

GENESEE COUNTY 2015-2019 CONSOLIDATED PLAN

Genesee County 2016 Annual Action Plan



Executive Summary

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

1. Introduction

The 2016 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 Partnership Program (HOME). The priorities, goals, and outcomes are based on data provided by HUD, a housing conditions survey conducted for the 2015-2019 Consolidated Plan, U.S. Census data, information from local agencies, and data from other sources.

The primary focus of HUD funds is to provide decent and affordable housing options; a suitable living environment; opportunities to expand economic activities, principally for low-to moderate-income persons; and to rehabilitate and operate shelters, provide essential social services, and prevent homelessness. Based on HUD's award notification to GCMPC, it is anticipated that Genesee County will receive \$2,523,281 in HUD funds in 2016.

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 includes the 2016 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.

2. Summarize the objectives and outcomes identified in the Plan

The 2016 Action Plan provides an assessment of Genesee County's housing and community development needs, from the approved 2015-2019 Consolidated Plan. The needs were determined by evaluating data for: problems with housing conditions, homelessness, the non-homeless special needs population and existing housing options, homeless and special needs facilities and services, barriers to affordable housing and economic development market conditions.

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

Improve Public Facilities and Infrastructure

Feedback gathered through surveys and consultations 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. 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.

Increase Homeownership

Affordable housing is a significant concern for local housing agencies. Almost 64% of survey respondents rated affordable housing as a medium or high priority need. 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 households.

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 mortgages. 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.

Foster Economic Development

Job creation and retention, employment training, local business attraction and retention continue to be priorities for Genesee County. Job creation and retention was the highest rated need according to the survey, with employment training also rated very high. Local governments indicated that they would like to see more local businesses. A job training activities project for developmentally disabled adults helps to expand the workforce in the County.

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.

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. 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.

3. Evaluation of Past Performance

Through years of administration and implementation of the CDBG, HOME and ESG Programs, the Genesee County Metropolitan Planning Commission (GCMPC) has continued to rework and refine its policies and procedures to ensure that Genesee County HUD funds continue to fulfill the intent of the federal legislation that created the programs.

During Program Year 2014, GCMPC created positive results in many of the outcome categories determined in the 2011-2014 Consolidated Plan. Staff evaluated performance of PY 2014 in this Plan because GCMPC is currently in PY 2015, making final project data unavailable at this time. The following is a summary of the results that were achieved within each program objective in PY 2014:

Decent Housing

Increased homeownership: GCMPC offers Down Payment Assistance (DPA) to qualifying households to help with the purchase of a home

Increased supportive rental units: six units of affordable, accessible supportive housing for low-income seniors

Housing conditions for homeowners and renters: code enforcement activities in three communities, \$602,323.00 in homeowner home improvements, and utilizing funds for demolition and clearance activities in five communities

Reduced cost burden for homeowners and renters: incorporated energy efficiency improvements into home improvement and new construction projects

Suitable Living Environment

Improved functionality and appearance of public infrastructure: three communities improved the streets in their low-to moderate-income areas and two communities made ditching improvements

Improved public spaces: one community made barrier-free improvements to a park; one community made improvements to their senior center

Increased public safety: purchase of firefighting equipment to update the equipment available to a local community's firefighters

Increase public participation in community life: funds for programming, services, and operations at senior centers in 11 local units of government

Economic Opportunities

Enhanced employability of youth, seniors and individuals with special needs: youth training and employment opportunities in two communities; one community helped developmentally disabled adults receive training for gardening maintenance and landscaping skills

GCMPC will continue to evaluate its performance on a regular basis to ensure the programs are running efficiently, while meeting the goals of the programs and the important priorities determined within this Plan.

4. Summary of Citizen Participation Process and Consultation Process

GCMPC requested participation and consultation in the development of the 2015-2019 Consolidated Plan from numerous parties including: citizens at-large, with a specific focus on getting input from low- to 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. Consultations provided an opportunity to meet one-on-one to discuss the needs of local service agencies' clients. An electronic survey, asking participants to rate the needs of their community, was emailed to over 500 people on Genesee County's public participation list and to each local unit of government in Genesee County. The same survey was also disbursed through various sources in an effort to yield feedback specifically from low- to moderate-income individuals. A survey focused solely on questions surrounding homelessness was sent to the Continuum of Care and its members.

The feedback gathered from the consultations and public input surveys were the basis for the goals identified in the Consolidated Plan. The goals remain consistent for the 2016 Program Year.

During the 2016 CDBG application process, the communities were required to hold a local public needs hearing to get input from citizens on proposed projects and feedback on previous activities. Minutes from the local needs hearing were submitted to Genesee County with each application. After CDBG applications were reviewed by GCMPC staff, a County public needs hearing was held in November 2015. Input from the local and County public needs hearings was considered during the development of the 2016 Action Plan. Staff contacted the agencies that were consulted during the preparation of the Consolidated Plan while working on the 2016 Action Plan to see if any changes should be made or if the agencies had any additional suggestions.

A public hearing was held to coincide with the 30-day public comment period, February 17th- March 18th. This public hearing was held at the Genesee County Community and Economic Development Committee meeting on March 7, 2016 at 9:30 am. The public hearing's purpose was to garner input on the 2016 draft Action Plan, including the housing and community development needs and the goals and priorities identified. No comments were received at the March 7, 2016 public hearing.

