Genesee County Consolidated Plan
2015 - 2019
&
2015 Annual Action Plan
Executive Summary

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

1. Introduction

The Five-Year 2015 – 2019 Consolidated Plan for Genesee County, Michigan identifies 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 Program (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, 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. If funds received in the recent past are projected forward, it is anticipated that the County will receive $12.3 million in HUD funds over the next five years.

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. 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.
Map 1 – Genesee County Community Development Program
2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

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 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 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 respondents rated affordable housing as a medium or high priority. 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.

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 2013, GCMPC created positive results in many of the outcome categories determined in the 2011 – 2014 Consolidated Plan. The following is a summary of the results that were achieved within each program objective in PY 2013:

**Decent Housing**

*Increased homeownership:* four households received Down Payment Assistance (DPA) 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 two communities, over $375,000 in homeowner home improvements and utilizing funds for demolition and clearance activities in four communities

*Reduced cost burden for homeowners and renters:* incorporate 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 one community made ditching improvements; three communities either made barrier free improvements to their sidewalks or installed new sidewalks

*Improved public spaces:* new barrier free doors/entrances, restrooms and ramps in six communities; one community made improvements to a neighborhood park; two communities made improvements to the senior centers and one made improvements to the library
Increased public safety: purchase of firefighting equipment to update the equipment available to one local community’s firefighters

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

Economic Opportunities

Enhanced employability of youth, seniors and individuals with special needs: youth training and employment opportunities in two communities; twenty-four developmentally disabled adults received 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 this 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 agency’s clients. An electronic survey, asking participants to rate the needs of their community, was emailed to over 500 addresses 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 this Plan.

A public hearing was held to coincide with the 30-day public comment period. This public hearing was held at the Genesee County Community and Economic Development Committee meeting on March 9, 2015 at 9:30 am. The public hearing’s purpose is to garner input on the draft Consolidated Plan including the housing and community development needs and the goals and priorities identified. No comments were received at the March 9, 2015 public hearing.

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

Please see the Grantee Unique Appendices, Appendix A, at the end of the document for:
1) Items relating to the Public Hearing held in December 2014 to allow the public an opportunity to contribute ideas or comments on the 2015 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 in March 2015 to allow the public an opportunity to comment on the draft Consolidated 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 Consolidate Plan on GCMPC’s website; and, the comment sheet.

5. **Summary of public comments**

The public comment period began on February 16, 2015 and continued through March 19, 2015.

Comments received:

- Has there been any more thought to commercial structure demolition dollars in entitlement communities?
- Where did the data for the Community Profiles come from?
- There are a lot of persons with disabilities in Genesee County and The Disability Network is so excited that Genesee County is considering collaborating on a project to provide ramps to households in need.

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

All comments received are included in the Plan.

7. **Summary**

Genesee County’s Five-Year 2015 – 2019 Consolidated 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.
The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
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<tbody>
<tr>
<td>Lead Agency</td>
<td>GENESEE COUNTY</td>
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</table>

Table 1 – Responsible Agencies

Narrative

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 Five-Year Consolidated Plan. GCMPC is an eleven-member Board appointed to three year terms by the Genesee County Board of Commissioners. Genesee County Community Development 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 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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Genesee County Community Development Program
Genesee County Metropolitan Planning Commission
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Flint, Michigan 48502
Phone: (810) 257-3010
Fax: (810) 257-3185
www.gcmpc.org
PR-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 Five-Year Consolidated Plan. GCMPC works with a number of partners on a regular basis and 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 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 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 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.

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(l)).

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 them. 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 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. 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.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Staff reviews all Emergency Solutions Grant applications and scores them out of 100 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 coordinates 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 jurisdictions consultations with housing, social service agencies and other entities.

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<tr>
<th>Table 2 – Agencies, groups, organizations who participated</th>
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<td><strong>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
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<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Genesee County Habitat for Humanity</th>
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<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Housing</td>
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<td>Services - Housing</td>
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<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Non-Homeless Special Needs</td>
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<tr>
<td><strong>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>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.</td>
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<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Legal Services of Eastern Michigan</th>
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<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Service-Fair Housing</td>
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<tr>
<td>Agency/Group/Organization</td>
<td>Wellness Services</td>
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<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Services-Persons with HIV/AIDS</td>
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<tr>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Non-Homeless Special Needs</td>
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<tr>
<td><strong>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>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.</td>
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<th>Agency/Group/Organization</th>
<th>Priority Children</th>
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<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Child Welfare Agency</td>
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<tr>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Non-Homeless Special Needs</td>
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<tr>
<td><strong>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>Staff met with Priority Children to discuss the needs of the community and identify gaps in services.</td>
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<tr>
<th>Agency/Group/Organization</th>
<th>YWCA of Greater Flint</th>
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<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Services-Victims of Domestic Violence</td>
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<tr>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Non-Homeless Special Needs, Homeless Needs- Victims of Domestic Violence</td>
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<tr>
<td><strong>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>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.</td>
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<td>12</td>
<td>Agency/Group/Organization</td>
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</table>
|    | 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 anti-poverty strategies and preventing homelessness. This consultation has supplemented the anti-poverty strategy within this report by linking more resources to persons at risk of homelessness. |

**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.

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
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<tbody>
<tr>
<td>Continuum of Care</td>
<td>Continuum of Care</td>
<td>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.</td>
</tr>
<tr>
<td>Long Range Transportation Plan (LRTP)</td>
<td>GCMPC</td>
<td>The Genesee County LRTP 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.</td>
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<tr>
<td>Genesee County Parks Plan</td>
<td>Genesee County Parks and Recreation Commission</td>
<td>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.</td>
</tr>
<tr>
<td>Genesee County Hazard Mitigation Plan Update</td>
<td>Office of Genesee County Sheriff, Emergency Management Manager</td>
<td>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.</td>
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</table>
Table 3 – Other local / regional / federal planning efforts

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<tr>
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<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
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<tbody>
<tr>
<td>Accelerate: A Plan for Regional Prosperity</td>
<td>GLS Region V Planning and Development Commission</td>
<td>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.</td>
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</table>

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).

GCMPC staff works with the participating local units of government on every step of their projects to ensure that the regulations are being followed, requirements are being met, the community benefits from the completed projects and projects meet the needs identified in this Plan. All of the participating local units hold a needs hearing for their residents, and they contributed to the Consolidated Plan through the local government needs survey.

GCMPC’s Home Improvement Program requires contractors to comply with State lead requirements and they must have their State licenses.

Staff works with the State Historic Preservation Office (SHPO) to ensure that the integrity of historic structures remains intact, by only allowing projects that enhance the buildings.

The Michigan State Housing Development Authority (MSHDA) provides affordable housing funding in Genesee County. GCMPC staff works with them whenever necessary to ensure the best execution of the funding. Staff has also consulted with MSHDA on various HOME projects to discuss the feasibility and financing.

GCMPC works with the Genesee County Land Bank Authority on projects. Staff coordinates with the Land Bank on demolition projects and when looking for available land for development projects. In the past, Genesee County has received Neighborhood Stabilization Program (NSP) funds and worked closely with the Land Bank on the projects to ensure a coordinated process.
GCMPC is in the process of determining if the City of Flint and the County will be working together on the Fair Housing Analysis of Impediments update. Genesee County is one of the most segregated metropolitan areas in the United States. By working together, the City of Flint and the County have a better chance of improving fair and affordable housing options, and to move towards desegregating the area.
PR-15 Citizen Participation

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 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 engender 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 560 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) which made surveys available on Your Ride vans. Your Ride transportation serves the transportation needs of residents in the out-county area. Staff also distributed surveys 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 the 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

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Internet Outreach</td>
<td>Non-targeted/broad community</td>
<td>192 residents responded</td>
<td>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.</td>
<td>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.</td>
<td><a href="https://www.surveymonkey.com/s/NRL8VJ9">https://www.surveymonkey.com/s/NRL8VJ9</a></td>
</tr>
<tr>
<td>2</td>
<td>Survey</td>
<td>low-and-moderate-income households</td>
<td>Survey was mailed to all participants in the Genesee County Home Improvement Program</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Survey</td>
<td>Seniors</td>
<td>Surveys were provided to Your Ride Transportation passengers. This service is primarily used by seniors.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
</tr>
<tr>
<td>------------</td>
<td>-----------------</td>
<td>--------------------</td>
<td>--------------------------------</td>
<td>-----------------------------</td>
<td>---------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>4</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community</td>
<td>A Public Hearing was conducted December 3, 2014. No public comments were received.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 4 – Citizen Participation Outreach
Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment provides a summary of Genesee County’s estimated housing needs projected for the five-year period 2015 – 2019. This section will use U.S. Census data, a local housing conditions survey, information from consultations with local agencies and other relevant data sources to assess housing needs.

Some of the major findings from this section are:

- Over 20% of households in Genesee County, outside the City of Flint, spend more than 30% of their monthly income on housing costs;
- 43% of households in Genesee County (including the City of Flint) do not earn enough for the basic cost of living in the County;
- There are no racial or ethnic groups that have a disproportionately greater need, according to HUD’s definition;
- Higher concentrations of minority populations are often located in low- to moderate-income areas;
- Approximately 15,000 households will require homeless services over the next five years; and,
- Consultations with local agencies indicate that affordable, accessible housing and transportation are the two biggest needs for the special needs populations.
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Cost Burdens and Overcrowding are the greatest concerns within Out-County areas. It is estimated that approximately 43% of all households in Genesee County are struggling to afford basic needs.

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Base Year: 2000</th>
<th>Most Recent Year: 2011</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>295,122</td>
<td>307,959</td>
<td>4%</td>
</tr>
<tr>
<td>Households</td>
<td>114,214</td>
<td>118,508</td>
<td>4%</td>
</tr>
<tr>
<td>Median Income</td>
<td>$41,951.00</td>
<td>$43,418.00</td>
<td>3%</td>
</tr>
</tbody>
</table>

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

<table>
<thead>
<tr>
<th></th>
<th>0-30% HAMFI</th>
<th>&gt;30-50% HAMFI</th>
<th>&gt;50-80% HAMFI</th>
<th>&gt;80-100% HAMFI</th>
<th>&gt;100% HAMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households *</td>
<td>9,435</td>
<td>10,795</td>
<td>16,585</td>
<td>12,299</td>
<td>69,395</td>
</tr>
<tr>
<td>Small Family Households *</td>
<td>3,188</td>
<td>4,163</td>
<td>5,494</td>
<td>4,452</td>
<td>36,924</td>
</tr>
<tr>
<td>Large Family Households *</td>
<td>447</td>
<td>835</td>
<td>987</td>
<td>1,203</td>
<td>6,208</td>
</tr>
<tr>
<td>Household contains at least one person 62-74 years of age</td>
<td>1,519</td>
<td>1,717</td>
<td>3,179</td>
<td>2,833</td>
<td>13,030</td>
</tr>
<tr>
<td>Household contains at least one person age 75 or older</td>
<td>702</td>
<td>2,128</td>
<td>3,826</td>
<td>1,997</td>
<td>5,346</td>
</tr>
<tr>
<td>Households with one or more children 6 years old or younger *</td>
<td>1,631</td>
<td>1,972</td>
<td>2,045</td>
<td>1,534</td>
<td>6,072</td>
</tr>
</tbody>
</table>

