government. Local officials who were new to CDBG were encouraged to attend to learn about the program, while those who have more experience with CDBG were also encouraged to come with questions and input. Topics covered included basic eligibility requirements, labor and procurement, record keeping, and a demonstration of the county's grant management software. The workshops received positive feedback as it helped subrecipients come up with new project ideas and improved their overall understanding of the program.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

GCMPC staff consulted with the Genesee County Commission on Aging, a non-profit organization containing individuals with diverse interests across the county. This includes representatives from housing providers, service agencies, and health organizations. In the process of formulating the 2020-2024 Consolidated Plan, GCMPC staff collaborated with the Genesee County Office of Senior Services to gain insights into service gaps for seniors in the county. The Office of Senior Services consistently emphasizes a strong demand for Affordable Housing among low-income seniors.

Genesee County actively participates in the Flint/Genesee County Continuum of Care, a collaborative network with a common goal to end homelessness. The Continuum of Care connects agencies that cater

to individuals experiencing various stages of homelessness while incorporating public and assisted housing providers. The Continuum of Care also includes private and governmental entities focused on health, mental health, and service provision. The goal is to coordinate services in a manner that optimally supports and assists clients in need.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

GCMPC staff regularly attends the Flint/Genesee County Continuum of Care (CoC) meetings to remain informed of current needs in the homeless community through the agencies that work directly with that population. Staff participates in several subcommittees of the CoC in addition to its full membership meetings, including the Fiscal Workgroup, Governance Council, and the annual Point-In-Time Count.

Genesee County works closely with the Continuum of Care to address the needs of homeless individuals and families within Genesee County, including those who are chronically homeless, families (with and without children), veterans, and unaccompanied youth. Genesee County Emergency Solutions Grant funds are provided to local agencies for homeless prevention and emergency shelter activities.

GCMPC coordinates with the Continuum of Care's lead agency on multiple projects and consults with them throughout the Emergency Solutions Grant (ESG) application process. Metro Community Development has been the lead agency for many years and GCMPC has coordinated all programs with them. As of January 2024, the CoC selected a new lead agency, the Greater Flint Health Coalition (GFHC) to replace Metro Community Development. GFHC and Metro Community Development are in the beginning stages of transferring programs and responsibilities, and GCMPC will work with them to ensure a smooth transition.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Genesee County collaborates closely with the Continuum of Care, conducting a thorough examination of programs funded by various sources to ensure effective utilization of Emergency Solutions Grant (ESG) funds. GCMPC actively coordinates with the lead agency of the Continuum of Care on multiple projects and engages in consultations throughout the ESG application process. Staff thoroughly evaluates all ESG applications, assigning scores out of 100 based on established criteria. These scores guide staff in determining recommended funding amounts. These recommendations are then taken to the Continuum of Care Executive Committee for comment and approval. Once endorsed, staff presents the recommended funding amounts and associated projects to the full Continuum of Care for final approval.

Ongoing updates on the status of current ESG projects are provided to the Continuum of Care throughout the program year.

The Continuum of Care's previous lead agency, Metro Community Development, has approved performance standards and methods for evaluating outcomes already in place. Metro Community Development has also been the agency that handles the administration of HMIS for the Continuum of Care, with policies and procedures already established. As mentioned previously, the Greater Flint Health Coalition (GFHC) has recently been selected as the new lead agency for Genesee County. GCMPC will assist the two agencies in their transition and work to form a successful partnership with the new agency. Genesee County requires that all agencies receiving ESG funds are active participants with the Continuum of Care, follow the established Coordinated Entry procedures, and contribute to the HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	METRO COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Education Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Metro Community Development is the lead agency for the Flint & Genesee County Continuum of Care. Our staff works closely with Metro to ensure our goals for serving the homeless population are aligned. Metro Community Development is consulted monthly for program and spending updates.
2	<b>Agency/Group/Organization</b>	LEGAL SERVICES OF EASTERN MICHIGAN
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with Legal Services of Eastern Michigan (LSEM) on the barriers to affordable housing. The County has awarded CDBG funds to the Fair Housing Center in previous years. GCMPC will work with LSEM to improve access to housing in Genesee County.
3	<b>Agency/Group/Organization</b>	GENESEE COUNTY COMMUNITY ACTION RESOURCE DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Services - Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Genesee County Community Action Resource Department is consulted monthly. During consultation program staff review budget items, contract details and other questions or concerns related to the Genesee County Community Action Resource Department ability to implement the program or project.
4	<b>Agency/Group/Organization</b>	GENESEE COUNTY YOUTH CORPORATION
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Genesee County Youth Corporation is consulted with monthly. During the consultation sessions, staff discuss program outcomes and challenges. A main concern was case management for clients transitioning into affordable housing but also case management services that continue to check up on a client after they move to ensure homeownership/rentership is going well.
5	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES OF SHIAWASEE & GENESEE COUNTIES
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities serves as the Housing Assessment Resource Agency for Genesee County, regularly consulted to assess the housing requirements of individuals at risk or currently facing homelessness. Continuous case management remains essential for those experiencing homelessness, and ESG funding plays a crucial role in supporting shelter operations and the homeless prevention services provided by Catholic Charities.

6	<b>Agency/Group/Organization</b>	SHELTER OF FLINT
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Monthly consultations with Shelter of Flint provide staff with valuable insights into the fundamental needs of children and families. Utilizing ESG Genesee County resources, staff can effectively support basic shelter requirements and operations.
7	<b>Agency/Group/Organization</b>	MY BROTHER'S KEEPER
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Monthly consultations with My Brother's Keeper are conducted by staff to understand the service needs of men and veterans. Ongoing requirements for this demographic include case management services and permanent supportive housing. My Brother's Keeper collaborates with Genesee County to actively contribute to planning for both current and future housing needs.
8	<b>Agency/Group/Organization</b>	YWCA OF GREATER FLINT
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consults with the YWCA of Greater Flint to help understand the needs of all homeless and survivors of domestic violence and sexual assault. Through ESG grants Genesee County assist with the operational needs of the YWCA of Greater Flint.

9	<b>Agency/Group/Organization</b>	Genesee County Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consults with Genesee County Habitat for Humanity to strategize ways to provide affordable and accessible single family homes to Genesee County residents.
10	<b>Agency/Group/Organization</b>	Family Promise of Genesee County
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family Promise of Genesee County is consulted with monthly to identify the service needs of families experiencing homelessness. Genesee County assists with emergency shelter operations and homelessness prevention services for these families.

**Identify any Agency Types not consulted and provide rationale for not consulting**

There are several agencies that belong to the continuum of Care. However, staff regular consults with the agencies that receive funding.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Community Development	The Continuum of Care's 10-Year Plan to End Homelessness is working towards the same goal as GCMPC is with the use of Emergency Solutions Grant (ESG) funds: to prevent homelessness. The Plan to End Homelessness is comprised of five goals: 1) Utilize quality data and enhance cooperation between agencies/programs to influence local planning, in alignment with state and federal initiatives for ending homelessness; 2) Expand supply of and ensure access to affordable and safe housing for homeless and/or at-risk individuals, families, children, and youth; 3) Strengthen and expand effort to prevent homelessness among individuals, families, children and youth, seniors, mental and physical disabilities, LGBTQ, returning citizens; 4) Increase awareness and utilization of services and community resources for those who are homeless or at risk of becoming homeless; and 5) Build a political agenda, public will, and funding opportunities to end homelessness for individuals, families, children and youth.
Genesee County: Our County Our Future	GCMPC	The Genesee County: Our County Our Future plan seeks to improve infrastructure and make non-motorized improvements associated with parks. Some of the goals identified in the Consolidated Plan include infrastructure and park improvements and considering transportation when funding housing projects.
Genesee County Parks Plan	Genesee County Parks and Recreation Commission	The Genesee County Parks Plan identifies improvements that can be made and where there are deficiencies. Public facility improvements including parks are a priority in the Genesee County Consolidated Plan.
Genesee County Hazard Mitigation Plan Update	Office of Genesee County Sheriff, Emergency Management Manager	The goal of Hazard Mitigation is to prevent or lessen the impact that hazards have on the community. Both the Genesee County Hazard Mitigation Plan Update and the Consolidated Plan place an importance on flood/drainage improvements and water/sewer improvements; quality infrastructure is critical for safe and thriving communities. Environmental reviews are completed to protect natural assets. Consultation with Genesee County's emergency manager was used in conjunction with this plan to assess the resiliency of housing for low-to-moderate income residents against natural hazards associated with climate change