An email, with the draft Action Plan and comment sheet attached, was sent to the public participation list, each local unit of government, members of the Continuum of Care, and consulted agencies. Recipients were encouraged to look through the draft Plan and provide comments.

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

- 1) Items relating to the Public Hearing held in November 2015 to allow the public an opportunity to contribute ideas or comment on the 2016 project list: the public hearing notice in the Flint Journal; an article about the public hearing on MLive.com; a screenshot of the public hearing notice on GCMPC's website; a memo to the Community and Economic Development Committee; sign-in sheet from the public hearing; and, minutes from the Committee meeting.
- 2) Items relating to the Public Hearing on March 7, 2016 to allow the public an opportunity to comment on the draft Action Plan: the public hearing notice in the Flint Journal; a screenshot of the public hearing notice on GCMPC's website; a memo to the Community and Economic Development Committee; sign-in sheet from the public hearing; minutes from the Committee meeting; an email sent to the public participation list and local officials requesting input on the draft plan; a screenshot of a link to the draft Action Plan on GCMPC's website; and, the comment sheets from the 30 day public comment period.

5. Summary of public comments

The public comment period began on February 17, 2016 and continued through March 18, 2016, with a public hearing held on March 7, 2016.

Comments received:

- None

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

No comments were received during the public comment period.

7. Summary

Genesee County's 2016 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 a thorough outreach plan, GCMPC is confident that the priorities and goals identified in this Plan will lead to much needed assistance to, and improvements for, low- to 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 |
|-------------|----------------|-------------------|
| Lead Agency | GENESEE COUNTY | |

Table 1 – Responsible Agencies

Narrative (optional)

Genesee County is governed by a publically 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 of the 2016 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 Comprehensive Economic Development Strategy (CEDS) committee; the Regional Trails Committee; the Keep Genesee County Beautiful committee; the Flint River Watershed Coalition; and many other diverse groups.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Genesee County Metropolitan Planning Commission (GCMPC) is responsible for developing Genesee County's Consolidated Plan and Annual Action Plans. GCMPC works with a number of partners on a regular basis and during the Consolidated Planning process, these partners were asked to provide input on the needs in the community, especially as those needs relate to low- and moderate-income households, special needs populations, and the homeless population. Staff contacted these agencies for the 2016 Action Plan to see if they had suggestions or changes to their input from the previous year for the Consolidated Plan, or if there was any additional information they felt should be added. Staff did not receive any updates from those agencies during the Action Plan development process.

Staff consulted with organizations focused on housing needs, homeless needs, and special needs populations in order to gain input from agencies who work with persons and families within these categories. During the process of the annual application for CDBG funds, local units of government hold a public needs hearing before determining their projects. GCMPC staff also created surveys during the Consolidated Planning process to gain input from local officials and residents in order to determine the needs in different communities throughout Genesee County.

Staff made a conscious effort to receive feedback from low- and moderate-income households during the creation of the Consolidated Plan by sending the survey to participants in GCMPC's Home Improvement Program, Genesee Intermediate School District's (GISD) Head Start Program, and partnering with the Mass Transportation Authority (MTA) to make the surveys available in Your Ride vehicles. Staff handed out surveys at the Genesee County Fair and sent the survey to the Public Participation List, which contains over 500 email addresses. Input from these surveys were utilized to develop desirable outcomes, strategies, and to prioritize activities for inclusion in the Consolidated Plan. The 2016 Action Plan is the second year of the Consolidated Plan; the needs and goals of the communities have not changed significantly since the mass efforts to gain public input were undertaken. GCMPC also requested input at the County needs hearing in November 2015.

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))

Genesee County is represented on the Genesee County Commission on Aging. The organization is made up of agencies with a wide range of interests within the County, with representatives from housing providers, service agencies, and health organizations.

Genesee County is a member of the Flint/Genesee County Continuum of Care. The Continuum of Care brings together agencies who serve clients along the spectrum of homelessness, including public and assisted housing providers, and private and governmental health, mental health, and service agencies, to coordinate services in order to most effectively assist their clients.

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 meetings in order to remain informed of current needs in the homeless community through the agencies that work directly with that population. A staff member will be sitting on the 10-Year Plan to End Homelessness Committee within the Continuum. The Plan to End Homelessness is comprised of five goals: 1) Increase the quality of data used in local planning, the efficacy and impact of local planning, and the alignment of local planning with collaborative federal and state planning 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 efforts to prevent homelessness; 4) Increase awareness and utilization of mainstream services and community resources for those who are homeless or at risk of becoming homeless; and 5) Build a political agenda and public will to end homelessness. The Genesee County Board of Commissioners adopted a resolution supporting the 10-Year Plan to End Homelessness. GCMPC would like to further support the Plan by helping to share information with local governments in order to influence change in the communities.

The Continuum of Care works closely with Genesee County 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.

GCMPC coordinates with Metro Community Development, the Continuum of Care's lead agency, on multiple projects and consults with them throughout the Emergency Solutions Grant (ESG) application process. Staff updates the Continuum of Care on the status of current ESG projects throughout the program year.