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS
## Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th></th>
<th></th>
<th></th>
<th>Owner</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30%</td>
<td>&gt;30-50%</td>
<td>&gt;50-80%</td>
<td>&gt;80-100%</td>
<td>Total</td>
<td>0-30%</td>
<td>&gt;30-50%</td>
<td>&gt;50-80%</td>
</tr>
<tr>
<td>Substandard Housing - Lacking complete plumbing or kitchen facilities</td>
<td>85</td>
<td>60</td>
<td>140</td>
<td>55</td>
<td>340</td>
<td>35</td>
<td>88</td>
<td>49</td>
</tr>
<tr>
<td>Severely Overcrowded - With &gt;1.51 people per room (and complete kitchen and plumbing)</td>
<td>60</td>
<td>10</td>
<td>20</td>
<td>0</td>
<td>90</td>
<td>0</td>
<td>0</td>
<td>14</td>
</tr>
<tr>
<td>Overcrowded - With 1.01-1.5 people per room (and none of the above problems)</td>
<td>14</td>
<td>150</td>
<td>108</td>
<td>45</td>
<td>317</td>
<td>77</td>
<td>110</td>
<td>129</td>
</tr>
<tr>
<td>Housing cost burden greater than 50% of income (and none of the above problems)</td>
<td>4,029</td>
<td>2,102</td>
<td>454</td>
<td>149</td>
<td>6,734</td>
<td>3,002</td>
<td>2,434</td>
<td>2,348</td>
</tr>
<tr>
<td>Housing cost burden greater than 30% of income (and none of the above problems)</td>
<td>228</td>
<td>2,298</td>
<td>2,424</td>
<td>507</td>
<td>5,457</td>
<td>367</td>
<td>1,683</td>
<td>3,123</td>
</tr>
<tr>
<td>Zero/negative Income (and none of the above problems)</td>
<td>545</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>545</td>
<td>442</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS
2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th></th>
<th>Owner</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NUMBER OF HOUSEHOLDS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Having 1 or more of four housing problems</td>
<td>4,189</td>
<td>2,327</td>
<td>733</td>
<td>249</td>
</tr>
<tr>
<td>Having none of four housing problems</td>
<td>672</td>
<td>2,953</td>
<td>4,653</td>
<td>2,624</td>
</tr>
<tr>
<td>Household has negative income, but none of the other housing problems</td>
<td>545</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th></th>
<th>Owner</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NUMBER OF HOUSEHOLDS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Related</td>
<td>1,724</td>
<td>2,036</td>
<td>1,213</td>
<td>4,973</td>
</tr>
<tr>
<td>Large Related</td>
<td>209</td>
<td>319</td>
<td>130</td>
<td>658</td>
</tr>
<tr>
<td>Elderly</td>
<td>516</td>
<td>897</td>
<td>817</td>
<td>2,230</td>
</tr>
<tr>
<td>Other</td>
<td>1,984</td>
<td>1,324</td>
<td>854</td>
<td>4,162</td>
</tr>
<tr>
<td>Total need by income</td>
<td>4,433</td>
<td>4,576</td>
<td>3,014</td>
<td>12,023</td>
</tr>
</tbody>
</table>

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS
Describe the number and type of single person households in need of housing assistance.

According to the 2010 Census there are approximately 34,386 out-county householders living alone in Genesee County. Of these householders, 58% are women and 38% are men or women 65 years of age or older.

According to the United Way ALICE (Asset Limited, Income Constrained, Employed) Report for Michigan, the average percentage of households struggling to afford basic needs is approximately 43%. Given this,
it is likely that approximately 11,347 householders living alone are struggling to afford basic needs and therefore are in need of housing assistance.

![ALICE and Poverty Combined](image)

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**Disabled**

According to the American Community Survey 5-Year Estimates for Genesee County, 46,466 noninstitutionalized County residents, outside of the City of Flint, have a disability. According to the United Way ALICE Report for Michigan, the percentage of households struggling to afford basic needs is 43%. It is probable that approximately 15,333 residents with a disability are struggling to afford basic needs and subsequently may be in need of housing assistance.

**Victims of domestic violence, dating violence, sexual assault and stalking**

The Young Woman’s Christian Association of Greater Flint (YWCA) estimates there are approximately 550 individuals in need of housing assistance who were victims of domestic violence, sexual assault, dating violence, and stalking. Of the 550, there are approximately 125 singles, 150 single parents, and 275 children.

**What are the most common housing problems?**

Based on 2007 – 2011 Comprehensive Housing Affordability Strategy (CHAS) data the most common housing problem for both renters and owners is housing cost burden greater than 30% of income. This coincides with stagnant incomes in Genesee County. Consequently, if incomes remain stagnant it is likely that the number of cost burdened households will increase as the housing stock and owners continue to age.
Another common housing problem is overcrowding. There are 9,510 renter households between 30% and 50% of HUD Area Median Family Income (HAMFI) and less than 6,000 units are affordable to households in that income range. There are 10,795 owner households between 30 and 50% of HAMFI and 6,204 units that are affordable to households in that income range. If housing affordability were to increase it is likely that this housing problem would become less common.

Are any populations/household types more affected than others by these problems?

There are a greater number of owner households that have a housing cost burden greater than 30% of income compared to renter households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Characteristics that are likely to be linked to those at-risk of homelessness are families facing unemployment, lacking access to affordable transportation and housing, those having a substance abuse disorder(s) and extremely low-income families with children.

Formally homeless families receiving Rapid-Rehousing often need additional support in budgeting, identifying housing assistance resources, and identifying other resources such as food and employment assistance and assistance with entitlement programs.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

HUD defines individuals or families at risk of homelessness as those which have an annual income below 30% of the median family income for the area. They meet one other condition, such as moving two or more times within the last 60 days due to economic reasons or living in the home of another because of economic hardship.

Genesee County does not currently have a system to estimate the entire out-county area’s at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.
Some housing characteristics that may be linked with instability are cost burdens 50% or greater of household income, overcrowding, larger family sizes, and households that also contain a person 75 or older.

Discussion

There are an estimated 27,230 out-county single householders, disabled, and victims of domestic violence, dating violence, sexual assault and stalking who are likely to be in need of housing assistance.
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In order to determine if any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category as a whole, staff determined the percentage of each racial or ethnic group of the total population and then calculated the percentage of the racial or ethnic group that fell within each category. Staff compared the percentages to see if one racial or ethnic group had a significantly higher percentage of their population in a category. Each income category is broken down into three housing needs categories: has one or more of four housing problems; has none of the four housing problems; and household has no or negative income, but none of the other housing problems. The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%. This process was repeated for each Area Median Income category chart provided by HUD.

0%-30% of Area Median Income

![Graph showing housing problems by racial or ethnic group for 0%-30% AMI]

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%
**30%-50% of Area Median Income**

![Graph](image)

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

![Graph](image)

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%
**80%-100% of Area Median Income**

![80% - 100% of Area Median Income - Housing Problems](image)

<table>
<thead>
<tr>
<th>Percentage</th>
<th>White</th>
<th>Black</th>
<th>Asian</th>
<th>American Indian, Alaska Native</th>
<th>Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>0% - 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30% - 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50% - 80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>80% - 100%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%*

**Discussion**

**0% - 30% of Area Median Income**

Within the 0%-30% of Area Median Income range, American Indian/Alaska Native (27.9%), Hispanic (26.7%), and Black/African American (23.8%) households have the highest percentages of their total populations that have one or more of the four housing problems designated in the 2007-2011 CHAS.

**30% - 50% of Area Median Income**

Within the 30%-50% of Area Median Income range, Black/African American (21.8%) households are the group with the highest percentage of their total population with one or more of the four housing problems. In this income category, the rest of the racial and ethnic groups are all almost equal at approximately 14%. The percentage of homes without any of the four housing problems is very low for all groups, but Black/African American is the smallest percent.

**50% - 80% of Area Median Income**

Within the 50%-80% of Area Median Income range, Black/African American (18.7%), White (16.8%), and Asian (15.9%) households have the highest percentages of their populations with one or more of the four housing problems.
80% - 100% of Area Median Income
Within the 80%-100% of Area Median Income range, American Indian/Alaska Native households have the highest percentage of one or more of the four housing problems (8.5%), closely followed by White households (8%). The rest of the racial and ethnic groups have much lower percentages in this category.

Although certain racial and ethnic groups have greater needs in comparison to the needs of the category as a whole, they do not meet HUD’s criteria of being ten percentage points greater in order to be considered “disproportionately greater need”. American Indian/Alaska Native and Black/African American households have higher numbers of housing problems compared to the other racial and ethnic groups, even in the higher income levels.
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In order to determine if any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category as a whole, staff determined the percentage of each racial or ethnic group of the total population and then calculated the percentage of the racial or ethnic group that fell within each category. Staff compared the percentages to see if one racial or ethnic group had a significantly higher percentage of their population in a category. Each income category is broken down into three housing needs categories: has one or more of four housing problems; has none of the four housing problems; and household has no or negative income, but none of the other housing problems. The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden greater than 50%. This process was repeated for each Area Median Income category chart provided by HUD.

0%-30% of Area Median Income

![Graph showing severe housing problems by race and ethnicity for 0-30% AMI]

*The four severe housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%
30%-50% of Area Median Income

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%

50%-80% of Area Median Income

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%
**80%-100% of Area Median Income**

![Graph showing housing problems by race/ethnicity in 80%-100% of Area Median Income range.](image)

*The four severe housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%*

**Discussion**

**0% - 30% of Area Median Income**
Within the 0%-30% of Area Median Income range, American Indian/Alaska Native (27.9%), Hispanic (27%), and Black/African American (21.5%) households have higher percentages of homes with one or more of the four severe housing problems, as compared to White (13.8%) and Asian (12%) households.

**30% - 50% of Area Median Income**
Within the 30%-50% of Area Median Income range, higher percentages of American Indian/Alaska Native (14%), Asian (11.4%), and Black/African American (9.5%) populations have households with one or more of the four housing problems. Households with one or more of the four housing problems in this income bracket only account for 6.3% of the White households and 5.3% of Hispanic households.

**50% - 80% of Area Median Income**
Black/African American households have the highest percent of any groups’ population with one or more housing problems at 6.1% of the total Black/African American households. However, all racial and ethnic groups are fairly close in percentage of their total in the 50%-80% of Area Median Income bracket.
**80% - 100% of Area Median Income**

Within the 80%-100% of Area Median Income range, the percentages of households with one or more of the four housing problems is very low. Seven percent of the total number of American Indian/Alaska Native households fit into this category, followed by 2% of White households.

Although certain racial and ethnic groups have greater needs in comparison to the needs of the category as a whole, they do not meet HUD’s criteria of being ten percentage points greater in order to be considered “disproportionately greater need”.
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In order to determine if any racial or ethnic group has a disproportionately greater housing cost burden in comparison to the needs of that category as a whole, staff determined the percentage of each racial or ethnic group of the total population given in the chart. Then the percentage of the racial or ethnic group that fell within each housing cost burden category was calculated. Staff then compared the percentages to see if one racial or ethnic group had a significantly higher percentage of their population in a category.

Housing Cost Burden

Table 20 – Greater Need: Housing Cost Burdens AMI

<table>
<thead>
<tr>
<th>Percent of Income Spent on Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; = 30%</td>
</tr>
<tr>
<td>30% - 50%</td>
</tr>
<tr>
<td>&gt;50%</td>
</tr>
<tr>
<td>No/negative income</td>
</tr>
</tbody>
</table>

Data Source: 2007-2011 CHAS
**Discussion**

The majority of the households in the chart above from 2007-2011 CHAS data are paying less than or equal to 30% of their income on their housing. For housing to be affordable, it should fall into this category. The racial group with the smallest percentage of their total population in this category is Black/African American households, at 54.3%, meaning that they have the smallest percentage of people living in affordable housing.