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Accelerate: A Plan for Regional Prosperity	GLS Region V Planning and Development Commission	The Quality of Life goal encourages the improvement of the physical image of the region. CDBG funds similar projects through street, sidewalk, park, public facility and other physical improvements. The Economic Development goal objectives are to enhance the support network for start-up businesses and establish and improve upon workforce training programs; both are items that were identified in the community needs survey as important. The Infrastructure goal objectives are to prepare a long-term capital improvement plan for infrastructure and enhance access to healthcare and wellness programs; items important to the community and funded with HUD funds.
Forward Together	Flint and Genesee Chamber of Commerce	The goal of the Forward Together document is to establish a common economic vision that will drive Genesee County, and other Michigan communities forward and will focus on promoting long-term change in such a way that existing institutions (government, civic groups, non-profits, etc.) can be more responsive to the community's needs and aspirations. Both the Forward Together document and Genesee County's Consolidated Plan place a high priority on promoting activities that encourage economic development within our communities.
Fiber Optics: Vision for the I-69 Thumb Region	GLS Region V Planning and Development Commission	The goal of this document is to educate on the importance of efficient infrastructure in regard to fiber optics. In order to be competitive in a global economy, most businesses require access to reliable high-speed internet. While 100% of the region is covered by broadband when wireless connections are included, businesses demand a more reliable wired connection. Both this document and the Consolidated Plan advocate for the incorporation of infrastructure that improves economic opportunity for businesses and individuals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

During the 2020-2024 Consolidated Planning process, staff sought input from the mentioned agencies regarding community needs. GCMPC consistently requested information from community partners throughout the implementation of the Consolidated Plan, providing them with the opportunity to offer additional insights into any evolving community needs. Numerous agencies emphasized the demand for more safe and

affordable housing across the entire county. In addition to the agencies listed, GCMPC staff also consulted with over eighty other private and public agencies, as well as local units of government including villages, cities, and townships.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

#### CDBG Subrecipient Meetings

Staff regularly meets with each local unit of government that participates in the county's CDBG program. During late 2023, staff met with all local units to discuss plans for their upcoming 2024 projects, as well as future projects for the 2025-2027 CDBG Application process. During the meetings, local officials discussed potential project ideas, many of which come directly from their residents through public meetings, social media, and one-on-one conversations. As part of the application process, each local unit is required to hold a public hearing to accept comments on proposed projects. A project will not be eligible unless it was presented as part of their required public hearings.

#### Public Needs Survey

During development of the 2020-2024 Consolidated Plan, GCMPC staff created a public needs survey to gain input from Genesee County residents. This survey was sent via email to GCMPC's public participation list which contains almost 1400 email addresses. Staff made a conscious effort to receive feedback from low-and-moderate-income households through collaboration with the Mass Transportation Authority (MTA) which displayed banners advertising the survey on public busses. Sixteen vehicles had banners displayed, advertising the online survey. Staff received roughly 1,000 responses to the distributed survey.

#### Local Government Interviews

Staff interviewed nineteen local units of government to gain input for the Plan. All local units of government also conducted a public hearing at which they discussed the needs of the community and potential project ideas to address those needs.

The information from the survey and interviews has been incorporated into this report through the identification of priorities and goals for the life of this plan.

#### Specific Surveys Regarding COVID-19 Needs

Throughout the COVID-19 pandemic, GCMPC staff surveyed local units of government and non-profit organizations to gather input regarding the needs of their staff, residents, and the people they assist. Staff requested this information through several methods including Survey Monkey, email, phone calls, and virtual meetings directly with the agencies GCMPC has partnerships with. COVID-19 has caused many organizations to shift their priorities to put additional resources where they are needed most. Examples of some of the needs identified included funding for rental assistance, reconfiguration of buildings/offices, technology upgrades, and more affordable rental housing.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	1079 residents responded	The survey sought to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of residents in their communities. Highest needs were road and street improvements, housing affordability, access to high-speed internet, and energy efficient housing.	None	<a href="https://www.surveymonkey.com/r/GeneseeOurCountyOurFuture">https://www.surveymonkey.com/r/GeneseeOurCountyOurFuture</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Stakeholder Interviews	Non-targeted/broad community	19 local units of government, 97 agencies including partner, environmental, service agencies etc..	The interviews sought to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of stakeholders within the County. Stakeholders feel that there needs to be more emphasis on the skilled trades sector, infrastructure improvements to roads, water and sewer lines, and to restore and maintain existing housing stock.	None	Annual Action Plan 2024 22

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	Two Public Hearings were conducted on December 14, 2023 and April 4, 2024		None	
4	Internet Outreach	Non-targeted/broad community	1,272 comments received	Public comments were accepted to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of residents within the County.	None	<a href="http://ourfuturegenesee.org/get-involved/">http://ourfuturegenesee.org/get-involved/</a>



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	A public comment period was conducted from March 18, 2024 to April 19, 2024.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/broad community	Before proposed projects are selected, all local units of government conducted a public hearing at which they discussed the needs of the community and potential project ideas to address those needs. All 29 of our participating local units held a public hearing prior to the last CDBG Application process.	Any comments received were documented by local units of government and included in their applications for funding.	Any comments received were documented by local units of government and included in their applications for funding.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The expected available funds for CDBG, ESG, and HOME are listed below. Amounts are estimated based on funding received for Program Year 2023.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,770,505	150,000	0	1,920,505	1,770,505	CDBG funds often leverage local dollars. Amounts are estimates based on funding received in PY 2023.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	932,209	528,690	0	1,460,899	932,209	HOME funds may leverage funds from other federal programs. Amounts are estimates based on funding received in PY 2023.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,068	0	0	159,068	159,068	A 100% match is required for ESG funds, often fulfilled through non-cash contributions or local funds. Amounts are estimates based on funding received in PY 2023.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Community Development Block Grant (CDBG) funds will leverage dollars from participating local units of government on infrastructure and public facility projects. CDBG funds used to assist seniors (public services or facility improvement) are often used in concert with Genesee County Senior Services millage funds. The NPRR Program will leverage funds from program income generated and transferred to CDBG program income from the NSP grant, until NSP funds are completely drawn and closed out. CDBG funding for road improvements also use local funds to match federal funds. For example, townships in Genesee County receive an annual allocation of funds from the Genesee County Road Commission, which are often used as match for CDBG funded road improvements.

HOME Investment Partnerships (HOME) funds may leverage dollars from other federal programs, such as the Self-Help Homeownership Opportunities Program (SHOP) which awards funds for specific projects relating to homeownership for low-income households. Other resources may be leveraged such as volunteer time, staff time, Neighborhood Stabilization Program (NSP) funds and individual donors or churches.

HOME funds require a minimum 25% match. Beginning in 2005, GCMPC adopted a policy of providing the local match required for HOME assisted activities from the cumulative surplus match that was generated through Payment in-Lieu of Taxes (PILOT) from local units of government, and from donations from participating financial lending institutions prior to 2005. GCMPC continues to utilize the surplus amount of funds as match on HOME funded projects.

Emergency Solutions Grant (ESG) funds require a 100% match. In many cases, the match will be in the form of non-cash contributions such as office space, office utilities, and volunteer time or staff salaries. Cash contributions may come from various sources such as local foundations, the United Way, the Salvation Army, or individual donors or churches. Staff will ensure match requirements are satisfied by requesting a budget from each subrecipient that shows the match sources for each expenditure.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Genesee County Metropolitan Planning Commission (GCMPC) has a good working relationship with the Genesee County Land Bank Authority (Land Bank). The Land Bank has an abundance of vacant single-family properties and vacant land that is likely available to potential HOME assisted developers at a reduced cost. Land Bank owned properties where Genesee County NSP funds were used to demolish a blighted structure are also available for affordable housing projects. The NPRR Program will also continue GCMPC's partnership with the Land Bank to acquire appropriate properties for rehabilitation and resale to low-to-moderate income households throughout Genesee County.