In addition, staff created a needs survey to gather input from the public and from private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless. The survey was taken to the Continuum of Care during the Consolidated Plan process. Agencies were asked to rate the need for facilities and services, as well as how the community can better meet the needs of the homeless population. The results showed that there is a need for higher capacity emergency shelters, more funding for case management services, and improved collaboration between organizations. Feedback provided for the Consolidated Plan was used for the 2016 Action Plan.

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

Staff reviews all Emergency Solutions Grant applications and scores them out of 100 points based on criteria established in the application. Based on the scores, staff determines recommended funding amounts. These recommendations are then taken to the Continuum of Care Review Committee for comment and approval. Once approved by the Review Committee, staff presents the recommended funding amounts and projects to the full Continuum of Care for their approval.

GCMPC coordinated with the Continuum of Care's lead agency on multiple projects and consults with them throughout the Emergency Solutions Grant (ESG) application process. Staff updates the Continuum of Care on the status of current ESG projects throughout the program year.

Genesee County works closely with the Continuum of Care to take a comprehensive look at programs receiving funding from other sources in an effort to ensure that ESG funding is utilized to address gaps in services and make the maximum impact possible in the community.

The Continuum of Care’s lead agency, Metro Community Development, has approved performance standards and methods for evaluating outcomes already in place. Metro Community Development is the agency that handles the administration of HMIS for the Continuum of Care, with funding, policies, and procedures already established.

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

During the Consolidated Planning process, staff consulted with the agencies below for input on the needs in the community. GCMPC contacted the agencies for the 2016 Action Plan to offer them the chance to change or add to their previous comment. None of the agencies felt that any significant changes needed to be made from their previous input.

| | | |
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| 1 | Agency/Group/Organization | Disability Network |
| | Agency/Group/Organization Type | Services Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff met with the Disability Network to discuss the special needs and gaps in services for those with disabilities in the community. GCMPC partnered with Disability Network on a ramp project in 2015. |

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| 2 | Agency/Group/Organization | Valley Area Agency on Aging |
| | Agency/Group/Organization Type | Services Elderly Persons Services Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff met with the Valley Area Agency on Aging (VAAA) to discuss needs in the community and gaps in services for senior citizens. VAAA has been coordinating with other agencies and GCMPC would like to work with those groups to benefit seniors in the County. |
| 3 | Agency/Group/Organization | Family Service Agency of Mid-Michigan |
| | Agency/Group/Organization Type | Services Elderly Persons Services Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff met with Family Service Agency of Mid-Michigan (FSA) to discuss needs in the community and gaps in services for senior citizens. FSA has been coordinating with other area agencies and GCMPC would like to work with those groups to benefit seniors and disabled adults in the |

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| | | County. |
| 4 | Agency/Group/Organization | Genesee County Office of Senior Services |
| | Agency/Group/Organization Type | Services Elderly Persons |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff met with the Genesee County Office of Senior Services to discuss needs in the community and gaps in services for senior citizens. |
| 5 | Agency/Group/Organization | Flint/Genesee County Continuum of Care |
| | Agency/Group/Organization Type | Services Homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Strategy Homeless Needs- Chronically homeless Homeless Needs- Families with children Homelessness Needs- Veterans Homelessness Needs- Unaccompanied youth |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff asked members of the Continuum of Care to fill out the Homeless Needs Assessment survey to gain input on the needs of the homeless community and gaps in services. GCMPC takes this input |

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| | | into consideration when reviewing ESG applications in order to determine the best allocation of funding. |
| 6 | Agency/Group/Organization | Metro Community Development |
| | Agency/Group/Organization Type | Services - Housing Services - Homeless Services - Education Community Development Financial Institution |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs -Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | GCMPC met with Metro Community Development (MCD) to gather input for the Plan. MCD is the lead agency for the Continuum of Care and staff worked closely with them to encourage participation from the member agencies and consulted them throughout the entire |

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| | | process. Metro Community Development receives County ESG funds to administer the HMIS. GCMPC plans to continue working with MCD on a variety of projects. |
| 7 | Agency/Group/Organization | Genesee County Habitat for Humanity |
| | Agency/Group/Organization Type | Services - Housing |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff met with Habitat for Humanity to discuss needs of the community and gaps in services. Habitat for Humanity has received HOME funding from GCMPC in the past and staff plans to work with them to improve housing options in Genesee County. |
| 8 | Agency/Group/Organization | Legal Services of Eastern Michigan |
| | Agency/Group/Organization Type | Service - Fair Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved | Staff consulted with Legal Services of Eastern Michigan (LSEM) on the Barriers to Affordable Housing sections. The |

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| | coordination? | 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. |
| 9 | Agency/Group/Organization | Wellness Services |
| | Agency/Group/Organization Type | Services Persons with HIV/AIDS |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff consulted with Wellness Services to discuss the needs of the HIV/AIDS community and their families, and to identify gaps in services. GCMPC is open to working with HIV/AIDS organizations to improve the quality and number of services available. |
| 10 | Agency/Group/Organization | Priority Children |
| | Agency/Group/Organization Type | Child Welfare Agency |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff met with Priority Children to discuss the needs of the community and identify gaps in services. |
| 11 | Agency/Group/Organization | YWCA of Greater Flint |