The three groups with the highest percentage of their total populations paying 30-50% of their income on housing are Black/African American (22.5%), White (17.1%), and Hispanic (15.8%) households. When it comes to the households paying at least 50% of their income on housing, American Indian/Alaska Native (25.3%), Black/African American (20.9%), and Hispanic (19.3%) are the most affected.

White (70.7%), Asian (75.5%), and Pacific Islander (100%) households have a significant percentage of their total households paying less than or equal to 30% of their income on housing, and only a small percentage of their total in one of the other categories. Although the majority of Black/African American and Hispanic households fall into the 30% or less category, it is only a slight majority; with notable percentages paying between 30%-50% of their income, or more than 50% of their income on housing.
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are no income categories in which a racial or ethnic group has disproportionately greater needs than the need of that income category as a whole, by HUD’s definition. HUD defines “disproportionately greater need” as ten percentage points higher than the category as a whole. However, in every income category, there is at least one group with a clearly higher need than the rest.

If they have needs not identified above, what are those needs?

A factor that should be considered when looking at the housing cost burden is ALICE (Asset Limited, Income Constrained, Employed). There are many households that are above the poverty line but are struggling to afford their basic needs and ALICE takes this into account. In Genesee County, 32,116 households (19%) are living in poverty and 39,279 households (24%) are considered to be ALICE. This means that 43% of the households in Genesee County fall into this category. If a household falls within the housing cost burden category of less than or equal to 30% of income, they could still be struggling to afford basic necessities thus making the burden even more devastating for households paying 30%-50%, or more than 50% of their income on their housing costs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The majority of the out-County population (88.57%) is made up of White households (see Map 3 below). Of the participating local units in Genesee County Community Development Programs, Mt. Morris Township and Flint Township have the highest concentrations of Black/African American households, and to a lesser extent Grand Blanc Township, Mundy Township, the City of Burton, and Davison Township (see Map 4 below).
Map 3 – Concentration of White Population

Map 4 – Concentration of Black/African American Population

White Alone

- 16.61-44.79%
- 44.79-69.3%
- 69.3-88.57%

Black African American Alone

- <6.85%
- 6.85-22.6%
- 22.6-45.37%
- 45.37-74.1%

>88.57%

>74.1%
Map 5 – Genesee County Low/Moderate Income Areas

The information on this map has been compiled from public records. It is believed to be accurate but its fitness for use is not warranted in any way. Genesee County assumes no liability for any claims arising from the use of this map.
NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

Genesee County has a sizeable homeless population. GCMPC is working with community agencies through the Continuum of Care to help prevent homelessness and to rehouse already homeless individuals and families.

Homeless Needs Assessment

<table>
<thead>
<tr>
<th>Population</th>
<th>Estimate the # of persons experiencing homelessness on a given night</th>
<th>Estimate the # experiencing homelessness each year</th>
<th>Estimate the # becoming homeless each year</th>
<th>Estimate the # exiting homelessness each year</th>
<th>Estimate the # of days persons experience homelessness</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sheltered</td>
<td>Unsheltered</td>
<td>Sheltered</td>
<td>Unsheltered</td>
<td>Sheltered</td>
</tr>
<tr>
<td>Persons in Households with Adult(s) and Child(ren)</td>
<td>65</td>
<td>98</td>
<td>1,207</td>
<td>308</td>
<td>1,000</td>
</tr>
<tr>
<td>Persons in Households with Only Children</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Persons in Households with Only Adults</td>
<td>274</td>
<td>184</td>
<td>1,184</td>
<td>278</td>
<td>1,000</td>
</tr>
<tr>
<td>Chronically Homeless Individuals</td>
<td>91</td>
<td>11</td>
<td>245</td>
<td>19</td>
<td>200</td>
</tr>
<tr>
<td>Chronically Homeless Families</td>
<td>1</td>
<td>0</td>
<td>50</td>
<td>50</td>
<td>40</td>
</tr>
<tr>
<td>Veterans</td>
<td>23</td>
<td>22</td>
<td>98</td>
<td>26</td>
<td>20</td>
</tr>
<tr>
<td>Unaccompanied Child</td>
<td>8</td>
<td>6</td>
<td>63</td>
<td>38</td>
<td>35</td>
</tr>
<tr>
<td>Persons with HIV</td>
<td>1</td>
<td>0</td>
<td>9</td>
<td>5</td>
<td>4</td>
</tr>
</tbody>
</table>

Table 21 - Homeless Needs Assessment

Data Source Comments: Flint/Genesee Continuum of Care, HMIS

Indicate if the homeless population is: Has No Rural Homeless
Nature and Extent of Homelessness

<table>
<thead>
<tr>
<th>Race:</th>
<th>Sheltered:</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>417</td>
</tr>
<tr>
<td>Black or African American</td>
<td>1,192</td>
</tr>
<tr>
<td>Asian</td>
<td>2</td>
</tr>
<tr>
<td>American Indian or Alaska Native</td>
<td>14</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ethnicity:</th>
<th>Sheltered:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>70</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>1,577</td>
</tr>
</tbody>
</table>

Data Source Comments: Flint/Genesee Continuum of Care, HMIS

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Metro Community Development (MCD) estimates that approximately 3,000 households will need housing services in Genesee County. Of those, they estimate that approximately 2,500 will be families with children and 200 will be families of veterans. MCD’s estimates are based on trends that they’ve seen and outreach ventures that they are currently putting into place.


Based on the data provided by Metro Community Development, the largest percentage of the homeless population in Genesee County is Black/African American (69.35%). Whites make up 26.59% of the homeless population, with the other racial groups making up the remaining 4.06%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Emergency shelters typically house “sheltered” homeless people for up to 30 days, making every effort to assist the client in gaining permanent housing solutions. Unsheltered homelessness is addressed through intensive street outreach. The unsheltered population is assessed wherever they are encountered and provided direct referrals into service.

Discussion

The majority of the people experiencing homelessness are Black/African American, at almost 70%. Adult-only households have the highest numbers of both sheltered and unsheltered homelessness.
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

Staff held meetings with different service agencies in the County to determine the necessities of the non-homeless special needs population and whether or not they are being met. The non-homeless special needs population includes the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents. Based on conversations with local agencies, the two greatest overarching essentials that are in short supply for all non-homeless special needs groups are access to safe and affordable housing and transportation.

Describe the characteristics of special needs populations in your community.

A significant portion of Genesee County’s population falls into a special needs category. According to the American Community Survey 5-Year Estimates for Genesee County, 46,466 noninstitutionalized County residents, outside of the City of Flint, have a disability. Residents ages 65 and older make up 37% (17,283) of those with disabilities. Genesys Regional Medical Center estimates that there are, at a minimum, 5,400 residents in the County that are considered “frail elderly,” meaning an elderly person who is unable to perform at least three “activities of daily living” such as eating, bathing, grooming, dressing or home management activities.

Genesee Health System’s 2013 Annual Report shows that 11,512 people received mental health services and 4,779 clients received substance use disorder services.

The Michigan Department of Community Health (MDCH) estimates the prevalence of HIV in Genesee County, including those not reported or not yet diagnosed, at 690 individuals; with a reported prevalence of 518 residents with HIV or AIDS. MDCH found that 7.3% of Genesee County residents (12 years-of-age or older) reported needing, but not receiving treatment for alcohol use in the past year; 2.6% reported needing, but not receiving treatment for illicit drug use in the past year (2006-2008). MDCH also found that 2.1% of Genesee County residents over the age of 12 had used cocaine and 5.6% used pain relievers for nonmedical reasons in the past year (2006-2008).

What are the housing and supportive service needs of these populations and how are these needs determined?

After meeting with multiple agencies who work directly with special needs clientele, staff determined that the greatest needs are access to safe, affordable housing and transportation. As much as possible, the agencies are working together towards their common goals. For seniors and those with disabilities, barrier-free housing is a major concern; for others, the ability to afford a home and remain in their home as they age is the focus.
Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

The Michigan Department of Community Health estimates that 690 people in Genesee County have HIV/AIDS. Fifty-three percent of the people with HIV are black, 42% are white, and 73% are male. Of the people with AIDS, 46% are black, 44% are white, and 84% are male. Twenty-seven percent of the people with HIV in Genesee County are between the ages of 30-39, 21% are between the ages of 20-24, and 19% are between the ages of 40-49. Forty percent of the people in Genesee County with AIDS are between the ages of 30-39.

Discussion

There is a significant overlap of the needs between different special needs groups in Genesee County. The service agencies consulted by staff are working together to help solve the problems and gaps in services discussed in this section. The non-homeless special needs population would benefit greatly from the construction and retrofitting of affordable housing where they have easy access to transportation.
NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities.

The following public facilities are considered to be most needed:

- Historic Preservation
- Improvements to Public Spaces
- Park Improvements

How were these needs determined?

Needs were determined through consultation efforts with local agencies as well as citizen participation. Each local unit of government was asked to participate in a survey in order to determine the needs for Genesee County. In person meetings were also conducted to consult agencies that serve low- to moderate-income households and/or special needs populations. Additionally, a public survey was emailed to the Public Participation list and surveys were distributed at Genesee County Head Start and to users of Genesee County’s Mass Transportation Authority’s on demand, Your Ride, service users. For more information refer to section PR-15 Citizen Participation.

Describe the jurisdiction’s need for Public Improvements.

The following public improvements are considered to be most needed:

- Street Improvements
- Flood/Drainage Improvements
- Sidewalks, Install new or make existing accessible
- Water/Sewer Improvements
- Street Lighting

How were these needs determined?

Needs were determined through consultation efforts with local agencies as well as citizen participation. Each local unit of government was asked to participate in a survey in order to determine the needs for Genesee County. In person meetings were also conducted to consult agencies that serve low- to moderate-income households and/or special needs populations. Additionally, a public survey was emailed to the Public Participation list and surveys were distributed at Genesee County Head Start and to users of Genesee County’s Mass Transportation Authority’s on demand, Your Ride, service users. For more information refer to section PR-15 Citizen Participation.

Describe the jurisdiction’s need for Public Services.

The following public services are considered to be most needed:

- Crime Prevention
- Employment Training
- Code Enforcement
• Senior Services
• Youth/Child Services
• Legal Services
• Fair Housing
• Employment Services
• Substance Abuse Services

How were these needs determined?

Needs were determined through consultation efforts with local agencies as well as citizen participation. Each local unit of government was asked to participate in a survey in order to determine the needs for Genesee County. In person meetings were also conducted to consult agencies that serve low- to moderate-income households and/or special needs populations. Additionally, a public survey was emailed to the Public Participation list and surveys were distributed at Genesee County Head Start and to users of Genesee County’s Mass Transportation Authority’s on demand, Your Ride, service users. For more information refer to section PR-15 Citizen Participation.
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

The Housing Market Analysis describes Genesee County’s housing market, including supply and demand, condition and cost of housing, and accessible housing units available. The number of vacant and or abandoned housing units is estimated, and whether or not the units may be suitable for rehabilitation. The housing analysis also includes the locations and degree of concentrations of racial or ethnic minorities and/or low-income families.