**Discussion**

Genesee County's Community Development Program relies primarily on federal funds to implement its Action Plans. Federal funds are leveraged to increase the investment in Genesee County's participating jurisdictions.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development		Street, Sidewalk, and Broadband Improvements Parks, Recreation and Community Facilities Public Facilities and Services Accessibility/Barrier Free Improvements	CDBG: \$210,727	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
2	Increase Home Ownership	2020	2024	Affordable Housing		Housing Rehabilitation Down Payment Assistance Production of New Units	HOME: \$20,000	Homeowner Housing Added: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Housing Conditions for Homeowners/Renters	2020	2024	Affordable Housing Non-Homeless Special Needs		Housing Rehabilitation Code Enforcement Accessibility/Barrier Free Improvements	CDBG: \$714,741	Homeowner Housing Rehabilitated: 38 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 531 Household Housing Unit
4	Promote Access to Public Services and Resources	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Parks, Recreation and Community Facilities Public Facilities and Services Supportive Services Fair Housing	CDBG: \$167,319	Public service activities other than Low/Moderate Income Housing Benefit: 28773 Persons Assisted
5	Address the Needs of Homeless and At-Risk Persons	2020	2024	Affordable Housing Homeless		Public Facilities and Services Emergency Shelters Supportive Services Fair Housing	HOME: \$150,226 ESG: \$159,068	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 2229 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Homelessness Prevention: 20 Persons Assisted

**Table 6 – Goals Summary**



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following projects are intended to meet the needs identified in the Genesee County Consolidated Plan for Program Year 2024.

### Projects

#	Project Name
1	Genesee County Community Development (Admin)
2	Genesee County Public Services
3	Genesee County Public Improvements
4	Genesee County CDBG Home Improvement Program (HIP)
5	Genesee County Blight Removal
6	Genesee County HOME Planning and Administration
7	Genesee County Tenant Based Rental Assistance (TBRA)
8	HOME Affordable Housing
9	Genesee County HOME Down Payment Assistance (DPA)
10	Genesee County Emergency Solutions Grant (ESG)

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG funding for Program Year 2024 is allocated to all participating local units of government, through a call for projects held every three years. 2024 CDBG projects were selected during the 2022-2024 Call for Projects. The communities, with assistance from GCMPC staff, identified activities based on public input, to address local needs and priorities that are consistent with the goals of this Plan. ESG and HOME activities for 2024 were selected through an annual call for projects which took place in November and December of 2023. Subrecipients apply through the Genesee County Neighborly Portal and applications are reviewed and scored by GCMPC staff. ESG activities are provided to the Continuum of Care for approval to ensure that projects align with the goals of the CoC. Funding amounts listed in this section are estimates based on funding received for PY 2023.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Genesee County Community Development (Admin)
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$354,101
	<b>Description</b>	Genesee County Metropolitan Planning Commission shall provide Community Development Grant funding for Planning and Administration of CDBG projects.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1101 Beach Street, Flint MI, 48502
	<b>Planned Activities</b>	CDBG Planning & Administration
<b>2</b>	<b>Project Name</b>	Genesee County Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Access to Public Services and Resources Address the Needs of Homeless and At-Risk Persons
	<b>Needs Addressed</b>	Code Enforcement Public Facilities and Services Supportive Services Fair Housing
	<b>Funding</b>	CDBG: \$167,319
	<b>Description</b>	Genesee County proposes to fund various public service projects for low-to-moderate income residents throughout the County.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 28,773 people will be served by public services that directly benefit low/moderate-income families.

Location Description	<p>Atlas Township – 7386 S. Gale Rd, Grand Blanc, MI 48439</p> <p>Burton Senior Center – 3410 S. Grand Traverse, Burton MI 48529</p> <p>City of Fenton – 150 S Leroy St, Fenton, MI 48430</p> <p>Grand Blanc Senior Center – 12632 Pagels Drive, Grand Blanc, MI 48439</p> <p>Loose Senior Center – 707 N. Bridge Street, Linden, MI 48451</p> <p>Swartz Creek Senior Center – 8095 Civic Drive, Swartz Creek, MI 48473</p> <p>Outreach East Food Pantry – 425 N Genesee Street, Davison, MI 48423</p> <p>Carman-Ainsworth Senior Center - 2071 S. Graham Road, Flint, MI 48532</p> <p>Flint Township – 1490 S. Dye Rd, Flint, MI 48532</p> <p>Flushing Senior Center - 106 Elm Street, Flushing, MI 48433</p> <p>Eastside Senior Center - 3056 Genesee Road, Flint, MI 48506</p> <p>Grand Blanc Township – 5371 S. Saginaw, Grand Blanc MI 48507</p> <p>Legal Services of Eastern Michigan – 436 S. Saginaw St, Flint, MI 48502</p> <p>Krapohl Senior Center - 5473 Bicentennial Drive #G, Mt Morris, MI 48458.</p> <p>King's Karate - G-5339 N Saginaw Street, Flint, MI 48505</p> <p>Mt. Morris Township – 5447 Bicentennial Parkway, Mt. Morris, MI 48458</p> <p>Vocational Independence Program - 5069 Van Slyke Road, Flint, MI 48507</p> <p>Mundy Township Hill Road Park - 1286 Hill Road, Mundy Township, MI 48507</p> <p>Davison Area Senior Center - 10135 Lapeer Road, Davison, MI 48423</p> <p>Clio Area Senior Center - 2136 W. Vienna Road, Clio, MI 48420</p> <p>Village of Goodrich – 7338 South State Road, Goodrich, MI 48438</p>
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	<b>Planned Activities</b>	Atlas Township – Senior Programming City of Burton – Senior Center Operations City of Fenton – Senior Programming City of Grand Blanc – Senior Center Operations City of Linden – Senior Center Operations City of Swartz Creek – Senior Center Operations Davison Township – Food Pantry Assistance Flint Township – Senior Center Food Pantry Flint Township – Crime & Fire Prevention Flushing Township – Senior Center Operations Gaines Township – Senior Center Operations Genesee Township – Senior Center Operations Grand Blanc Township – Senior Center Operations Grand Blanc Township – Parks Programming Legal Services of Eastern Michigan – Fair Housing Mt. Morris Township – Senior Center Operations Mt. Morris Township – Youth Programming Mt. Morris Township – Job Training Mundy Township – Vocational Independence Program Mundy Township – Parks Programming for Disabled Persons Richfield Township – Senior Center Operations Richfield Township – Food Pantry Assistance Vienna Township – Senior Center Operations Village of Gaines – Senior Center Operations Village of Goodrich – Senior Programming
<b>3</b>	<b>Project Name</b>	Genesee County Public Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure

<b>Needs Addressed</b>	Street, Sidewalk, and Broadband Improvements Parks, Recreation and Community Facilities Public Facilities and Services Accessibility/Barrier Free Improvements
<b>Funding</b>	CDBG: \$210,727
<b>Description</b>	Genesee County proposes to fund various public improvement projects for low-to-moderate income residents throughout the County.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 20,000 households will benefit from improvements, including residents of low/moderate-income areas and residents that are presumed benefit populations.
<b>Location Description</b>	Goodrich Ladies Library - 10219 Hegel Road, Goodrich, MI 48438  City of Davison - South Street subdivision east of M-15 City of Flushing – Riverview, Bonnieview and Mutton Parks. City of Grand Blanc – MTA Bus Route - Saginaw Street City of Linden – Community Center - 105 Mill St, Linden, MI 48451  City of Mt. Morris – Mt. Morris Library - 685 Van Buren Avenue, Mt. Morris, MI 48458  Grand Blanc Senior Center - 12632 Pagels Drive, Grand Blanc, MI 48439  Vienna Township Offices – 3400 W. Vienna Road, Clio, MI 48420
<b>Planned Activities</b>	Atlas Township – Historic Preservation City of Davison - Infrastructure Improvements City of Flushing – Removal of Architectural Barriers City of Grand Blanc – Infrastructure Improvement City of Linden – Removal of Architectural Barriers City of Mt. Morris – Public Facility Improvement Grand Blanc Township – Public Facility Improvements Vienna Township – Removal of Architectural Barriers Village of Goodrich – Historic Preservation

4	<b>Project Name</b>	Genesee County CDBG Home Improvement Program (HIP)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Housing Conditions for Homeowners/Renters
	<b>Needs Addressed</b>	Housing Rehabilitation Energy Efficiency Improvements to Housing Accessibility/Barrier Free Improvements
	<b>Funding</b>	CDBG: \$714,741
	<b>Description</b>	Rehabilitation of owner-occupied housing for low/moderate-income households.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 38 housing units with low/moderate-income owners will be rehabilitated.
	<b>Location Description</b>	Owner-occupied housing units throughout the participating communities of Genesee County. Specific households to be determined.
	<b>Planned Activities</b>	Genesee County – 2024 CDBG Home Improvement Program (HIP)
5	<b>Project Name</b>	Genesee County Blight Removal
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Demolition, Clearance and Remediation
	<b>Funding</b>	CDBG: \$323,617
	<b>Description</b>	Demolition and remediation of blighted properties throughout Genesee County.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 12 vacant housing units will be demolished, benefitting the safety of the surrounding areas.