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| | Agency/Group/Organization Type | Services Victims of Domestic Violence |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Homeless Needs - Victims of Domestic Violence |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Staff consulted with the YWCA of Greater Flint to discuss the needs of victims of domestic violence and sexual assault, and to identify gaps in services. The YWCA is a member of the Continuum of Care and receives ESG funds from the County. |
| 12 | Agency/Group/Organization | Mott Community College Workforce Education Center |
| | Agency/Group/Organization Type | Services - Education Services - Employment |
| | What section of the Plan was addressed by Consultation? | Economic Development Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Mott Community College Workforce Education Center was consulted for the purposes of gaining awareness and familiarity with local workforce development initiatives and programs intended to assist in the anti-poverty strategy within this report by linking more resources to persons at risk of |

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| | | homelessness. |
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Table 2 – Agencies, groups, organizations who participated

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

There are several agencies that belong to the Continuum of Care; staff reached out to all of them with the homeless needs survey to gain their input on the priority needs of homeless and at-risk individuals and families. However, staff did not meet with each agency individually.

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 | Continuum of Care | 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 is comprised of five goals to end homelessness: 1) Increase the quality of data used in local planning, the efficacy of local planning, the impact of local planning, and the alignment of local planning with collaborative federal and state planning for ending homelessness among individuals, families, children, and youth; 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 efforts to prevent homelessness among individuals, families, children, and youth; 4) Increase awareness and utilization of services and community resources for those who are homeless or at risk of becoming homeless; 5) Build a political agenda and public will to end homelessness for individuals, families, children, and youth. Ending homelessness is a priority for the County through the use of ESG funds. |
| Long Range Transportation Plan (LRTP) | GCMPC | The Genesee County LRTP seeks to improve infrastructure and make non-motorized improvements associated with parks. One of the goals identified in the Consolidated Plan is infrastructure improvements. |

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| 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. Park improvements are a priority in the Genesee County Consolidated Plan. In the 2016 Action Plan, Genesee County aims to make parks accessible to more people. |
| Genesee County Hazard Mitigation Plan Update | Office of the 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. |
| 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, something CDBG funds 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. |

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| Local Master Plans | Participating Local Units of Government in Genesee County | Local Boards make sure that the projects they approve are in line with their local planning documents. GCMPC works with the local units of government during the application process in order to select projects that fall within the goals outlined in the Consolidated Plan. Projects are included in the Action Plan for the year that the local unit receives funding. |
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Table 3 – Other local / regional / federal planning efforts

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

In conjunction with consultation efforts during the Consolidated Planning process and the County's policies for public participation, the Genesee County Metropolitan Planning Commission (GCMPC) created three surveys to assess the needs of the community and prompt participation from the public.

Public Needs Survey

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 over 500 email addresses. Staff made a conscious effort to receive feedback from low- and moderate-income households by mailing or hand delivering the survey (hard copy) to participants in GCMPC's Home Improvement Program, Genesee Intermediate School District's (GISD) Head Start Program, and through collaboration with the Mass Transportation Authority (MTA). Staff also made surveys available at the Genesee County Fair. Staff received 192 survey responses.

Local Government Survey

Staff created a survey designed to gain input from local officials. Local units of government conducted a public hearing at which they discussed the needs of their community and potential project ideas to address those needs. Sixteen local units of government responded to this survey.

The information from these surveys has been incorporated into this report through the identification of priorities and goals for the life of this Plan.

Citizen Participation Outreach

| 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 | 192 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, blight removal, and housing rehabilitation. | Comments not accepted came from surveys addressing the City of Flint's needs. Comments from Flint residents were shared with the Flint Community Development Program. | https://www.surveymonkey.com/s/NRL8VJ9 |

| 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) |
|------------|-----------------------|------------------------------|---|------------------------------|--|---------------------|
| 4 | Local Public Hearings | Non-targeted/broad community | Public Hearings were conducted as part of the local application process for CDBG funding. | | | |
| 5 | County Public Hearing | Non-targeted/broad community | A Public Hearing was conducted March 7, 2016. | | | |

Table 4 – Citizen Participation Outreach

In addition to the outreach efforts through the form of surveys, all local units of government are required to hold a public needs hearing before submitting their project applications. After GCMPC staff receives and reviews the applications, Genesee County also holds a public needs hearing. The goal of these hearings is to give the public opportunities to get involved with the project planning process in their community. Staff asks for input and feedback on proposed projects and previous projects.

Expected Resources

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

Introduction

Genesee County anticipates resources primarily from Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. These federal funds will leverage dollars and other resources from

various sources.

Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder 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 | \$1,711,968 | \$26,430 (estimated) | \$0 | \$1,738,398 | \$5,239,297 | CDBG funds often leverage local dollars. |
| HOME | Public-Federal | Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership TBRA | \$656,659 | \$30,086 (estimated) | \$0 | \$686,745 | \$1,907,649 | HOME funds may leverage funds from other federal programs. |

| | | | | | | | | |
|-----|----------------|---|-----------|-----|-----|-----------|-----------|---|
| ESG | Public-Federal | Conversion and Rehab for Transitional Housing Financial Assistance Overnight Shelter Rapid Re-Housing (rental assistance) Rental Assistance Services Transitional Housing | \$154,654 | \$0 | \$0 | \$154,654 | \$448,618 | A 100% match is required for ESG funds, often fulfilled through non-cash contributions. |
|-----|----------------|---|-----------|-----|-----|-----------|-----------|---|

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.