Some highlights from the Housing Market Analysis section include:

- A surplus of housing units in Genesee County indicates that the needs of the population are not based on a specific type of housing but rather, the affordability and quality of housing
- Twenty-five percent of housing units in Genesee County, outside the City of Flint, are in need of at least minor repairs as visible from the outside of the unit
- There is a significant shortage of housing units affordable to extremely low- and low-income households
- Concentrations of housing problems, as defined by HUD, are located in eight municipalities around Genesee County
- Homeless programs in Genesee County offer a wide-range of services, including emergency shelters, transitional housing, leasing assistance, case management, clothing closet, medical services including mental health and substance abuse, utility and security deposit assistance, youth services, homeless outreach, job readiness, medium-term rental assistance and food assistance
MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Out-County areas in Genesee County do not have a sufficient number of housing units that are affordable to all income levels. Conflictingly, there is a surplus of housing units available for households within Genesee County; however, they are unaffordable to many of the households in need of such units or are not quality units.

All residential properties by number of units

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-unit detached structure</td>
<td>94,424</td>
<td>72%</td>
</tr>
<tr>
<td>1-unit, attached structure</td>
<td>6,418</td>
<td>5%</td>
</tr>
<tr>
<td>2-4 units</td>
<td>3,497</td>
<td>3%</td>
</tr>
<tr>
<td>5-19 units</td>
<td>10,787</td>
<td>8%</td>
</tr>
<tr>
<td>20 or more units</td>
<td>6,188</td>
<td>5%</td>
</tr>
<tr>
<td>Mobile Home, boat, RV, van, etc.</td>
<td>10,083</td>
<td>8%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>131,397</td>
<td>100%</td>
</tr>
</tbody>
</table>

Table 22 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

<table>
<thead>
<tr>
<th></th>
<th>Owners</th>
<th></th>
<th>Renters</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>No bedroom</td>
<td>120</td>
<td>0%</td>
<td>467</td>
<td>2%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>689</td>
<td>1%</td>
<td>7,090</td>
<td>26%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>16,856</td>
<td>19%</td>
<td>12,477</td>
<td>45%</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>73,109</td>
<td>81%</td>
<td>7,700</td>
<td>28%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>90,774</td>
<td>101%</td>
<td>27,734</td>
<td>101%</td>
</tr>
</tbody>
</table>

Table 23 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Genesee County Home Improvement Program anticipates 30-35 owner-occupied home improvement projects a year, approximately 20 ramps will be built for low-income seniors and two to ten units of affordable accessible housing for seniors and/or those with physical disabilities. Owner-occupied home improvement projects are for households at or below 80% of AMI – about 15 of those a year are for seniors. Twenty percent of all HOME assisted units must be set-aside for households at 50% (very low-income) of AMI or below.
Habitat for Humanity anticipates construction or rehabilitation of 10-20 units of single family housing over the next five years; their clientele is between 30% (extremely low) and 60% (low-income) of AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to Genesee county’s Housing Condition Survey (GCHCS) conducted in December 2014 by GCMPC staff, it is estimated that approximately 3.5% of housing units in Genesee County are either dilapidated or in substantial need of repair. It is expected that 1% of these will be lost from the housing inventory due to substandard conditions and/or subsequent demolition of those units. The remaining 2.5% would need extensive repair; otherwise these units would also be lost from the available housing inventory.

The GCHCS scored seven components that can be seen from the outside of the home; they included the condition of the foundation, roof, façade, windows/doors, stairs, rails and porches, lot and driveway and the grading. The condition of each component was assigned a point value. A home that received 9 points or less was considered sound; 10 to 14 points in need of minor repairs; 15 to 35 points in need of moderate repairs; 36 to 50 points in need of substantial repairs; and, 51 points and over is dilapidated.

Additional community housing information is provided in greater detail for each municipality in the ‘Community Housing Profiles’ located within the Grantee Unique Appendices.

No additional units are expected to be lost from the expiration of Section 8 housing.

Does the availability of housing units meet the needs of the population?

According to the 2010 Census, the number of housing units in Genesee County exceeds the needs of the population with the exception of single bedroom units. Figure 1 and Figure 2 below compare the number of housing units to the number of households. The calculations in Figure 1 are predicated on each household allowing 2 persons per bedroom within their housing unit. Figure 2 is predicated on each person within a household requiring their own bedroom. In both examples, the number of housing units with 2 or more bedrooms exceeds the number of household estimated to need such housing.

The only deficiency in the housing inventory is the number of units with a single bedroom. In juxtaposition, the tables identify a surplus of housing units with two or more bedrooms that also surpass the number of single person households. Therefore, the inventory of housing units meets the needs of the entire population, however this does NOT indicate affordability or whether the population has the resources necessary to utilize the available inventory. Through consultation efforts with local units of government and agencies that work with low-income persons and homeless, several agencies indicated that there is a lack of affordable housing for households earning between 30 and 60% of AMI. Many of the affordable housing units have safety concerns.
Additional consultation efforts with local units of government indicate that of the top three community concerns, the third most important concern was that existing homes need to be rehabilitated.

Figure 1 – Housing Units Available, 2 person per room

<table>
<thead>
<tr>
<th></th>
<th>HH needing 1 bedroom</th>
<th>2 persons per room</th>
<th>HH needing 3+ bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Housing Units</td>
<td>131,275</td>
<td>31,838</td>
<td>6,080</td>
</tr>
<tr>
<td>Excess Housing Units</td>
<td>8,363</td>
<td>110,142</td>
<td>80,809</td>
</tr>
<tr>
<td>Available</td>
<td>(122,912)</td>
<td>78,304</td>
<td>74,729</td>
</tr>
</tbody>
</table>

Figure 2 – Housing Units Available, 1 person per room

<table>
<thead>
<tr>
<th></th>
<th>HH needing 1 bedroom</th>
<th>1 person per room</th>
<th>HH needing 3+ bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Units Available</td>
<td>48,117</td>
<td>55,679</td>
<td>65,397</td>
</tr>
<tr>
<td>Excess Housing Units</td>
<td>8,363</td>
<td>110,142</td>
<td>80,809</td>
</tr>
<tr>
<td>Available</td>
<td>(39,754)</td>
<td>54,463</td>
<td>15,412</td>
</tr>
</tbody>
</table>

Describe the need for specific types of housing.

Given that there is a surplus of housing units available, the needs of the population are not based on a specific type of housing but rather, the affordability and quality of housing.

Affordability

According to the United Way ALICE Report for Michigan, Genesee County scored 56 out of 100 for Housing Affordability. ALICE, an acronym for Asset Limited, Income Constrained, Employed, are households that earn more than the U.S. poverty level, but less than the basic cost of living in the county. Combined, the number of poverty-level and ALICE households equals the total population struggling to afford basic needs. In order to calculate the Housing Affordability, ALICE uses a Housing Affordability Index comprised of the following:

- **Affordable Housing Stock** – Measures the number of units needed to house all ALICE households spending no more than one-third of their income on housing, controlled for size by the percent of total housing stock. The gap is calculated as the number of ALICE households minus the number of rental and owner-occupied housing units that ALICE households can afford. *(Source: American Community Survey (ACS) and ALICE Threshold calculations)*
- **Extreme Housing Burden** – Households spending more than 35 percent of income on housing. *(Source: American Community Survey)*
• **Real Estate Taxes** – Median real estate taxes. *(Source: American Community Survey)*

Also within the ALICE report for Genesee County, it is estimated that approximately 43% of households are struggling to afford basic needs.

**Quality**

The third most important concern within the community was that existing homes need to be rehabilitated.

Approximately 29% of residents identified housing rehabilitation as highly needed in their neighborhood. Additionally, residents identified that “too many blighted/dilapidated structures” was the second most important concern within their neighborhood.

According to Genesee County’s Housing Condition Survey (GCHCS), 25% of housing units were in need of repairs of which were visible from the outside of the unit. It is likely the actual number of units in need of repairs, both internal and external, is far greater.

**Discussion**

Data illustrates that affordability and quality of housing units is declining in Genesee County. While there is a sufficient number of housing units overall relative to the number of households, many units are unaffordable and/or are in need of repairs or rehabilitation.
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

In Out-County areas there are several deficiencies in the Housing Market. Out-County areas lack sufficient housing for all income levels, and future housing affordability is a great concern. Current trends indicate that rent is continuing to increase while income remains stagnant.

Cost of Housing

<table>
<thead>
<tr>
<th></th>
<th>Base Year: 2000</th>
<th>Most Recent Year: 2011</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Value</td>
<td>90,800</td>
<td>109,000</td>
<td>20%</td>
</tr>
<tr>
<td>Median Contract Rent</td>
<td>413</td>
<td>521</td>
<td>26%</td>
</tr>
</tbody>
</table>

Table 24 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid

<table>
<thead>
<tr>
<th>Rent Paid</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $500</td>
<td>9,993</td>
<td>36.0%</td>
</tr>
<tr>
<td>$500-999</td>
<td>15,965</td>
<td>57.6%</td>
</tr>
<tr>
<td>$1,000-1,499</td>
<td>1,189</td>
<td>4.3%</td>
</tr>
<tr>
<td>$1,500-1,999</td>
<td>374</td>
<td>1.4%</td>
</tr>
<tr>
<td>$2,000 or more</td>
<td>213</td>
<td>0.8%</td>
</tr>
<tr>
<td>Total</td>
<td>27,734</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Table 25 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

<table>
<thead>
<tr>
<th>Units affordable to Households earning</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% HAMFI</td>
<td>719</td>
<td>No Data</td>
</tr>
<tr>
<td>50% HAMFI</td>
<td>5,203</td>
<td>6,204</td>
</tr>
<tr>
<td>80% HAMFI</td>
<td>16,538</td>
<td>17,245</td>
</tr>
<tr>
<td>100% HAMFI</td>
<td>No Data</td>
<td>27,421</td>
</tr>
<tr>
<td>Total</td>
<td>22,460</td>
<td>50,870</td>
</tr>
</tbody>
</table>

Table 26 – Housing Affordability

Data Source: 2007-2011 CHAS
Monthly Rent

<table>
<thead>
<tr>
<th>Monthly Rent ($)</th>
<th>Efficiency (no bedroom)</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Rent</td>
<td></td>
<td>423</td>
<td>547</td>
<td>711</td>
<td>928</td>
</tr>
<tr>
<td>High HOME Rent</td>
<td></td>
<td>491</td>
<td>547</td>
<td>711</td>
<td>928</td>
</tr>
<tr>
<td>Low HOME Rent</td>
<td></td>
<td>491</td>
<td>547</td>
<td>657</td>
<td>759</td>
</tr>
</tbody>
</table>

Table 27 – Monthly Rent

Is there sufficient housing for households at all income levels?

According to CHAS (Comprehensive Housing Affordability Strategy) data there are 14,055 renter occupied households whose income is at or below 30% HAFMI, but only 719 rental units affordable to those households. There is a shortage of over 13,000 units affordable to households with extremely low income. Fair market rent in Genesee County for a 1 bedroom unit is $547 a month; a two-person household at 30% HAFMI without cost burden can pay $393 a month for housing costs; fair market rent for an efficiency unit is $423.

Low Income Households

There are 9,510 renter households between 30% and 50% of HAMFI; however, less than 6,000 units are affordable to households in that income range.

There are 10,795 owner households between 30% and 50% of HAMFI and only 6,204 units are affordable to households in that income range.

Moderate Income

There are 8,675 renter households between 50% and 80% of HAMFI and over 16,500 units are affordable to households in that range.