	<b>Location Description</b>	106 N. Pine St, Fenton, MI 48430 10221 W. Coldwater Road, Flushing, Michigan 48433 10237 W. Coldwater Road, Flushing, Michigan 48433 1430 W. Carpenter Rd, Flint, MI 48505 2311 Bates Rd, Mt. Morris, MI 48458 4074 N. Jennings Rd, Flint, MI 48504 1074 W. Carpenter Rd, Flint, MI 48505 1172 E. Humphrey Ave, Flint, MI 48505 1104 Dorothy St, Mt. Morris, MI 48458 1056 E. Cass Ave, Flint, MI 48505 1373 E. Downey Ave, Flint, MI 48505 1306 E. Genesee Ave, Flint, MI 48505 1033 Clovis Ave, Mt. Morris, MI 48458 1357 E. Downey Ave, Flint, MI 48505
	<b>Planned Activities</b>	City of Fenton – Blight Elimination and Prevention Flushing Township – Blight Removal and Prevention Genesee Township – Bight Elimination and Prevention Mt. Morris Township – Blight Elimination and Prevention
<b>6</b>	<b>Project Name</b>	Genesee County HOME Planning and Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$93,220
	<b>Description</b>	Genesee County shall provide funding for HOME Planning and Administration of HOME projects throughout Genesee County.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1101 Beach St, Flint MI 48502
	<b>Planned Activities</b>	Genesee County - HOME Planning and Administration



7	<b>Project Name</b>	Genesee County Tenant Based Rental Assistance (TBRA)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Address the Needs of Homeless and At-Risk Persons
	<b>Needs Addressed</b>	Permanent Supportive Housing Supportive Services
	<b>Funding</b>	HOME: \$150,226
	<b>Description</b>	Genesee County shall provide funding for HOME TBRA activities to benefit low-and-moderate-income residents throughout Genesee County.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 11 households will benefit from tenant-based rental assistance.
	<b>Location Description</b>	County-wide in participating jurisdictions.
	<b>Planned Activities</b>	HOME Tenant Based Rental Assistance (TBRA) - Genesee County Youth Corporation HOME Tenant Based Rental Assistance (TBRA) - Metro Community Development
8	<b>Project Name</b>	HOME Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters
	<b>Needs Addressed</b>	Housing Rehabilitation Production of New Units
	<b>Funding</b>	HOME: \$668,762
	<b>Description</b>	Development of affordable housing units.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	To be determined
9	<b>Project Name</b>	Genesee County HOME Down Payment Assistance (DPA)

	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Home Ownership
	<b>Needs Addressed</b>	Down Payment Assistance
	<b>Funding</b>	HOME: \$20,000
	<b>Description</b>	Down Payment Assistance for qualifying first time home buyers.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Down payment assistance will be provided to an estimated 2 low/moderate-income households who are first-time homebuyers.
	<b>Location Description</b>	County-wide in participating jurisdictions.
	<b>Planned Activities</b>	Genesee County – Down Payment Assistance
<b>10</b>	<b>Project Name</b>	Genesee County Emergency Solutions Grant (ESG)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Address the Needs of Homeless and At-Risk Persons
	<b>Needs Addressed</b>	Permanent Supportive Housing Emergency Shelters Supportive Services
	<b>Funding</b>	ESG: \$159,068
	<b>Description</b>	ESG funding for Emergency Shelters, Homelessness Prevention and Rapid Rehousing activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An Estimated 2,284 households can benefit from this activity.

<p><b>Location Description</b></p>	<p>Genesee County - 1101 Beach St, Flint MI 48502</p> <p>REACH Shelter - 914 Church Street, Flint, MI 48502</p> <p>My Brother's Keeper - 101 N. Grand Traverse Street, Flint, MI 48503</p> <p>The Shelter of Flint - 924 Cedar Street, Flint, MI 48503</p> <p>YWCA SafeHouse - 801 S. Saginaw Street, Flint, MI 48502</p> <p>GCCARD - 1101 Beach St., Suite 285 Flint, MI 48502</p> <p>Catholic Charities - 901 CHIPPEWA STREET, FLINT, MI, 48503</p> <p>Greater Flint Health Coalition - 120 W 1st St, Flint, MI 48502</p> <p>Family Promise of Mid Michigan - 711 Saginaw St, Flint, MI 48502</p>
<p><b>Planned Activities</b></p>	<p>ESG Planning and Administration</p> <p>Emergency Shelter</p> <p>Homelessness Prevention</p> <p>Rapid Rehousing</p> <p>HMIS</p>

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Genesee County’s policy regarding geographic distribution for CDBG funds states that all participating local units of government locally decide on the projects to be funded in their community. Communities that decide to utilize a portion of their allocation for public services will receive an equal amount each year of the three-year cycle. The approximate allocation amounts for local units of government are determined by a formula which considers population, poverty, and overcrowded housing, so those communities with a larger low-income population will receive more funding than communities without low/mod areas.

Program Year 2024 will allocate funds to: City of Burton, City of Davison, City of Fenton, City of Flushing, City of Grand Blanc, City of Linden, City of Mt Morris, City of Swartz Creek, Atlas Township, Davison Township, Flint Township, Flushing Township, Gaines Township, Genesee Township, Grand Blanc Township, Mt. Morris Township, Mundy Township, Richfield Township, Vienna Township, Village of Gaines, and Village of Goodrich.

HOME funds are not typically directed to a specific geographic area but utilized to assist residents throughout the County that need housing rehabilitation or that would like to become homeowners. Residents are qualified based on their household income as well as the application process.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Genesee County is a large area with thirty-three municipalities, each with its own set of characteristics and needs. The local units receive CDBG allocations from the County, but decisions for spending are determined at the local level because local officials and residents know the needs of their communities. The Genesee County Home Improvement Program is available to qualifying residents throughout the County, as long as they live in a participating local unit of government.

HOME funds are used to rehabilitate low-and moderate-income owner-occupied housing units throughout the County for seniors over age 62. Assistance of this type is not restricted to certain geographic areas; it is based on household income. The location of HOME funds utilized to create new housing opportunities is based on the application details of the agency or Community Housing Development Organization (CHDO) that is awarded funding. Similarly, the HOME Down Payment

Assistance and Tenant Based Rental Assistance programs are available to qualifying residents in participating communities, regardless of the specific geographic area.

ESG funds are also utilized by households throughout the county and are not geographically targeted. A majority of emergency shelters that receive ESG funds are located in the City of Flint, but still serve individuals from out-county communities. Funds for homelessness prevention are available to households at risk of homelessness in any of Genesee County's participating communities.

## **Discussion**

Genesee County has taken the stance that each local unit of government knows their community best and therefore is better suited to make decisions regarding high priority projects and needs in their area. The local units of government are required to hold a public needs hearing, where the public is able to comment on project ideas, give feedback and suggestions, and voice their opinions on previous projects. GCMPC staff is available to assist and provide guidance on potential projects and project areas. Projects are deemed eligible by GCMPC Community Development staff after review of application and environmental requirements.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

In Genesee County, addressing the demand for affordable housing, especially for extremely low- and low-income households, stands as a top priority. A significant inequality exists between the limited number of rental units within the financial reach of these households and the considerable need for housing. Additionally, there is a pressing need for affordable and accessible housing for individuals with physical disabilities and the expanding aging population in Genesee County. Expanding the available affordable housing units in the county continues to be a growing need given the current high rate of inflation combined with a highly competitive housing market, which is pushing home prices out of reach for many families.