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 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.

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.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Category | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|--|--|--|--|
| 1 | Improve Public Facilities and Infrastructure | Non-Housing Community Development | Street, Sidewalk, Water/Sewer Improvements, Parks, Recreation and Community Facilities, Public Facilities and Services | CDBG: \$77,056 | Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted |
| 2 | Improve Housing Conditions for Homeowners/Renters | Affordable Housing Non-Homeless Special Needs | Housing Rehabilitation Energy Efficiency Improvements to Housing Demolition, Clearance and Remediation Accessibility/Barrier Free Improvements | CDBG: \$684,485 HOME: \$277,641 | Homeowner Housing Rehabilitated: 40 Household Housing Units Buildings Demolished: 3 Buildings |
| 3 | Promote Access to Public Services and Resources | Non-Homeless Special Needs Non-Housing Community Development | Public Facilities and Fair Housing Services | CDBG: \$119,049 | Public service activities other than Low/Moderate Income Housing Benefit: 9,115 Persons Assisted |
| 4 | Address the Needs of Homeless and At-Risk Persons | Affordable Housing Homeless | Emergency Shelters Supportive Services | HOME: \$32,270 | Tenant-based rental assistance/ Rapid Rehousing: ~10-15 |

| | | | | | |
|--|--|--|--|---------------|--|
| | | | | ESG: \$42,530 | Households Assisted Homeless Person Overnight Shelter: 75 Persons Assisted Homelessness Prevention: 150 Persons Assisted |
|--|--|--|--|---------------|--|

Table 6 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--|
| 1 | Goal Name | Improve Public Facilities and Infrastructure |
| | Goal Description | Public facilities and infrastructure will be improved through street, sidewalk, water/sewer, and flood/drainage improvements, and through improvements to parks, public spaces, and other public buildings in low-to moderate-income areas. |
| 2 | Goal Name | Increase Homeownership |
| | Goal Description | Increase homeownership opportunities through the Down Payment Assistance Program, funding to produce new and rehabilitate existing housing for low-to moderate-income households. |
| 3 | Goal Name | Improve Housing Conditions for Homeowners/Renters |
| | Goal Description | Housing conditions will be improved through homeowner rehabilitation, including energy efficiency improvements, and improvements to increase accessibility, continued or increased code enforcement activities, and demolition and clearance activities. |
| 4 | Goal Name | Expand Employment Opportunities |
| | Goal Description | Expand employment opportunities by funding job training and employment activities. |
| 5 | Goal Name | Promote Access to Public Services and Resources |
| | Goal Description | Provide access to public services and resources, including senior and youth services, job training, and safety resources. |
| 6 | Goal Name | Address the Needs of Homeless and At-Risk Persons |
| | Goal Description | Address the needs of the homeless and at-risk individuals and families primarily through |

| | | |
|--|--|---|
| | | support from the Continuum of Care and its members. Support may include funding for emergency shelter, homeless prevention, rapid rehousing, and the Homeless Management Information System (HMIS). |
|--|--|---|

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

GCMPC will provide affordable housing to qualifying households through Habitat for Humanity’s New Construction and Housing Rehabilitation project. The HOME funding will assist the County in helping Habitat for Humanity build three new construction homes and one rehabilitated home for families who qualify.

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 2016.

| # | Project Name |
|----|--|
| 1 | Genesee County Senior Citizens Services |
| 2 | Genesee County Removal of Architectural Barriers |
| 3 | Genesee County Blight Removal |
| 4 | Genesee County Planning and Administration |
| 5 | Genesee County Infrastructure Improvements |
| 6 | Genesee County Public Facilities Improvements |
| 7 | Genesee County Home Improvement Program |
| 8 | Genesee County Special Assessment Activities |
| 9 | Genesee County Fair Housing |
| 10 | Genesee County Public Service |
| 11 | Genesee County Emergency Solutions Grant |
| 12 | Genesee County HOME Administration |
| 13 | Genesee County HOME CHDO Reserve |
| 14 | Genesee County HOME Home Improvement Program |
| 15 | Genesee County Tenant Based Rental Assistance |
| 16 | Genesee County Down Payment Assistance |

Table 8 – Project Information

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

Funding for Program Year 2016 will be allocated to six participating local units of government to complete construction projects, consistent with Genesee County's three year funding cycle. Public Service funds are being allocated to the 19 communities that applied to set aside funding for those 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 the Consolidated Plan.