The primary need is housing for extremely low- and low-income households. Moderate-income households have many more housing options than those at lower income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

Present Affordability

The average fair market rent for a 2 bedroom unit in Genesee County is $711. According to Pure Energies Group, Inc. a leading energy advisor in the United States and Canada, the average utility cost in Michigan is approximately $199 per month. The average fair market rent for a 2 bedroom combined with the average utility cost equals $910 per month, representing total housing expenses. HUD considers 30% of household income used for total housing expenses as affordable. According to HUD, a
low-income family needing a 2 bedroom unit (3-person family) is expected to be able to afford $720 per month in total housing expenses. Based on these calculations, the average low-income family needing a 2 bedroom unit is currently unable to afford housing that meets their needs.

Future Affordability
According to the census data provided by HUD, median contract rent has increased since 2000; while average median incomes have remained stagnant. Data provided by the East Central Association of Realtors (ECAR) indicates that home sale prices have decreased by approximately 22% from 2005 to 2014. Although home sale prices have decreased overall since 2005, prices increased 36% from June 2013 to June 2014 (these figures represent sales through ECAR). As the market continues to recover from the recession, it is expected that home values will continue to increase over the next five years, making affordability a continued, if not more pressing, concern. While the housing market is making a recovery, many homeowners have not recovered the equity they lost when home prices fell in 2008. Decreased equity may reduce the resources available to home owners or renters for maintaining their home as it depreciates and ages. Many people do not have enough equity to obtain a home improvement loan from lenders, which can result in the deterioration of homes.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Low HOME rent for housing units with 1 or more bedrooms ranges from $547/month to $847/month. Area median rent is approximately $521/month. This may impact our strategy for producing or preserving affordable housing by leading to a distinct focus on maintaining the cost of rent. Current trends identify decreasing incomes while the cost of rent is increasing. This will impact our strategy by requiring a focus on minimizing the repercussions of this trend.

Discussion
Housing cost is a great concern for Genesee County. Renters are seeing increasing rent and homeowners have lost substantial equity, all while incomes have remained stagnant. For homeowners, it is likely that additional housing costs may arise in order to maintain their home. Given the high cost burden noticed throughout Genesee County, and the sometimes unpredictable nature of housing maintenance, it is plausible that many households will not possess the resources necessary to maintain these expenses as they arise.
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

A high priority need in Genesee County is housing rehabilitation. Through consultation efforts, numerous agencies and members of the general public identified housing quality as an inordinate concern. The following displays the data that supports this.

Definitions

Standard:

- The unit meets HUD Housing Quality Standards (HQS)/Uniform Property Conditions Survey (UPCS).
- The unit meets all state and local codes.

Substandard:

- The unit is in poor condition and it is both structurally and financially feasible to rehabilitate.

Dilapidated:

- This unit is in poor condition and it is not structurally or financially feasible to rehabilitate.

Condition of Units

<table>
<thead>
<tr>
<th>Condition of Units</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>With one selected housing problems*</td>
<td>25,586</td>
<td>28%</td>
</tr>
<tr>
<td>With two selected housing problems*</td>
<td>543</td>
<td>1%</td>
</tr>
<tr>
<td>With three selected housing problems*</td>
<td>94</td>
<td>0%</td>
</tr>
<tr>
<td>With four selected housing problems*</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>No selected housing problems</td>
<td>64,551</td>
<td>71%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>90,774</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Data Source: 2007-2011 ACS

*The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost Burden greater than 30%

Year Unit Built

<table>
<thead>
<tr>
<th>Year Unit Built</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>2000 or later</td>
<td>12,271</td>
<td>14%</td>
</tr>
<tr>
<td>1980-1999</td>
<td>20,859</td>
<td>23%</td>
</tr>
<tr>
<td>1950-1979</td>
<td>46,029</td>
<td>51%</td>
</tr>
<tr>
<td>Before 1950</td>
<td>11,615</td>
<td>13%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>90,774</strong></td>
<td><strong>101%</strong></td>
</tr>
</tbody>
</table>

Data Source: 2007-2011 CHAS
Risk of Lead-Based Paint Hazard

<table>
<thead>
<tr>
<th>Risk of Lead-Based Paint Hazard</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Total Number of Units Built Before 1980</td>
<td>57,644</td>
<td>64%</td>
</tr>
<tr>
<td>Housing Units build before 1980 with children present</td>
<td>5,683</td>
<td>6%</td>
</tr>
</tbody>
</table>

Table 30 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

According to Table 16, 29% of owner occupied housing units and 48% of renter occupied housing units have 1 or more conditions of which either require repair or financial assistance.

In December 2014, GCMPC staff conducted the Genesee County Housing Condition Survey (GCHCS) throughout Genesee County, outside the City of Flint. The survey was a sample of single family housing units in each local unit of government. With a 95% confidence level, the recommended sample size was 384 surveys. The percentage of surveys done in each local unit would be equal to the local unit’s percentage of total housing units in Genesee County outside the City of Flint. Using this calculation, several local units of government would have a very small sample size so it was determined that a minimum of ten surveys would be done in each municipality. After making that adjustment, the total number of surveys conducted was 487.

The GCHCS scored seven components that can be seen from the outside of the home; they included the condition of the foundation, roof, façade, windows/doors, stairs, rails and porches, lot and driveway and the grading of the lot. The condition of each component was assigned a point value. A home that received 9 points or less was considered sound; 10 to 14 points in need of minor repairs; 15 to 35 points in need of moderate repairs; 36 to 50 points in need of substantial repairs; and, 51 points and over is considered dilapidated.

Based on the GCHCS, it is estimated that approximately 3,557 out-county housing units are in need of substantial repair, while approximately 1,422 units are dilapidated, totaling 4,979 units (see the results of the GCHCS in the tables below). In order to provide further perspective, the average number of housing units within a municipality is 4,771 units.

According to the 2010 Census, there are an estimated 3,338 housing units that are abandoned. It is likely that abandoned homes are currently in need of rehabilitation or will be when ownership is transferred.

Given this information, there is a great need for owner and rental rehabilitation for out-county housing units.
Figure 3 – Housing Condition Survey Results, Cities and Villages

Figure 4 – Housing Condition Survey Results, Townships
Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards.

Approximately 6 out of every 10 housing units in Genesee County were built before 1980, meaning they are potentially at risk of having a lead-based paint hazard. Approximately 3 out of every 10 households are low- to moderate-income. Based on this, it is likely that 50% of households (~18,407.5) with low- to moderate-income live in a housing unit with a potential lead-based paint hazard.

Discussion

With over 3,000 abandoned housing units and potentially more than 18,000 housing units with a lead-based paint hazard, it is apparent that housing rehabilitation is an important concern to address. Genesee County’s Community Development Program continues to provide assistance to low-income households in need of housing rehabilitation and incessantly strives to improve the program.
MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Genesee County has facilities and supportive services to help meet the needs of homeless individuals and families. The goal is for these facilities and services to collaborate, insuring there is no overlap in services and that clients are receiving the assistance they need.

Facilities and Housing Targeted to Homeless Households

<table>
<thead>
<tr>
<th></th>
<th>Emergency Shelter Beds</th>
<th>Transitional Housing Beds</th>
<th>Permanent Supportive Housing Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Year Round Beds (Current &amp; New)</td>
<td>Voucher / Seasonal / Overflow Beds</td>
<td>Current &amp; New</td>
</tr>
<tr>
<td>Households with Adult(s) and Child(ren)</td>
<td>65</td>
<td>6</td>
<td>18</td>
</tr>
<tr>
<td>Households with Only Adults</td>
<td>129</td>
<td>5</td>
<td>29</td>
</tr>
<tr>
<td>Chronically Homeless Households</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Veterans</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Unaccompanied Youth</td>
<td>20</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 31 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Flint/Genesee Continuum of Care, HMIS

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Homeless service agencies in Genesee County make every effort to utilize mainstream resources. The agencies have working relationships with service providers, such as Genesee Health Systems (mental health and substance abuse services), Michigan Works and Mott Workforce Development (job placement), Genesee Health Clinic and Hamilton Community Network (medical services), Department of Human Services (financial and food assistance and medical insurance), Genesee Health Plan (medical insurance), and Social Security Administration (financial assistance).

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Homeless programs in Genesee County offer a wide-range of services including, but limited to, case management, mental health programs, onsite medical care, food pantries and clothing closets. These
services, in addition to leasing assistance and emergency shelter, are provided by the following agencies:

Shelter of Flint- emergency shelter, transitional housing, leasing assistance, case management, clothing closet, onsite medical services; serves families.

YWCA of Greater Flint- emergency shelter, clothing closet; serves victims of domestic violence, sexual assault, dating violence, and stalking, and their children.

Resource Genesee/One-Stop ReMix- short-term leasing assistance, utility assistance, security deposit, youth services, homeless outreach.

My Brother’s Keeper- emergency shelter, leasing assistance, homeless job readiness; serves single men.

Genesee Health Systems- leasing assistance, mental health services, substance abuse services, SSI/SSDI Outreach, Access, and Recovery (SOAR) program, medical services.

Genesee County Youth Corporation- emergency shelter, transitional housing; serves children ages 10-17.

Flint Odyssey House- leasing assistance, substance abuse services.

Metro Community Development- leasing assistance, medium-term rental assistance.

Carriage Town Ministries- emergency shelter, food assistance; serves families.

Genesee County Veterans Services- financial assistance for food, rent, mortgage, taxes, utility bills, clothing. Homeless veterans can receive assistance for medical treatment, temporary shelter, housing and employment.
MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Genesee County is working with area agencies to meet the needs of the non-homeless special needs population in the community. The principal needs are to improve access to safe, affordable housing that is accessible to the residents and access to transportation.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs.

The elderly and frail elderly in Genesee County have access to the following supportive services: in-home personal care, guardianships/conservatorships, congregate and home delivered meals, elder abuse legal services, respite care and adult daycare, and transportation assistance.

Persons with disabilities have access to assistance finding employment and housing, personal assistance, and transportation. Genesee Intermediate School District (GISD) provides Special Education that includes supportive services to students with disabilities and their families.

Genesee Health System is the Coordinating Agency designated to serve Genesee County residents when it comes to substance use disorder services.

Persons with HIV/AIDS and their families can receive supportive services such as counseling, transportation assistance, housing assistance, food assistance, and emergency financial assistance.

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.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Genesee Health System (GHS) has an array of mental health services including: the Adult Medication Clinic, Assertive Community Treatment, case management, consultation services, day program services, and housing services. The Adult Medication Clinic provides care from psychiatrists and nurses including medication reviews, psychiatric evaluations, and health screenings. The Assertive Community Treatment program provides thorough outreach treatment for adults with severe mental illness in order to allow them to retain their independence. Case Managers meet with clients individually to help them get the resources they need to achieve their goals. Consultation services offered by GHS include occupational, speech, and physical therapy. Day program services allow GHS staff to work with clients and their families to determine goals. Housing services offered by GHS help with short-term, transitional, or one-time expenses for housing that the individual cannot get elsewhere.
For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).

GCMPC is planning to undertake activities within the next year to address the housing and supportive services needs with respect to persons who are not homeless but have other special needs. Staff is working with a local service agency to use HOME funding for a pilot program building ADA ramps for low-and moderate-income persons in Genesee County. GCMPC’s Tenant Based Rental Assistance (TBRA) program uses HOME dollars to assist low-income individuals and families with their rent and utilities to prevent them from becoming homeless. Some of the local units of government and agencies in the County are looking to work together to build housing for seniors and low-income seniors.
MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Home Rule
Michigan is a “home rule” state, meaning that individual communities make their own decisions on policies at the local level, such as zoning ordinances and housing policies. As a result, the County has no legal standing to alter the decisions made by the local units of government. GCMPC does its best to show communities the need for and value of access to affordable housing.