One Year Goals for the Number of Households to be Supported	
Homeless	2,229
Non-Homeless	78
Special-Needs	5
Total	2,312

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	5
Rehab of Existing Units	38
Acquisition of Existing Units	0
Total	83

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

Genesee County primarily delivers affordable housing options via its HOME Program. Community Development Housing Organizations (CHDO) leverage HOME funds to rehabilitate or build housing tailored to meet the requirements of special needs and low-income populations in Genesee County. Additionally, affordable housing initiatives are facilitated through the CDBG NPRR and NSP Programs. By utilizing CDBG and NSP funds, staff can acquire, renovate, and resell homes to low-to-moderate income households in Genesee County.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Genesee County does not administer a Public Housing Program. Please see the City of Flint’s Five-Year Consolidated Plan for information regarding public housing in Genesee County area. The City Consolidated Plan can be found at: <https://www.cityofflint.com/community-economic-development/>

### **Actions planned during the next year to address the needs to public housing**

Genesee County has no actions planned.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Genesee County has no actions planned.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

Genesee County does not administer a Public Housing Program. Please see the City of Flint’s Five-Year Consolidated Plan for information about Public Housing residents in the Genesee County area.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Genesee County, the Continuum of Care, and other partner agencies aim to reduce and ultimately end homelessness through supportive services and thorough outreach efforts.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

By coordinating efforts among agencies dedicated to ending homelessness and ensuring an accurate count of those requiring assistance, we can realistically achieve the objective of ending homelessness in Genesee County. GCMPC is committed to ensuring an ample supply of both permanent and temporary housing to make certain that every individual in Genesee County has shelter throughout the year. Genesee County's homeless shelters provide several programs tailored to place our most vulnerable populations into permanent housing. The GCMPC aims to enhance the capacity of these programs through various HUD funding sources.

A portion of the Emergency Solutions Grant funds received by Genesee County is allocated to support case management services. This enables homeless individuals to undergo individual needs assessments, ensuring they receive the essential resources. Agencies within the Continuum of Care include a street outreach component that involves collaborating with unsheltered homeless individuals to identify and address their needs. The One Stop Housing Center, operated by Catholic Charities of Genesee and Shiawassee Counties, serves as the initial point of contact for homeless assistance.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Genesee County's emergency shelter and transitional housing programs, supported by the Continuum of Care, feature skilled case managers conducting individual assessments and housing case plans for each client. These case managers collaborate with clients to identify their set goals. A significant portion of the ESG funding in Genesee County is allocated to sustain the operations of emergency shelters. This funding is directed to eligible agencies that manage various shelter and transitional housing units, accommodating individuals in the process of transitioning from homelessness. Traverse Place program of Genesee County Youth Corp offers quality transitional housing for homeless youth from 17 to 21 years of age. This program can go up to 21 months and provides help to homeless teens getting them on their feet and learning life skills.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**



**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Several programs are designed to assist homeless individuals, particularly those facing chronic homelessness, families with children, veterans, and unaccompanied youth, in transitioning to permanent housing and achieving independent living. Shelter of Flint specializes in providing permanent supportive housing for clients dealing with emotional, mental, and physical disabilities. My Brother's Keeper operates the Veteran Emergency Housing and Therapeutic Services (VETHS) program, which delivers residential, recovery, and rehabilitative services to homeless veterans. Additionally, the Genesee County Youth Corporation REACH program offers crisis intervention, counseling, information and referral services, along with emergency shelter, for youth aged 10-17 and their families.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

To prevent homelessness, particularly for individuals discharged from publicly funded institutions and care systems, Genesee County agencies employ a combination of resources like DHS, and agency resources such as United Way, Salvation Army, Catholic Charities, and GCCARD, for prevention assistance funding. These services encompass aid for security deposits, first month's rent, utility deposits, utility arrearages, and rent arrearages. Metro Community Development provides Tenant-Based Rental Assistance for individuals aged 18-24 who have aged out of foster care or may be confronting other challenges leading to homelessness.

## **Discussion**

Emergency Solutions Grant funding helps GCMPC support the Continuum of Care in assisting individuals and families dealing with homelessness or who are at risk of becoming homeless.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

GCMPC will continue to administer programs that help low-and moderate-income individuals and families afford homes, through tenant based rental assistance (TBRA), down payment assistance, low-income housing activities, or rehabilitation and new construction of affordable homes. GCMPC will also assist local units of government to remove any barriers created by public policies that are detrimental to the development of affordable housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

GCMPC will continue to educate local jurisdictions about the benefits of including affordable housing in their planning efforts. Utilizing census and other resource data, GCMPC aims to illustrate the need for local government units to take part in public policies supporting affordable housing into various aspects, such as land use controls, tax policies, zoning ordinances, building codes, fees and charges, and growth limitations. GCMPC seeks to inspire citizens to actively participate in policy changes within their communities. Despite lacking legal authority over locally created policies, the GCMPC staff is happy to collaborate with communities in altering policies that remove the negative effects caused by policies currently in place.

To further encourage the changing of policies and educate residents on affordable housing, Genesee County has created a County-wide combined plan called Genesee County: Our County, Our Future to address community development, transportation, and environmental needs across the County. This plan will serve as a tool for residents and local officials to use when participating in the decision-making process for their community. Topics such as affordable housing and zoning, as well as many others are included and discussed in the Genesee County: Our County, Our Future. Additionally, GCMPC staff actively co-lead the Regional Housing Partnership Action Plan, addressing eight priority areas: Equity and Racial Justice, Housing Ecosystem, Preventing and Ending Homelessness, Housing Stock, Older Adult Housing, Rental Housing, Communication and Education, and Homeownership.

### **Discussion:**

During the Consolidated Planning process, GCMPC staff surveyed housing conditions throughout the County. Staff organized and analyzed the results, then passed along individualized data to each of the local units of government to use in project planning. During the Regional Housing Partnership planning process During the Consolidated Planning process, GCMPC staff played a key role in coordinating stakeholder meetings and open house sessions. These efforts aimed to gather insights and

collaboratively identify suitable goals and strategies on a regional scale to address housing challenges.

## **AP-85 Other Actions – 91.220(k)**

### **Actions planned to foster and maintain affordable housing**

The Home Improvement Program (HIP) provides necessary repairs to owner-occupied housing units, which allows homeowners to stay in their homes without increasing monthly housing costs. The HIP will also help keep seniors in their homes with installing ADA accessible ramps or improvements when necessary. Staying in a home is typically more affordable than going into a nursing home or assisted living facility. The CDBG funded Neighborhood Purchase/Rehab/Resale Program allows low-to-moderate income households to obtain affordable housing through the sale of rehabilitated homes.

### **Actions planned to reduce lead-based paint hazards**

GCMPC incorporates lead-based paint hazard requirements into the HIP. A lead-based paint risk assessment is conducted prior to rehabilitation specifications being written, allowing rehab inspectors to include lead-based paint interim controls or abatement into the scope of work for each rehab property. A visual lead-based paint inspection is also conducted for each household supported through the Tenant Based Rental Assistance program.

### **Actions planned to reduce the number of poverty-level families**

There are many programs in Genesee County aimed at assisting poverty-level families. Section 3 is a HUD requirement which sets goals for hiring and training low-income workers on HUD funded projects, specifically construction projects over \$200,000. Genesee County encourages solicitation of, and provides a preference for, contractors certified as Section 3 on all HUD funded projects.

### **Actions planned to develop institutional structure**

GCMPC has processes and policies in place to guide the structure of program, project and activity delivery systems. These formal and informal agreements with County Departments, local governments, local service agencies, contractors, lending institutions and others allow GCMPC to run HUD programs effectively and efficiently.

GCMPC strives to find ways to improve the delivery systems to provide better services to those engaged in our programs. There are always ways to improve and GCMPC continues to look for ways to make application submission procedures, program requirements and monitoring processes as simple as possible for our developers, subrecipients, contractors and others that help us reach the goals identified in this Plan.