Projects

AP-38 Projects Summary

Project Summary Information

| | |
|---------------------------|--|
| Project Name | Genesee County Senior Citizens Services |
| Goals Supported | Promote Access to Public Services and Resources |
| Needs Addressed | Public Facilities and Services |
| Funding | \$79,851 |
| Description | Genesee County proposes to set aside funding to provide services to local senior centers and/or senior programs. |
| Planned Activities | <p>Atlas Township- Senior Center Operations</p> <p>City of Burton- Senior Center Operations</p> <p>City of Fenton- Parks Programming for Seniors</p> <p>City of Grand Blanc- Senior Center Operations</p> <p>City of Linden- Senior Center Operations</p> <p>City of Montrose- Senior Center Operations</p> <p>City of Swartz Creek- Senior Center Operations</p> <p>Flint Township- Senior Center Food Pantry</p> |

| | |
|---------------------------|--|
| | <p>Flushing Township- Senior Center Operations</p> <p>Forest Township- Senior Center Operations</p> <p>Gaines Township- Senior Center Operations</p> <p>Genesee Township- Senior Center Operations</p> <p>Grand Blanc Township- Senior Center Operations</p> <p>Mt. Morris Township- Senior Center Operations</p> <p>Richfield Township- Senior Center Operations</p> <p>Vienna Township- Senior Center Operations</p> |
| Project Name | Genesee County Removal of Architectural Barriers |
| Goals Supported | Improve Public Facilities and Infrastructure |
| Needs Addressed | Public Facilities and Services |
| Funding | \$23,840 |
| Description | Genesee County proposes to set aside funding for the removal of architectural barriers. |
| Planned Activities | City of Linden- Removal of Architectural Barriers |
| Project Name | Genesee County Blight Removal |
| Goals Supported | Improve Public Facilities and Infrastructure |

| | |
|---------------------------|--|
| Needs Addressed | Demolition, Clearance, and Infrastructure |
| Funding | \$74,858 |
| Description | Genesee County proposes to set aside funds to be utilized to address blight throughout the County. |
| Planned Activities | City of Fenton- Demolition of 206 E. Caroline Street Fenton Township- Demolition of 12480 Fenton Road Grand Blanc Township- Demolition of 3085 Kettering Heights |
| Project Name | Genesee County Planning and Administration |
| Funding | \$343,228 |
| Description | Genesee County will set aside 20% of CDBG grant funds for the administration of the CDBG program. |
| Project Name | Genesee County Infrastructure Improvements |
| Goals Supported | Improve Public Facilities and Infrastructure |
| Needs Addressed | Street, Sidewalk, Water/Sewer Improvements |
| Funding | \$432,806 |
| Description | Genesee County proposes to set aside funding to make infrastructure improvements within low- and moderate-income areas in the County. |
| Planned Activities | City of Burton- Infrastructure Improvements City of Fenton- Sidewalk Improvements |

| | |
|---------------------------|---|
| | <p>City of Grand Blanc- Sidewalk Improvements</p> <p>Fenton Township- Street Improvements</p> <p>Grand Blanc Township- Ditching</p> <p>Grand Blanc Township- Infrastructure Improvements</p> |
| Project Name | Genesee County Public Facilities Improvements |
| Goals Supported | Improve Public Facilities and Infrastructure |
| Needs Addressed | Public Facilities and Services |
| Funding | \$77,056 |
| Description | Genesee County proposes to set aside funding to make improvements to public facilities throughout the County. |
| Planned Activities | <p>City of Burton- Senior Center Improvements</p> <p>City of Fenton- Park Improvements</p> <p>City of Grand Blanc- Senior Center Improvements</p> <p>Grand Blanc Township- Senior Center Improvements</p> |
| Project Name | Genesee County Home Improvement Program |
| Goals Supported | Improve Housing Conditions for Homeowners/Renters |
| Needs Addressed | Housing Rehabilitation |

| | |
|---------------------------|--|
| Funding | \$609,627 |
| Description | Genesee County proposes to set aside funding to bring low- and moderate-income residences up to Section 8 standards. |
| Project Name | Genesee County Special Assessment Activities |
| Goals Supported | Improve Housing Conditions for Homeowners/Renters |
| Needs Addressed | Street, Sidewalk, Water/Sewer Improvements |
| Funding | \$35,677 |
| Description | Genesee County proposes to set aside funding to pay the special assessments for qualifying low- and moderate-income residents. |
| Planned Activities | Fenton Township- Special Assessment Assistance |
| Project Name | Genesee County Fair Housing |
| Goals Supported | Improve Housing Conditions for Homeowners/Renters |
| Needs Addressed | Fair Housing |
| Funding | \$25,000 |
| Description | Genesee County proposes to set aside funding to address fair housing concerns within low- and moderate-income areas throughout the County. |
| Planned | Genesee County- Fair Housing Activities (carried out by Legal Services of Eastern Michigan) |

| | |
|---------------------------|---|
| Activities | |
| Project Name | Genesee County Public Service |
| Goals Supported | Promote Access to Public Services and Resources |
| Needs Addressed | Public Facilities and Services |
| Funding | \$14,198 |
| Description | Genesee County proposes to set aside funding for additional public service projects throughout Genesee County for low- to moderate-income residents. |
| Planned Activities | <p>City of Mt. Morris- Public Safety Equipment</p> <p>Mt. Morris Township- Youth Program Operations</p> <p>Mundy Township- Vocational Independence Program</p> <p>Richfield Township- Recreation Program</p> <p>Thetford Township- Code Enforcement</p> |
| Project Name | Genesee County Emergency Solutions Grant |
| Goals Supported | Address the Needs of Homeless and At-Risk Persons |
| Needs Addressed | Emergency Shelters |
| Funding | \$154,654 |
| Description | Genesee County will set aside funding for administration and funding of Emergency Solutions Grant Programs. |