Community Resistance
Finding communities willing to incorporate affordable housing tends to be a challenge. As a concept, people believe it is important, but usually prefer that it is not located in their neighborhood. GCMPC’s local unit of government needs survey showed that the majority of communities did not feel they needed affordable housing in their jurisdiction; however, statistics from the ALICE data show that this is not the case.

Lack of Public Transportation Options
Although the Mass Transportation Authority (MTA) is continually working to expand services and service areas, there is a greater need for easy access to public transportation in the out-County.

Reductions in Federal, State, and Local Resources
For the past few decades, HUD has been dealing with cuts in funding, which has led to smaller allocations to the CDBG and HOME programs, limiting the scopes of projects that can be done at the local level.

Tax Policies
As the lead agency for administering HUD CPD Grant Program funding allocations, GCMPC does not have the authority to change tax policies, but it does provide local units of government with the most up-to-date information regarding Census Data and any surveys conducted. These numbers help the local units to develop an understanding of trends and projections, which helps to bring awareness to the effect that tax policies have on low- and moderate-income persons.

Zoning Ordinances and Land Use Controls
Local zoning ordinances can create affordability barriers when there are density requirements for a subdivision plat. For example, when the density encourages low density development, construction costs increase and these costs are passed on to homebuyers through market pricing. When zoning ordinances allow a high density usage, construction costs are often decreased, which can lead to a decrease in the sales and purchase price of homes. To remove the affordability barriers associated with zoning, local municipalities may want to incorporate Planned Unit Developments, a mixture of high and low density housing, which in return will contribute to housing affordability and availability.
Land use controls can limit the access to affordable housing if there is no access to employment opportunities or public transportation services near the affordable housing stock. However, land use controls are beyond the scope of the Community Development Department's mandate.

**Fees and Charges**

Fees and charges, such as permitting fees and tap-in charges, are seen as a small barrier. Encouraging local units of government to waive various fees only minimally helps property become more affordable to low- and moderate-income households. The fees charged are small when compared to the cost of land and construction.
MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Genesee County has several universities, technical schools, and a community college yet lacks the retention of talent needed to support the business community and demand for talented workers. While 20% of Genesee County residents have a bachelor’s degree or higher, it is anticipated that demand for a higher educated workforce will continue to grow in the coming years. In order to meet future needs of the business community, infrastructure improvements and expansions to workforce initiatives will need to be made.

Economic Development Market Analysis

Business Activity

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers</th>
<th>Share of Jobs</th>
<th>Jobs less workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Mining, Oil &amp; Gas Extraction</td>
<td>427</td>
<td>526</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Arts, Entertainment, Accommodations</td>
<td>11,063</td>
<td>9,808</td>
<td>13</td>
<td>15</td>
<td>2</td>
</tr>
<tr>
<td>Construction</td>
<td>3,735</td>
<td>2,404</td>
<td>4</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Education and Health Care Services</td>
<td>19,382</td>
<td>15,389</td>
<td>22</td>
<td>24</td>
<td>2</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>5,597</td>
<td>3,874</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Information</td>
<td>1,581</td>
<td>807</td>
<td>2</td>
<td>1</td>
<td>-1</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>13,441</td>
<td>6,065</td>
<td>15</td>
<td>9</td>
<td>-6</td>
</tr>
<tr>
<td>Other Services</td>
<td>3,768</td>
<td>2,659</td>
<td>4</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Professional, Scientific, Management Services</td>
<td>6,518</td>
<td>3,504</td>
<td>7</td>
<td>5</td>
<td>-2</td>
</tr>
<tr>
<td>Public Administration</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>15,746</td>
<td>15,416</td>
<td>18</td>
<td>24</td>
<td>6</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>2,395</td>
<td>1,795</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>4,671</td>
<td>3,133</td>
<td>5</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>88,324</td>
<td>65,380</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Table 32 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
## Labor Force

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population in the Civilian Labor Force</td>
<td>147,497</td>
</tr>
<tr>
<td>Civilian Employed Population 16 years and over</td>
<td>128,189</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>13.09</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 16-24</td>
<td>30.02</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 25-65</td>
<td>8.38</td>
</tr>
</tbody>
</table>

**Table 33 - Labor Force**

Data Source: 2007-2011 ACS

## Occupations by Sector

<table>
<thead>
<tr>
<th>Sector</th>
<th>Number of People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business and financial</td>
<td>25,153</td>
</tr>
<tr>
<td>Farming, fisheries and forestry occupations</td>
<td>4,465</td>
</tr>
<tr>
<td>Service</td>
<td>14,573</td>
</tr>
<tr>
<td>Sales and office</td>
<td>33,438</td>
</tr>
<tr>
<td>Construction, extraction, maintenance and repair</td>
<td>9,889</td>
</tr>
<tr>
<td>Production, transportation and material moving</td>
<td>9,101</td>
</tr>
</tbody>
</table>

**Table 34 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30 Minutes</td>
<td>79,673</td>
<td>66%</td>
</tr>
<tr>
<td>30-59 Minutes</td>
<td>28,712</td>
<td>24%</td>
</tr>
<tr>
<td>60 or More Minutes</td>
<td>13,228</td>
<td>11%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>121,613</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

**Table 35 - Travel Time**

Data Source: 2007-2011 ACS

## Education

### Educational Attainment by Age

<table>
<thead>
<tr>
<th>Age</th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>326</td>
<td>374</td>
<td>319</td>
<td>1,203</td>
<td>2,979</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>3,688</td>
<td>1,996</td>
<td>2,050</td>
<td>5,033</td>
<td>5,928</td>
</tr>
<tr>
<td>High school graduate, GED, or alternative</td>
<td>8,303</td>
<td>9,437</td>
<td>11,626</td>
<td>29,023</td>
<td>17,181</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>10,200</td>
<td>11,370</td>
<td>11,746</td>
<td>23,855</td>
<td>8,643</td>
</tr>
<tr>
<td>Associate’s degree</td>
<td>1,297</td>
<td>3,492</td>
<td>5,021</td>
<td>9,533</td>
<td>2,090</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>1,598</td>
<td>6,470</td>
<td>7,231</td>
<td>11,080</td>
<td>3,251</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>72</td>
<td>2,206</td>
<td>3,741</td>
<td>6,844</td>
<td>2,591</td>
</tr>
</tbody>
</table>

**Table 36 - Educational Attainment by Age**

Data Source: 2007-2011 ACS
Table 37 - Educational Attainment by Employment Status (Population 16 and Older)

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings in the Past 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td>17,171</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>24,707</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td>30,438</td>
</tr>
<tr>
<td>Bachelor's degree or higher</td>
<td>47,301</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>69,069</td>
</tr>
</tbody>
</table>

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors (those with the largest number of jobs) are:

1. Retail Trade (22% of jobs)
2. Education and Health Care Services (22% of jobs)
3. Arts, Entertainment, Accommodations (14% of jobs)
4. Manufacturing (9% of jobs)
Describe the workforce and infrastructure needs of the business community.

Workforce Needs
According to the Accelerate Plan, 25.5% of current positions in Genesee County require a bachelor’s degree or higher; 29% of jobs being created will require a bachelor’s degree or higher; 20% of people in Genesee County have a bachelor’s degree or higher (U.S. Census Quality Workforce Indicators (QWI), 2012). This reflects the growing need for a higher-educated workforce.

Infrastructure Needs
Trucking remains the dominant mode of transportation for freight in Genesee County. With this comes the importance of an effective transportation system; however, there are several deficiencies in the transportation system in Genesee County:

- According to the 2014 PASER Rating Report for Genesee County*, 33% of the roads eligible for federal aid are in need of structural improvements.
- According to the LRTP 2040 Congestion Management Process and LRTP Projects Technical Report**, there is an anticipated increase in the number of roads reaching traffic capacity.
- According to the LRTP 2040 Bridge Technical Report**, Genesee County has a 46.9% bridge deficiency rating; a percentage much higher in comparison to other local, state, and national figures. In fact, the 46.9% bridge deficiency rating ranks the third worst in the entire State of Michigan, trailing only Wayne and Emmet Counties.

These deficiencies are detrimental to the needs of the business community, especially the trucking industry. Bridges and roads with a deficiency rating, as well as areas of increased congestion, may cause truck routes to change to a less time-efficient route in order to avoid potential risks. This can decrease the timeliness and productivity of trucks transporting freight or other businesses that rely on our transportation network for any or all of its operations.

Currently, we are in what many economists are calling the Information Age, in which access to information is a crucial need of the business community. Eighty percent of Michigan businesses use broadband every day, while 40% of businesses that want faster internet cannot get it. Locally, there is a lack of access to fiber broadband.

*PASER (Pavement Surface Evaluation and Rating) is used to evaluate the surface condition of concrete and asphalt roadway pavement.

**The Long Range Transportation Plan (LRTP) analyzes the condition of the transportation system and outlines strategies to address short-term and long-term needs up to 25 years into the future.
Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Michigan legislature, as well as the Genesee County Board of Commissioners, is currently seeking increased funding for road repairs and improvement. It is anticipated that as more funding becomes available, more job opportunities will become available within the construction sector.

The Karegnondi Water Authority (KWA), a partnership between the City of Flint and Genesee County, is building a new pipeline to supply Genesee County with fresh Lake Huron water rather than continuing to purchase ready-to-drink water from the City of Detroit. This investment is expected to stabilize water costs within its first three years, and lead to decreasing water rates for residents following the initial three year period. According to Jeff Wright, Genesee County Drain Commissioner, there were about 840 workers as of August 2014. It is expected the KWA will employ nearly 1,100 workers by August 2015.

Genesys Health System has proposed a nearly $500 million investment in its Grand Blanc Health Park Campus, which already has extensive operations. The projects associated with this proposition have been put in one of two categories depending on whether they fall into Period 1 (completed between 1 and 5 years) or Period 2 (completed between 6 and 10 years). Projects associated with Period 1, are expected to produce 1,009 jobs equaling earnings of approximately $37.8 million. As a part of this expansion, new infrastructure will need to be created. This will include an extension of Dort Highway south to Baldwin Road. The jobs created from this investment will require a talented workforce with higher education. To support this investment, workforce development will be crucial in order to educate new workers in the health and human services industry.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The highest percentage of unemployed persons is those who have not attained a high school diploma or equivalency. The second highest percentage of unemployed persons is nearly tied between those who have attained a high school diploma (or equivalency) and those who have some college or associates degree. Juxtaposing this information with the employment sectors most deficient in job opportunities we find that employment opportunities directly correspond with educational attainment. Workers who have not attained a bachelor’s degree or higher are less likely to find employment (see figure below).
Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction’s Consolidated Plan.

The Flint & Genesee Chamber of Commerce offers several workforce training opportunities:

- **Youth Quest** is a free, innovative afterschool enrichment program for K - 12 youth in Genesee County, Michigan.
- **Teen Quest** is a free afterschool pre-employment and leadership training program designed to teach Genesee County teens important skills needed to help them stand out in the crowd to employers.
- The Flint & Genesee Chamber also provides professional seminars and workshops on topics including human resources, tax and finance, business safety and compliance, sales and marketing, and information technology applications.