GCMPC has incorporated the Neighborly Software program to help administer CDBG, HOME and ESG

programs. This software program reduces high paper volumes and makes the application submission and funding process easier for our developers, subrecipients and contractors. Funding recipients will be able to view the status of their applications, submit reimbursements and track funding amounts through the neighborly applicant portal. The Neighborly software also helps with efforts to prevent COVID-19, since digital documents have replaced hard copy documents that require hand-written signatures. This reduces the need for staff to meet in-person with subrecipients.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

#### **Discussion:**

GCMPC is continuously looking for ways to improve the programs and services it provides. The actions above will be important for continuing to move the Community Development Program toward administering programs that best meet the needs of the community.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

GCMPC has policies and procedures for each HUD funded program for which it receives funding. The policies and procedures incorporate the HUD requirements for each program, but also include internal processes which act as a guide for staff.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment will be used beyond those identified in Section 92.205 (equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies, deferred payment loans or grants; guarantee loans made by lenders).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

To ensure affordability, federal HOME regulations allow the option to Genesee County of imposing either resale or recapture requirements on HOME funds expended. Genesee County will continue to utilize only the recapture provisions based on the nature of activities assisted with HOME funds, utilizing the recapture guidelines in accordance with HOME regulations found under §92.254 (5)(ii)(A)(1-7) where applicable to the following activities: Down Payment Assistance (DPA); New Single Family Construction; Single Family Rehabilitation; Owner Occupied Single Family Rehabilitation (HOME HIP Program); New Rental Housing (both multi-family and single family rental housing) Construction; and Rehabilitation of Rental Housing (both multi-family and single family rental housing). As resale provisions are not usually utilized by Genesee County, the County will follow the recapture requirements by utilizing the following options acceptable to HUD on a project by project basis:

- If the family or organization defaults on any portion of the contract, the County can recapture the entire amount of the HOME investment.
- If the affordability period of the loan is met and no other portion of the contract is in default, the reduction during the affordability period of the HOME investment to be recaptured is utilized in accordance with the loan promissory note.
- If ownership of a property is transferred to anyone other than an eligible low-income resident throughout the period of affordability, the reduction during the affordability period of the HOME investment to be recaptured is utilized in accordance with the loan promissory note.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

In order to qualify as affordable housing activities, Genesee County HOME funds are subject to a regulated Period of Affordability, depending on the type and dollar amount of assistance. The per unit amount of HOME funds invested, and the respective affordability period they trigger are:

Less than \$15,000 5 years

\$15,000 to \$40,000 10 years

Over \$40,000 15 years

New Construction 20 years

#### Owner Occupied Single Family Housing Rehab (Home Improvement Program)

This program targets senior citizen homeowners, 62 and older, who are low-income. Up to \$18,000 per property in HOME funds are provided through Deferred Payment Loans that are secured by a Lien recorded on each property. The amount per property may be increased, determined on a case by case basis, if necessary, to bring the property up to code. One half of the HOME investment per property is immediately forgiven and the remainder is forgiven at the end of a five or ten-year period of affordability, based upon the total amount of funds invested. Should the homeowner no longer maintain the property as their principal residence, GCMPC will immediately require repayment of the HOME loan to the HOME Investment Trust Fund. The amount of the HOME investment to be recaptured is prorated for the time the homeowner has owned and occupied the home, measured against the required affordability period, in accordance with §92.254 (5)(ii)(A)(2).

#### Down Payment Assistance (DPA)

1) Deferred Payment Loans are secured by a lien recorded on each HOME assisted property. GCMPC requires that during the period of affordability, homebuyers maintain HOME assisted properties as their principal place of residence. In situations where the homebuyer voluntarily sells the home, the County will immediately recapture the entire amount of the loan as a condition for release of the property. Fair market return to the homebuyer will be calculated based on net proceeds that acknowledge capital improvements invested by the homebuyer, as well as any mortgage senior to the HOME loan. The remaining net proceeds are recaptured to the local HOME Investment Trust Fund. The loan is forgiven after 5 years at which time the lien is removed from the property.

2) In the event of a sale or a foreclosure of a HOME DPA property, the County will institute net proceeds procedures to recover its DPA investment. If net proceeds are insufficient to recapture the full HOME investment, GCMPC will share the net proceeds. In circumstances where the net



proceeds are less than the County's contributions to the buyer for the purchase of the property, the County shall receive the net proceeds that are available, in order to meet the requirements of 24 CFR 92.254 (a)(5)(ii).

3) New Construction of Single Family Housing/Rehab of non-homeowner occupied Single Family Housing/New Construction/Rehabilitation of Rental Housing whether developed by a non-profit, a CHDO, or a for-profit entity, the HOME investment is recaptured to the local HOME Investment Trust Fund, according to the terms of each written agreement. These investments are offered in the form of a very minimal interest Deferred Payment Loan, payable to the County when the units have been constructed, rehabilitated or rented. A Lien and Promissory Note secure these Deferred Payment Loans.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No debt will be refinanced using HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Included as an attachment.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care (CoC) currently uses the SPDAT model. Emergency Solutions Grant programs have been using the SPDAT since October 1, 2014. SPDAT is the Service Prioritization Decision Assessment Tool. It is the tool used in Genesee County to determine program eligibility and prioritization. The tool uses a scoring system and considers a variety of circumstances such as the length of homelessness, mental health status, physical disabilities, veteran status, etc.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

GCMPC staff sends out a yearly ESG application to the members of the Continuum of Care. Staff reviews and scores applications based on the criteria outlined in the application. Staff then determines recommended funding allocations for each agency and takes recommendations to the Continuum of Care Executive Committee. After the Executive Committee has approved the funding allocations, staff takes recommendations to the full Continuum of Care and through the County's Board approval process. Any private nonprofit organization including community and faith-based organizations is able to apply for ESG funds, as long as they are a participating member in the Continuum of Care.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Continuum of Care (CoC) has formerly homeless individuals at all levels of the decision-making process including on the CoC body and the CoC Executive Committee. In addition, the CoC encourages people who are currently experiencing homelessness or have experienced homelessness in the past to participate on the CoC committee and/or sub-committees. People who are currently experiencing homelessness have the ability to vote on CoC issues without meeting any voting requirements other than being present at the meeting in which the issue was brought to a vote

5. Describe performance standards for evaluating ESG.

The process for evaluating ESG activities will involve a review of an array of data including: 1) agency

budgets, 2) staff reports on prior year activity, 3) number of clients assisted by the agency, 4) review of exit data (housing and steps towards self-sufficiency), and 5) review of third party audits.

ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities.



## **2024 Action Plan List of Projects**

### **2024 Community Development Block Grant (CDBG) Program (\$1,770,505\*)**

\*Funding amounts are estimates based on 2023 awards

#### **Genesee County – 2024 CDBG Planning and Administration**

Genesee County Metropolitan Planning Commission shall provide Community Development Block Grant funding for Planning and Administration of CDBG projects. This activity will be funded with **\$354,101** of **2024** Genesee County CDBG funds.

#### **Genesee County – 2024 CDBG Home Improvement Program (HIP)**

Genesee County shall provide funding for the Community Development Block Grant Home Improvement Program throughout Genesee County. This activity will be funded with **\$714,741** of **2024** Genesee County CDBG funds.

#### **Atlas Township – Senior Programming**

Atlas Township shall provide funding for Senior Programs, through the township hall, located at 7386 S. Gale Road, Grand Blanc, MI 48439. Funded programs and activities include but are not limited to exercise and nutrition programs, Senior Newsletter publishing, senior transportation through Your Ride, and meals. This activity will be funded with **\$740** of **2024** Genesee County CDBG funds.

#### **Atlas Township – Historic Preservation**

Atlas Township shall fund improvements to a property with historical significance located at 10219 Hegel Road, Goodrich, MI 48438. Improvements include items that are a threat to public safety, including the foundation, as well as the airflow/furnace system. The structural integrity of the building is at risk, and these improvements will allow for safe and continued access to the building for the public. The Township will also ensure that the building is registered on the National Register of Historic Places. This activity will be funded with **\$50,000** of **2024** Genesee County CDBG funds.