| | |
|---------------------------|---|
| Planned Activities | Genesee County- Planning and Administration Genesee County Community Action Department (GCCARD)- Homeless Prevention Genesee County Youth Corporation- Emergency Shelter Metro Community Development- HMIS My Brother's Keeper- Emergency Shelter Shelter of Flint- Emergency Shelter Shelter of Flint- Rapid Rehousing YWCA of Greater Flint- Emergency Shelter |
| Project Name | Genesee County HOME Administration |
| Funding | \$65,665 |
| Description | Genesee County proposes to set aside funding for the administration of the HOME program. |
| Project Name | Genesee County HOME CHDO Reserve |
| Goals Supported | Improve Housing Conditions for Homeowners/Renters |
| Needs Addressed | Housing Rehabilitation Production of New Units |
| Funding | \$266,083 |
| Description | Genesee County proposes to set aside funding for CHDOs to provide safe, affordable housing to low- and moderate-income residents throughout the County. |
| Planned Activities | Habitat for Humanity- New Construction and Rehabilitation |

| | |
|---------------------------|--|
| Project Name | Genesee County HOME Home Improvement Program |
| Goals Supported | Improve Housing Conditions for Homeowners/Renters |
| Needs Addressed | Housing Rehabilitation |
| Funding | \$277,641 |
| Description | Genesee County proposes to set aside HOME funding to rehabilitate homes for low- to moderate-income seniors throughout Genesee County. |
| Project Name | Genesee County Tenant Based Rental Assistance |
| Goals Supported | Improve Housing Conditions for Homeowners/Renters |
| Needs Addressed | Rental Assistance |
| Funding | \$32,270 |
| Description | Genesee County proposes to set funding aside to assist low- to moderate-income residents with security deposit, rent, and utilities. |
| Planned Activities | Genesee County- Tenant Based Rental Assistance |
| Project Name | Genesee County Down Payment Assistance |
| Goals Supported | Increase Homeownership |
| Needs Addressed | Down Payment Assistance |

| | |
|---------------------------|---|
| Funding | \$15,000 |
| Description | Genesee County proposes to set aside funding to assist low-to moderate-income households with down payment and closing costs. |
| Planned Activities | Genesee County- Down Payment Assistance |

Table 9 – Project Summary

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 receive an allocation of funding once every three years for non-public service projects. 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 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.

Program Year 2016 will allocate funds to: City of Burton, City of Grand Blanc, Grand Blanc Township, City of Fenton, Fenton Township, and City of Linden for non-public service projects.

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

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. 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 Community Housing Development Organization (CHDO) that is awarded funding.

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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is a high priority need in Genesee County, specifically for special needs and extremely low- and low-income households. There is a large gap between the number of rental units that are affordable to extremely low- and low-income households and the number of those households in need of housing. Affordable housing that is also accessible is similarly a high priority need for persons with physical disabilities and the large aging population in Genesee County.

| One Year Goals for the Number of Households to be Supported | |
|--|-------|
| Homeless | 3,000 |
| Non-Homeless | 3,500 |
| Special-Needs | 2,500 |
| Total | 9,000 |

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

| One Year Goals for the Number of Households Supported Through | |
|--|----|
| Rental Assistance | 25 |
| The Production of New Units | 10 |
| Rehab of Existing Units | 40 |
| Acquisition of Existing Units | 0 |
| Total | 75 |

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

Genesee County primarily provides affordable housing through its HOME Program. Community Development Housing Organizations (CHDO) use HOME funds to rehabilitate or construct housing that meets the needs of the special needs and low-income populations in Genesee County.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

Through outreach efforts, assistance, and supportive services Genesee County, the Continuum of Care and area agencies aim to reduce and ultimately end homelessness.

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

The Emergency Solutions Grant funds that Genesee County receives are partially used to fund case management services, allowing homeless persons to have their individual needs assessed to ensure they are receiving the necessary resources. Agencies within the Continuum of Care have a street outreach component that involves working with unsheltered homeless persons to determine and help meet their needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing programs in Genesee County that are endorsed by the Continuum of Care have skilled case managers who do individual assessments and housing case plans with each client. The case managers then work with the clients to achieve the goals set forth.

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

There are several programs tailored to the needs of 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. Metro Community Development has a leasing assistance program for chronically homeless individuals and families. My Brother's Keeper and Transitional Treatment Innovation (TTI) both facilitate homeless programs for veterans and their families. Genesee County Youth Corporation and One Stop Genesee's ReMix program both address the needs of unaccompanied youth in Genesee County.

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, specifically for individuals being discharged from publically funded institutions and systems of care, Genesee County agencies utilize both mainstream resources, such as DHS, and agency resources, such as One-Stop, Salvation Army, Catholic Charities, and GCCARD, for prevention assistance dollars. These services include assistance for security deposits, first month’s rent, utility deposits, utility arrearages, and rent arrearages.