Mott Community College offers several programs for Workforce Development in the Flint area such as: Education Alternatives, Resources for Job Seekers, Resources for Employers, and Health Programs.

The Flint Healthcare Employment Opportunities (FHEO) Program is provided to assist all residents of Flint and Genesee County, especially those residing in the City of Flint Renewal Community, with obtaining training, education, and employment opportunities in the healthcare industry. Currently, the FHEO Program offers healthcare career training and education for adults with little to no prior work experience, dislocated or unemployed workers, and entry-level or mid-skill workers looking to secure a sustainable career in the healthcare field.
Genesee/Shiawassee Michigan Works is one of 25 local Michigan Works! Agencies (MWAs) operating adult programs on a year-round basis. The funds allocated to the MWAs for adult programs must be used to provide core, intensive, and training services to adults. Core services include, but are not limited to, outreach, intake, orientation to other services, initial assessment, job search and placement assistance. Intensive services include comprehensive and specialized assessment, group counseling, and short-term pre-vocational services. Training services include on-the-job training, skill-upgrading, and occupational skills training.

All of these efforts will support the Consolidated Plan in offsetting the shortage of talent currently experienced in Genesee County.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Genesee County is a part of the I-69 International Trade Corridor Next Michigan Development Corporation (NMDC). A draft CEDS plan called “Accelerate: A Plan for Regional Prosperity, Economic Development Strategy and Prosperity Plan for the I-69 Thumb Region” was recently completed for the I-69 Trade Corridor partners. The Plan was approved by the County Board of Commissioners in January 2015 and was submitted to the U.S Department of Commerce’s Economic Development Agency (EDA) in February 2015. Accelerate creates an economic roadmap for unified actions in the region leading to new jobs, international marketing opportunities and investment. These actions will both strengthen and diversify the regional economy. The roadmap will also help guide coordinated efforts by local communities across the counties in a manner that will positively impact the region as a whole.

Two of the goals identified within the Accelerate Plan are education and infrastructure. The first objective within the education goal is to identify current and future workforce needs and employers. Within the infrastructure goal, the first objective is to prepare a long-term capital improvement plan for infrastructure. Both of these objectives are identified within this report as imperative needs of the business community and were identified by local units of government and citizens as high needs.

**Discussion**

Genesee County has many assets that include higher education opportunities, workforce development initiatives, an international trade corridor traversing the County, and regional planning collaborations. It is imperative that Genesee County builds on these assets in order to increase retention of locally educated talent, as well as to attract more people outside of the county to reside in Genesee County.
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Using the CPD mapping tool provided by HUD, Genesee County determined a concentration of housing problems as areas with 83.64% or greater of extremely low- and low-income housing units having one or more housing problems, as defined by HUD (see Map 6 below). Although these areas are marked as having a concentration, notice must be given to the method by which the CPD calculates these areas. Calculations are based upon the percentage of households with a specific income range that possess one or more housing problems. In most cases these areas are not low- to moderate-income areas.

For example, if a township were to have 1,000 households, only one of which is low-to-moderate income, and that single household had one or more housing problems the map would reflect 100%; while in actuality, the township does not have a great need for housing repairs.

- Vienna Township, Census Tract: 101.14
- Genesee Township, Census Tract: 120.09
- Davison Township, Census Tract: 117.13 & 116.01
- Flint Township, Census Tract: 108.10
- Grand Blanc Township, Census Tract: 112.11
- Mundy Township, Census Tract: 129.07
- Fenton Township, Census Tract: 131.10
- Argentine Township, Census Tract: 130.01

Genesee County believes additional housing problems should be added to the definition provided by HUD. These additional problems can be defined as: conditions which may impact the ownership, ability to maintain, and/or acquire housing such as, but not limited to, housing conditions, incomes, cost burdens and local demographics. The following are identified by a concentration of these additional housing problems (see Map 6 below), which include 40% or more of housing units in need of repairs (according to the 2014 Genesee County Housing Condition Survey) OR 40% or more of households struggling to afford basic needs (According to the United Way ALICE report for Michigan):

- City of Clio
- Montrose Township
- Mt. Morris Township
- City of Montrose
- Village of Gaines
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

An Environmental Justice Zone (EJ Zone) was established wherever the percentages of minority populations per each 2010 Census Block Group meet or exceed the average Threshold Percentage for Genesee County, as seen below. Of the total 649 square miles that make up Genesee County, there are 429 square miles (66%) identified as EJ Zones. The following areas are a selection of the areas listed as having a concentration of housing problems AND are partially or fully contained within an EJ Zone (see Map 6 below):

- Vienna Township, Census Tract: 101.14
- Genesee Township, Census Tract: 120.09
- Davison Township, Census Tract: 117.13 & 116.01
- Flint Township, Census Tract: 108.10
- Grand Blanc Township, Census Tract: 112.11
- City of Clio (fully contained)
- Montrose Township (partially contained)
- Mt. Morris Township (fully contained)
- City of Montrose (fully contained)
- Village of Gaines (fully contained)
Map 6 – Environmental Justice Zones and Housing Problems

Sources: US Census Bureau,
American Community Survey 2007-2011 - Census Tract Data
2010 Census SF1- Block Group Data

Environmental Justice Zone
HUD Defined Housing Problems
GCMPC Defined Housing Problems
What are the characteristics of the market in these areas/neighborhoods?

Vienna Township, Census Tract 101.14
Roughly 82% or more of extremely low- and low-income (EL/LI) households are cost burdened within this area. The unemployment rate is 16.87% and less than 22% of the population within this census tract has an educational attainment of some college or associates degree.

Genesee Township, Census Tract 120.09
Approximately 82% or more of EL/LI households are cost burdened within this area, while unemployment is at 12.36%.

Davison Township, Census Tracts
117.13
This area has 51-60.9% Low/Mod income. Roughly 82% or more of EL/LI households are cost burdened within this area while unemployment is at 7.57% and the poverty rate is 18.71%.

116.01
Approximately 82% or more of EL/LI households are cost burdened within this area while unemployment is at 12.55%.

Flint Township, Census Tract 108.10
Roughly 82% or more of EL/LI households are cost burdened within this area while unemployment is at 7.83%.

Grand Blanc Township, Census Tract 112.11
Roughly 82% or more of EL/LI households are cost burdened within this area while unemployment is at 8.56%.

City of Clio
Based on Genesee County’s Housing Condition Survey (GCHCS), 40% of housing units are in need of repair. The City of Clio is completely contained within an EJ Zone and contains a higher percentage of persons with low income than the County’s average. Also, according to the United Way ALICE Report, 61% of households within the City are struggling to afford basic needs.

City of Clio - Housing Conditions

<table>
<thead>
<tr>
<th>Condition</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sound</td>
<td>60.0%</td>
</tr>
<tr>
<td>Minor</td>
<td>30.0%</td>
</tr>
<tr>
<td>Moderate</td>
<td>10.0%</td>
</tr>
<tr>
<td>Substantial</td>
<td>0.0%</td>
</tr>
<tr>
<td>Dilapidated</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Figure 6 – City of Clio Housing Conditions
Montrose Township
Based on the GCHCS, 40% of housing units are in need of repair. Nearly one quarter of the Township is located within an EJ Zone.

**Montrose Township - Housing Conditions**

![Montrose Township Housing Conditions](image1)

---

Mt. Morris Township
Based on the GCHCS, 57.6% of housing units are in need of repair. The Township is completely contained within an EJ Zone. According to the United Way ALICE Report, 49% of households are struggling to afford basic needs.

**Mt. Morris Township - Housing Conditions**

![Mt. Morris Township Housing Conditions](image2)

---

City of Montrose
Based on the GCHCS, 60% of housing units are in need of repair. Montrose is completely contained within an EJ Zone and contains a higher percentage of persons with low income than the County's average. Also, according to the United Way ALICE Report, 50% of households are struggling to afford basic needs.

**City of Montrose - Housing Conditions**

![City of Montrose Housing Conditions](image3)
Village of Gaines
Based on the GCHCS, 50% of housing units are in need of repair. Gaines is completely contained within an EJ Zone and contains a higher percentage of persons with low income than the County’s average.

Are there any community assets in these areas/neighborhoods?

Vienna Township, Census Tract 101.14
- Clio Area Youth Sports Complex
- Tufford Park

Genesee Township, Census Tract 120.09
- Contains two schools (one middle, one elementary) that are currently open
- 30-35% of the population has an education attainment level of some college or an associate’s degree

Davison Township, Census Tracts
117.13
- Adjacent to this block group will be a new 45-acre recreation area
- 30-35% of the population has an education attainment level of some college or an associate’s degree
- Contains the Davison Farmers Market

116.01
- Contains portions of M-15 which is designated as a Heritage Route
- 30-35% of the population has an education attainment level of some college or an associate’s degree

Flint Township, Census Tract 108.10
- The Flint River flows through this census tract and is proposed as a Water Trail within Genesee County
• MTA Bus Stops service this area
• 30-35% of the population has an education attainment level of some college or an associate’s degree

Grand Blanc Township, Census Tract 112.11
• The Creasey Bicentennial Park
• MTA Bus Stops service this area
• 30-35% of the population has an education attainment level of some college or an associate’s degree

City of Clio
• A City Park and a bike trail network along the Pine Run Creek

Montrose Township
• Barber Memorial Park, a 35-acre park, features walking trails, fishing dock/viewing platform, soccer fields, a playground, pavilion, and Flint River frontage

Mt. Morris Township
• Bicentennial Park
• MTA Bus Stops services portions of the Township

City of Montrose
• Montrose City Lions Park
• Blueberry Park

Are there other strategic opportunities in any of these areas?

The Village of Gaines has a large stock of historical buildings. The downtown Genesee Avenue commercial district is made up of many pre-twentieth century brick buildings. These structures are important in defining the Village’s community identity.
Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section includes an explanation for the allocation of funds geographically in Genesee County among different activities and needs, including affordable housing, homelessness, non-homeless special needs and non-housing community development activities. The rationale for establishing the allocation priorities given to each category of need is described in this section as well. An effort is made to identify the obstacles that arise in meeting underserved needs.

The primary goals included in the consolidated plan are:

- Improve Public Facilities and Infrastructure
- Increase Homeownership
- Improve Housing Conditions for Homeowners and Renters
- Expand Employment Opportunities
- Promote Access to Public Services and Resources
- Address the Needs of Homeless and At-Risk Persons
SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

Genesee County has thirty-three municipalities within its boundaries. The City of Flint is an entitlement community and receives its own funding from HUD. Each of the remaining thirty-two municipalities has the option to participate in Genesee County’s Community Development (CD) Program, or opt-out in favor of applying to the State for grant funds dispersed on a competitive basis.

Twenty-nine communities in Genesee County currently participate in the CD Program. The Genesee County Metropolitan Planning Commission (GCMPC) has established a formula to determine the amount of CDBG funds allocated to each participating local unit of government. The County’s formula is based on data from the 2010 Census including population, poverty and overcrowded housing conditions, and is similar to the formula used by HUD to determine allocations for entitlement communities at the national level.

CDBG funding in Genesee County is allocated to local communities on a rotating basis. The municipalities are divided into three groups based on population and geography, and each municipality receives funding once every three years through a formal application process. The rotating schedule allows local units of government to receive more funding at one time and therefore the ability to do larger projects. The rotating schedule also allows municipalities more time for project planning and project completion.