#### **City of Burton – Senior Center Operations**

The City of Burton shall provide funding for operational costs at the Burton Area Senior Center located at 3410 S. Grand Traverse Street, Burton, MI 48529. This activity will be funded with **\$20,121** of **2024** Genesee County CDBG funds.

## **COMMUNITY DEVELOPMENT PROGRAM**



### **City of Davison – Infrastructure Improvements**

The City of Davison shall provide funding for replacement of deteriorated sections of sidewalks in the South Street neighborhood east of M-15, including South Street, North Drive, S. Davison Street, Rosemore Drive, and Wisler Street.

This activity will be funded with **\$37,193** of **2024** Genesee County CDBG funds.

### **City of Fenton – Senior Programming**

The City of Fenton shall provide funding for senior activities to Southern Lakes Parks and Recreation located at 150 S Leroy St, Fenton, MI 48430.

This activity will be funded with **\$3,333** of **2024** Genesee County CDBG funds.

### **City of Fenton – Blight Elimination and Prevention**

The City of Fenton shall fund the demolition of a blighted property located at 106 N. Pine St, Fenton, MI 48430.

This activity will be funded with **\$65,000** of **2024** Genesee County CDBG funds.

### **City of Flushing – Removal of Architectural Barriers**

The City of Flushing shall provide funding to replace deteriorating and non-compliant picnic tables with ADA-compliant picnic tables in Riverview, Bonnieview and Mutton Parks.

This activity will be funded with **\$24,463** of **2024** Genesee County CDBG funds.

### **City of Grand Blanc – Senior Center Operations**

The City of Grand Blanc shall provide funding for operational expenses at the Grand Blanc Senior Center located at 12632 Pagels Drive, Grand Blanc, MI 48439.

This activity will be funded with **\$2,366** of **2024** Genesee County CDBG funds.

### **City of Grand Blanc – Infrastructure Improvement**

The City of Grand Blanc shall fund the installation of bus stop covers and benches along the MTA route in low-to-moderate income areas of the City. Project pending approval based on selected locations.

This activity will be funded with **\$13,871** of **2024** Genesee County CDBG funds.

### **City of Linden – Senior Center Operations**

The City of Linden shall provide funding for operational expenses at the Loose Senior Center located at 707 N. Bridge Street, Linden, MI 48451.

This activity will be funded with **\$1,659** of **2024** Genesee County CDBG funds.

### **City of Linden – Removal of Architectural Barriers**

The City of Linden shall provide funding to make ADA-accessibility improvements to the community gazebo in the Mill Pond Area. Currently there are only stairs, and the city is

proposing to remove the stairs and install a ramp system that would allow anyone to access the gazebo.

This activity will be funded with **\$28,200** of **2024** Genesee County CDBG funds.

#### **City of Mt. Morris – Public Facility Improvement**

The City of Mt. Morris shall fund improvements to the Community Room located in the Mt. Morris Library at 685 Van Buren Avenue, Mt. Morris, MI 48458. Improvements will include lighting, paint, tables, chairs, and fixtures.

This activity will be funded with **\$1,000** of **2024** Genesee County CDBG funds.

#### **City of Swartz Creek – Senior Center Operations**

The City of Swartz Creek shall provide funding for operational expenses at the Swartz Creek Area Senior Center located at 8095 Civic Drive, Swartz Creek, MI 48473.

This activity will be funded with **\$2,101** of **2024** Genesee County CDBG funds.

#### **Davison Township – Food Pantry Assistance**

Davison Township shall provide funding for Outreach East, located at 425 N Genesee Street, Davison, MI 48423. Funds will be used to purchase food and household items for low-to-moderate income households residing outside the City of Davison.

This activity will be funded with **\$893** of **2024** Genesee County CDBG funds.

#### **Flint Township – Senior Center Food Pantry**

Flint Township shall provide funding to the Carman-Ainsworth Senior Food Pantry located at 2071 S. Graham Road, Flint, MI 48532 for purchasing supplies for seniors residing in Flint Township.

This activity will be funded with **\$20,000** of **2024** Genesee County CDBG funds.

#### **Flint Township – Crime & Fire Prevention**

Flint Township shall provide funding for crime prevention activities and the distribution/installation of carbon monoxide and smoke detectors in low-to-moderate income areas within the Township.

This activity will be funded with **\$5,000** of **2024** Genesee County CDBG funds.

#### **Flushing Township – Senior Center Operations**

Flushing Township shall provide funding for operational expenses at the Flushing Senior Center located at 106 Elm Street, Flushing, MI 48433.

This activity will be funded with **\$1,667** of **2024** Genesee County CDBG funds.

#### **Flushing Township – Blight Removal and Prevention**

Flushing Township shall fund the demolition of two blighted properties located at 10221 W. Coldwater Road and 10237 W. Coldwater Road, Flushing, Michigan 48433.

This activity will be funded with **\$49,417** of **2024** Genesee County CDBG funds.

**Gaines Township – Senior Center Operations**

Gaines Township shall provide funding for operational expenses at the Swartz Creek Senior Center located at 8095 Civic Drive, Swartz Creek, MI 48473.

This activity will be funded with **\$14,743** of **2024** Genesee County CDBG funds.

**Genesee Township – Senior Center Operations**

Genesee Township shall provide funding for operational expenses at the Eastside Senior Center located at 3056 Genesee Road, Flint, MI 48506.

This activity will be funded with **\$15,350** of **2024** Genesee County CDBG funds.

**Genesee Township – Bight Elimination and Prevention**

Genesee Township shall fund the demolition of blighted properties at the following locations: 1172 E. Humphrey Ave, 1104 Dorothy St, 1056 E. Cass Ave, 1373 E. Downey Ave, 1306 E. Genesee Ave, 1033 Clovis Ave, 1357 E. Downey Ave.

This activity will be funded with **\$169,200** of **2024** Genesee County CDBG funds.

**Grand Blanc Township – Senior Center Operations**

Grand Blanc Township shall provide funding for operational expenses at the Grand Blanc Senior Center located at 12632 Pagels Drive, Grand Blanc, MI 48439.

This activity will be funded with **\$4,800** of **2024** Genesee County CDBG funds.

**Grand Blanc Township – Parks Programming**

Grand Blanc Township shall fund the creation of a waiver program for low-to-moderate income residents to access recreational programs offered by Grand Blanc Township Parks and Recreation.

This activity will be funded with **\$2,667** of **2024** Genesee County CDBG funds.

**Grand Blanc Township – Public Facility Improvements**

Grand Blanc Township shall fund the installation of multiuse courts behind the Grand Blanc Senior Center located at 12632 Pagels Drive, Grand Blanc, MI 48439. The multiuse courts will be utilized by seniors for shuffleboard, pickle ball and other outdoor programming.

This activity will be funded with **\$18,000** of **2024** Genesee County CDBG funds.

**Grand Blanc Township – Public Facility Improvements**

Grand Blanc Township shall fund the replacement of exterior doors, frames, all related hardware, and the incorporation of ADA-accessibility features at the Grand Blanc Senior Center located at 12632 Pagels Drive, Grand Blanc, MI 48439.

This activity will be funded with **\$8,000** of **2024** Genesee County CDBG funds.

### **Legal Services of Eastern Michigan – Fair Housing**

Legal Services of Eastern Michigan shall provide funding to conduct fair housing activities across Genesee County. Testing and enforcement services help ensure that the Genesee County community is affirmatively furthering fair housing practices and complying with fair housing law.

This activity will be funded with **\$25,000** of **2024** Genesee County CDBG funds.

### **Mt. Morris Township – Senior Center Operations**

Mt. Morris Township shall provide funding for operational expenses such as transportation costs and newsletter printing at Krapohl Senior Center located at 5473 Bicentennial Drive #G, Mt Morris, MI 48458.

This activity will be funded with **\$6,667** of **2024** Genesee County CDBG funds.

### **Mt. Morris Township – Youth Programming**

Mt. Morris Township shall provide funding for uniforms, safety equipment, workout bags and summer camp for income eligible students at King Karate located at G-5339 N Saginaw Street, Flint, MI 48505.

This activity will be funded with **\$3,333** of **2024** Genesee County CDBG funds.