Genesee County HOME dollars are also used for Tenant Based Rental Assistance for individuals being discharged from shelters.

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.

| One year goals for the number of households to be provided housing through the use of HOPWA for: | |
|--|---|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | X |
| Tenant-based rental assistance | |
| Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated | |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | |
| Total | |

N/A. Genesee County Metropolitan Planning Commission does not receive HOPWA funding.

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 Down Payment Assistance (DPA), or rehabilitation and new construction of affordable homes.

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 on the advantages of planning to include affordable housing. Census data will be provided to demonstrate the need for local units of government to incorporate public policies that allow for affordable housing in local land use controls, tax policies, zoning ordinances, building codes, fees and charges, growth limitations, etc. GCMPC, through the availability of information, will encourage the citizens to get involved in changing policies in their communities. Since the County has no legal authority over the policies created at the local level, staff is willing to work with the communities to change policies to remove the negative effects caused by policies currently in place.

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.

AP-85 Other Actions – 91.220(k)

Introduction

GCMPC is committed to serving the housing and community development needs of the low- to moderate-income, homeless and non-homeless special needs populations in Genesee County. In order to best address the needs of these populations, GCMPC must continue to develop the existing relationships with local service agencies and foster new relationships.

Actions planned to address obstacles to meeting underserved needs

GCMPC staff must engage agencies, citizens, and local governments to help identify the areas and individuals that are underserved in Genesee County. It will be important to work with agencies that currently provide, or may be able to provide, services to the populations that are underserved and to determine how HUD funding and GCMPC can become involved to assist with meeting those needs.

Actions planned to foster and maintain affordable housing

Affordable housing options are expanded each year utilizing Genesee County HOME funds to rehabilitate, construct, or provide down payment assistance to eligible households.

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 Ramp Program will also help keep seniors in their homes, which are typically more affordable than going into a nursing home or assisted living facility. This program will be using remaining PY 2015 funds to close out the contract during PY 2016.

Actions planned to reduce lead-based paint hazards

GCMPC incorporates lead-based paint hazard requirements into the Home Improvement Program. 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. Upon entry into the program, residents receive a lead information booklet, as well as an explanation of the important points from the booklet. In addition, staff reviews both of the lead informational documents with the residents to make sure they fully understand.

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 \$100,000. Genesee County encourages solicitation of, and provides a preference for, contractors certified as Section 3 on all HUD funded projects.

Public service funds through CDBG provide assistance to senior centers, some of which have utilized the funds to help stock a food pantry for those in need.

GCMPC administers the Ride Share program, which is a carpool or vanpool matching service that assists individuals and groups with their daily commute into or within Genesee and Lapeer Counties. This service can dramatically reduce the travel costs of a poverty-level family that has work, but may have a difficult time funding the travel required to get to and from work. GCMPC can specifically target some of their outreach for the Ride Share program to agencies that serve poverty-level families. Through the consultations during the Consolidated Planning process, staff was able to see just how great of a need there is in the County for this type of service. Staff has encouraged agencies to work together with the MTA to reduce the burden of transportation barriers on poverty-level families. GCMPC continues to promote the Ride Share program and work with citizens and other agencies to strengthen the program whenever possible.

The HOME funded Tenant Based Rental Assistance (TBRA) program helps families in need with rental assistance for up to two years. This type of assistance can have a great impact on a poverty-level family to find housing stability.

There are several other programs and services not administered by GCMPC that are in place to assist poverty-level families such as food distribution programs, health care, shelter services, transportation, early learning, and intervention services provided County-wide.

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, sub recipients, contractors, and others that help us reach the goals identified in this Plan.

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

GCMPC participates in several County-wide events throughout the year that provide information to residents, but also provide an opportunity for agencies to engage each other. These conversations are important as they help agencies to determine where services can be coordinated, where the gaps may be, and how funds can be combined to have a larger impact.

GCMPC is also a member of the Flint/Genesee County Continuum of Care, which brings housing and social service agencies together on a regular basis to determine ways to meet the needs of homeless and at-risk populations.

GCMPC staff will look for other opportunities to engage and help to coordinate 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 \$40,000
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
N/A
3. The amount of surplus funds from urban renewal settlements
N/A
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.
N/A
5. The amount of income from float-funded activities
Total Program Income
N/A

Other CDBG Requirements

1. The amount of urgent need activities
N/A

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(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 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/Rental | 20 years |

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.

- 2) In the event of a sale or a foreclosure of a HOME DPA property, the County will institute net proceeds procedures in order 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).

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. 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).

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:
No debt will be refinanced using HOME funds.

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 Self-Sufficiency tool in the Homeless Management Information System (HMIS) for HUD Supportive Housing Programs (SHP). However, the Continuum of Care is in the process of transitioning to 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 takes into account 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. A mandatory meeting is held for all agencies that wish to apply. At the meeting, staff reviews the application, the timeline, and any questions attendees may have regarding the process. Staff reviews and scores applications based on the criteria outlined in the application and discussed at the mandatory meeting. Staff then determines recommended funding allocations for each agency and takes recommendations to the Continuum of Care Review Committee. After the Review 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.

Genesee County meets the requirement. The Continuum of Care (COC) has formally 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.