### **Mt. Morris Township – Job Training**

Mt. Morris Township shall provide funding for job training for the Mt. Morris Township Police Department located at 5447 Bicentennial Parkway, Mt. Morris, MI 48458.

This activity will be funded with **\$10,000** of **2024** Genesee County CDBG funds.

### **Mt. Morris Township – Blight Elimination and Prevention**

Mt. Morris Township shall fund the demolition and clearance of blighted properties in targeted areas of the township. The addresses for these properties are: 1430 W. Carpenter Rd, 2311 Bates Rd, 4074 N. Jennings Rd, and 1074 W. Carpenter Rd.

This activity will be funded with **\$40,000** of **2024** Genesee County CDBG funds.

### **Mundy Township – Vocational Independence Program**

Mundy Township shall provide funding to the Vocational Independence Program (VIP) for training for disabled persons at 5069 Van Slyke Road, Flint, MI 48507.

This activity will be funded with **\$5,097** of **2024** Genesee County CDBG funds.

### **Mundy Township – Parks Programming for Disabled Persons**

Mundy Township shall provide funding to the Miracle League of Greater Flint (MLGF) for operational expenses associated with the creation of a baseball program for adults with disabilities. The program will take place at the Hill Road Park located at 1286 Hill Road, Mundy Township, MI 48507.



This activity will be funded with **\$5,097** of **2024** Genesee County CDBG funds.

**Richfield Township – Senior Center Operations**

Richfield Township shall provide funding for operational expenses at the Davison Area Senior Center located at 10135 Lapeer Road, Davison, MI 48423.

This activity will be funded with **\$6,216** of **2024** Genesee County CDBG funds.

**Richfield Township – Food Pantry Assistance**

provide funding for Outreach East, located at 425 N Genesee Street, Davison, MI 48423. Funds will be used to purchase food and household items for low-to-moderate income households residing outside the City of Davison.

This activity will be funded with **\$500** of **2024** Genesee County CDBG funds.

**Vienna Township – Senior Center Operations**

Vienna Township shall provide funding for operational expenses at the Clio Area Senior Center located at 2136 W. Vienna Road, Clio, MI 48420. Expenses include but are not limited to staff wages, senior programming and medical supplies for senior citizens. The medical closet provides items such as underwear/diapers, gauze pads, antiseptics, bandages etc. to senior residents in need.

This activity will be funded with **\$7,306** of **2024** Genesee County CDBG funds.

**Vienna Township – Removal of Architectural Barriers**

Vienna Township shall fund the replacement of ADA doors at the east entrance of Vienna Township Hall located at 3400 W. Vienna Road, Clio, MI 48420. The current doors have been repaired on multiple occasions, and this improvement will provide consistent and safe entry to the Township hall for seniors and disabled residents.

This activity will be funded with **\$20,000** of **2024** Genesee County CDBG funds.

**Village of Gaines – Senior Center Operations**

The Village of Gaines shall provide funding for operational expenses at the Swartz Creek Area Senior Center located at 8095 Civic Drive, Swartz Creek, MI 48473.

This activity will be funded with **\$1,667** of **2024** Genesee County CDBG funds.

**Village of Goodrich – Senior Programming**

The Village of Goodrich shall provide funding for Senior Programs, administered through the village offices, located at 7338 South State Road, Goodrich, MI 48438. Funded programs include but are not limited to exercise and nutrition programs, Senior Newsletter publishing, senior transportation through Your Ride, and meals.

This activity will be funded with **\$996** of **2024** Genesee County CDBG funds.

### **Village of Goodrich – Historic Preservation**

Village of Goodrich shall fund improvements to a property with historical significance located at 10219 Hegel Road, Goodrich, MI 48438. Improvements include items that are a threat to public safety, including the foundation, as well as the airflow/furnace system. The structural integrity of the building is at risk, and these improvements will allow for safe and continued access to the building by the public. The Village will also ensure that the building is registered on the National Register of Historic Places. This activity will be funded with **\$10,000** of **2024** Genesee County CDBG funds.

### **HOME Investment Partnership (HOME) Program (\$932,209\*)**

\*Funding amounts are estimates based on 2023 awards

### **HOME Planning and Administration**

Genesee County shall provide funding for Planning and Administration of HOME projects throughout Genesee County.

This activity will be funded with **\$93,221** of total grant of **2024** Genesee County HOME funds.

### **Genesee County – 2024 HOME Down Payment Assistance (DPA)**

Genesee County shall provide funding for Down Payment Assistance to benefit low-and moderate-income residents throughout Genesee County.

This activity will be funded with **\$20,000** of 2024 Genesee County HOME funds.

### **Genesee County – 2024 HOME Genesee County Youth Corporation Tenant Based Rental Assistance (TBRA)**

Genesee County shall provide funding to Genesee County Youth Corporation for HOME TBRA activities to benefit low-and-moderate income residents throughout Genesee County.

This activity will be funded with **\$118,823** of **2024** Genesee County HOME funds.

### **Genesee County - 2024 HOME Metro Community Development Tenant Based Rental Assistance (TBRA)**

Genesee County shall provide funding to Metro Community Development for HOME TBRA activities to benefit low-and-moderate income residents throughout Genesee County.

This activity will be funded with **\$31,403** of **2024** Genesee County HOME funds.

### **Genesee County – 2024 Housing Activities**

Genesee County shall provide funding for Housing activities to benefit low-and moderate-income residents throughout Genesee County.

This activity will be funded with **\$688,762** of **2024** Genesee County HOME funds.

### **Emergency Solutions Grant (ESG) Program (\$159,068\*)**

\*Funding amounts are estimates based on 2023 awards

#### **Genesee County – 2024 Emergency Solutions Grant Planning and Administration**

Genesee County shall provide funding for Planning and Administration of Emergency Solutions Grant projects throughout Genesee County.

This activity will be funded with **\$11,930** of total grant of **2024** Genesee County ESG funds.

#### **Family Promise of Genesee County – Homelessness Prevention**

Family Promise of Genesee County shall pay for rent/utility arrearages, security deposits, case management services, and eviction prevention to assist with housing stabilization.

This activity will be funded with **\$7,516** of **2024** Genesee County ESG funds.

#### **GCCARD – Homelessness Prevention**

GCCARD shall pay for utilities arrearages, rent/mortgage arrearages, security deposits, and first month's rent to assist with housing stabilization.

This activity will be funded with **\$18,372** of **2024** Genesee County ESG funds.

#### **Catholic Charities – Homelessness Prevention**

Catholic Charities shall pay for utilities arrearages, rent/mortgage arrearages, security deposits, and first month's rent to assist with housing stabilization.

This activity will be funded with **\$7,516** of **2024** Genesee County ESG funds.

#### **Shelter of Flint - Emergency Shelter**

The Shelter of Flint shall pay for expenses associated with operations at the shelter located at 924 Cedar St, Flint, MI 48503. Expenses include case management, maintenance, food and utilities.

This activity will be funded with **\$26,723.50** of **2024** Genesee County ESG funds.

#### **My Brother's Keeper - Emergency Shelter**

My Brother's Keeper shall pay for expenses associated with shelter operations at the shelter located at 101 N. Grand Traverse Street, Flint, MI 48503.

This activity will be funded with **\$20,997** of **2024** Genesee County ESG funds.

#### **Genesee County Youth Corporation - Emergency Shelter**

Genesee County Youth Corporation shall pay for expenses associated with shelter operations at the REACH shelter located at 914 Church Street, Flint, MI 48502.

This activity will be funded with **\$26,723.50** of **2024** Genesee County ESG funds.

#### **YWCA - Emergency Shelter**

The YWCA shall pay for expenses related to shelter operations for the YWCA SafeHouse, located at 801 S. Saginaw St, Flint, MI 48502.

This activity will be funded with **\$20,997** of **2024** Genesee County ESG funds.

#### **My Brother's Keeper - Rapid Rehousing**

My Brother's Keeper shall pay for case management services, assisting homeless individuals relocate to permanent housing.

This activity will be funded with **\$20,434** of **2024** Genesee County ESG funds.

**Greater Flint Health Coalition - HMIS**

Greater Flint Health Coalition shall pay salaries for operators of the Homeless Management Information System (HMIS).

This activity will be funded with **\$7,953** of **2024** Genesee County ESG funds.