There are a couple of challenges for GCMPC under this format; notably that the funding is allocated to any participating local unit whether they have low-to-moderate income areas or not. When a municipality does not have an eligible low/mod area, it can be more difficult to determine effective and eligible activities. Another challenge is trying to measure the effects of the activities undertaken when the funds are dispersed county-wide.

Genesee County’s HOME Investment Partnership Program (HOME) funds are allocated in a number of different ways. Each year a portion of HOME funds are allocated to the Genesee County Home Improvement Program (HIP) which is administered and executed by GCMPC staff. The HOME HIP provides funds to assist seniors, who own their home and are at or below 80% of Area Median Income (AMI), with home improvements.

Genesee County’s Down Payment Assistance Program (DPA) will receive an allocation of funding every year as needed, due to the decrease in DPA requests from participating lenders. These funds are set-aside to assist low- to moderate-income homebuyers with funding to purchase a home.
In addition to the funds allocated annually to HIP and DPA, GCMPC works with non-profit developers, Community Housing Development Organizations (CHDO) and lending institutions to carry out eligible HOME funded activities. Applications for HOME funding are made available to these organizations each year.

Genesee County’s Emergency Solutions Grant (ESG) funds are allocated annually through an application process. Each year GCMPC determines which eligible ESG categories will be authorized to receive funding based on the distribution of funds in previous years, the Flint/Genesee County Collaborative Ten Year Plan to End Homelessness and current needs. Applications for funding are made available to agencies and both GCMPC staff and the Continuum of Care have the opportunity to review the applications and make funding recommendations.
### SP-25 Priority Needs - 91.215(a)(2)

**Priority Needs**

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Street, Sidewalk, Water/Sewer Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Priority Level</strong></td>
<td>High</td>
</tr>
<tr>
<td><strong>Population</strong></td>
<td>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Non-housing Community Development</td>
</tr>
<tr>
<td><strong>Associated Goals</strong></td>
<td>Improve Public Facilities and Infrastructure</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Address street, sidewalk, water/sewer and flood/drainage improvements in eligible low to moderate income areas.</td>
</tr>
<tr>
<td><strong>Basis for Relative Priority</strong></td>
<td>The condition of streets and roads throughout Genesee County was identified as a major concern by residents that participated in the community needs survey and the local units that responded to the survey. Flood/drainage improvements were also rated as a high need by both residents and local units of government. State, county and local level officials are seeking funding to assist with street improvements. Water/sewer improvements are important to local units of government. Sidewalks are important for accessibility for persons with disabilities, as well as encouraging health and wellness.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Housing Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Priority Level</strong></td>
<td>High</td>
</tr>
<tr>
<td><strong>Population</strong></td>
<td>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Persons with Physical Disabilities</td>
</tr>
<tr>
<td><strong>Associated Goals</strong></td>
<td>Increase Homeownership  Improve Housing Conditions for Homeowners/Renters</td>
</tr>
<tr>
<td>Description</td>
<td>Assist low to moderate income homeowners with repairs to their primary residences in order to bring the homes up to Section 8 Housing Quality Standards or Uniform Property Conditions Standards (UPCS).</td>
</tr>
<tr>
<td>-------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Over 62% of housing units in Genesee County are at least 35 years old, many of these homes are likely to need repairs due to the life expectancy of many housing components such as windows, roofs, siding, etc. In addition, almost 13% of homes were identified to be in need of moderate or substantial rehabilitation during the Genesee County Housing Conditions Survey (GCHCS) conducted in December 2014 by GCMPC staff. The GCHCS’s findings were based solely on factors that could be seen from the outside of the home; therefore, the number of homes needing moderate or substantial rehabilitation are likely to be much higher when factoring in homes that are in need of interior repairs only. Aging-in-place and accessible housing were two topics identified often during the consultations with agencies serving low-income and non-homeless special needs populations. Housing rehabilitation would help address this highly-rated concern.</td>
</tr>
<tr>
<td>Priority Need Name</td>
<td>Down Payment Assistance</td>
</tr>
<tr>
<td>Priority Level</td>
<td>Low</td>
</tr>
</tbody>
</table>
| Population | Extremely Low  
Low  
Moderate  
Large Families  
Families with Children  
Elderly  
Persons with Physical Disabilities |
| Associated Goals | Increase Homeownership |
| Description | Utilize funds to assist homebuyers with down payment and closing costs to make homeownership a reality for income eligible households. |
| Basis for Relative Priority | The consultations with agencies serving low-income and non-homeless special needs populations emphasized the importance of affordable housing to their clients. Housing cost burden was also identified in previous sections of this Plan as an issue for both low-income owners and renters. Down payment assistance can help renters transition into a more affordable housing payment. For households that may be able to afford to own their own home but are unable to contribute the funds necessary to close, down payment assistance can fill that gap. |
| Priority Need Name | Energy Efficiency Improvements to Housing |
| Priority Level | High |
| Population | Extremely Low  
| Low  
| Moderate  
| Large Families  
| Families with Children  
| Elderly  
| Persons with Physical Disabilities |

| Associated Goals | Increase Homeownership  
| Improve Housing Conditions for Homeowners/Renters |

| Description | Include energy efficiency improvements into the housing rehabilitation done for eligible low-to moderate-income households. |

| Basis for Relative Priority | Housing cost burden has been identified in previous sections of this Plan as an issue for low- to moderate-income homeowners. Overall, Black/African American and Hispanic households have more of a cost burden than other racial or ethnic groups. Affordable housing was identified as the top issue for many during the consultations with agencies serving low-income and non-homeless special needs populations. Improving the energy efficiency of housing units is likely to reduce utility costs, which in turn reduces the amount low- to moderate-income households are paying for housing costs. |

| Priority Need Name | Code Enforcement |
| Priority Level | Low |

| Population | Extremely Low  
| Low  
| Moderate  
| Large Families  
| Families with Children  
| Elderly  
| Non-housing Community Development |

| Associated Goals | Improve Housing Conditions for Homeowners/Renters |

| Description | Provide funds to begin or continue code enforcement activities in low- to moderate-income areas. |

| Basis for Relative Priority | In the community needs survey, when asked what the single biggest issue in their neighborhood was, respondents identified blight, housing repairs and yard maintenance in the top 10 most frequently named. Eleven of sixteen local units of government rated code enforcement as a medium or high need in their municipality. |

| Priority Need Name | Parks, Recreation and Community Facilities |
| Priority Level | Low |
## Population

<table>
<thead>
<tr>
<th>Extremely Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Large Families</th>
<th>Families with Children</th>
<th>Elderly</th>
<th>Non-housing Community Development</th>
</tr>
</thead>
</table>

### Associated Goals

- Improve Public Facilities and Infrastructure

### Description

Improve and/or make additions to neighborhood parks, recreational facilities and community centers in low- to moderate-income areas, or where the majority of beneficiaries are low- to moderate-income residents.

### Basis for Relative Priority

According to ALICE data (described earlier in this Plan) 43% of households are struggling to afford basic needs. In the public needs survey, when asked to choose the top three reasons you chose to live in your current neighborhood, 71% of participants chose community atmosphere and 20% chose proximity to recreation. Improved parks, recreational facilities and community centers all contribute to community atmosphere and provide better amenities to residents in the area. They also provide activities/entertainment at low to no cost for households that likely have little disposable income.

### Priority Need Name

Demolition, Clearance and Remediation

### Priority Level

Low

### Population

<table>
<thead>
<tr>
<th>Extremely Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Large Families</th>
<th>Families with Children</th>
<th>Elderly</th>
<th>Non-housing Community Development</th>
</tr>
</thead>
</table>

### Associated Goals

- Improve Housing Conditions for Homeowners/Renters

### Description

Demolish, clear and remediate blighted properties located throughout the County. Many of these activities will be done in low- to moderate-income areas.

### Basis for Relative Priority

In the public needs survey participants were asked to name the single biggest issue in their neighborhood and only two responses were identified more frequently than blight. When the local units of government were asked to choose the top three concerns/needs in their communities too many blighted/dilapidated structures was the fourth highest rated concern.

### Priority Need Name

Public Facilities and Services
<table>
<thead>
<tr>
<th>Priority Level</th>
<th>Low</th>
</tr>
</thead>
</table>
| Population     | Extremely Low  
Low  
Moderate  
Large Families  
Families with Children  
Elderly  
Frail Elderly  
Persons with Mental Disabilities  
Persons with Physical Disabilities  
Persons with Developmental Disabilities  
Persons with Alcohol or Other Addictions  
Persons with HIV/AIDS and their Families  
Victims of Domestic Violence  
Non-housing Community Development |
| Associated Goals | Improve Public Facilities and Infrastructure  
Expand Employment Opportunities  
Promote Access to Public Services and Resources  
Address the Needs of Homeless and At-Risk Persons |
<p>| Description     | Provide assistance to support senior, youth, job training and employment, crime awareness and fire safety services and facilities. These services will be provided in low- to moderate-income areas or to populations that are presumed to be low- to moderate-income. |
| Basis for Relative Priority | Senior services was rated as a high need by 33% of the local units of government who responded to the needs survey. Over 77% of the participants in the public needs survey rated senior services as a medium or high need and over 78% of participants rated youth/child services as a medium or high need in the community. Job creation and retention was rated as a high need more than any other item in the public needs survey with 52%. Crime prevention was also rated as a high need by 40% of the respondents. |
| Priority Need Name | Permanent Supportive Housing |
| Priority Level   | Low |</p>
<table>
<thead>
<tr>
<th>Population</th>
<th>Extremely Low</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>Moderate</td>
</tr>
<tr>
<td></td>
<td>Large Families</td>
</tr>
<tr>
<td></td>
<td>Families with Children</td>
</tr>
<tr>
<td></td>
<td>Elderly</td>
</tr>
<tr>
<td></td>
<td>Frail Elderly</td>
</tr>
<tr>
<td></td>
<td>Persons with Mental Disabilities</td>
</tr>
<tr>
<td></td>
<td>Persons with Physical Disabilities</td>
</tr>
<tr>
<td></td>
<td>Persons with Developmental Disabilities</td>
</tr>
<tr>
<td></td>
<td>Persons with Alcohol or Other Addictions</td>
</tr>
<tr>
<td></td>
<td>Persons with HIV/AIDS and their Families</td>
</tr>
<tr>
<td></td>
<td>Victims of Domestic Violence</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Associated Goals</th>
<th>Address the Needs of Homeless and At-Risk Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>Create permanent supportive housing options for non-homeless special needs populations in the County.</td>
</tr>
</tbody>
</table>

| Basis for Relative Priority | Over 45,000 residents in Genesee County have a disability, 37% are over the age of 65. Over 11,000 residents (includes the City of Flint) received mental health services and almost 5,000 received substance abuse services in 2013. The agencies consulted to determine the needs of special needs populations were almost unanimous in that their clients need affordable housing, accessible housing, and many clients will need supportive services with the housing. |

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Emergency Shelters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
</tbody>
</table>
| Population          | Extremely Low  
|                    | Low  
|                    | Moderate  
|                    | Large Families  
|                    | Families with Children  
|                    | Elderly  
|                    | Rural  
|                    | Chronic Homelessness  
|                    | Individuals  
|                    | Families with Children  
|                    | Mentally Ill  
|                    | Chronic Substance Abuse  
|                    | veterans  
|                    | Persons with HIV/AIDS  
|                    | Victims of Domestic Violence  
|                    | Unaccompanied Youth  
| Associated Goals   | Address the Needs of Homeless and At-Risk Persons  
| Description        | Assist the homeless population by providing emergency shelter opportunities.  
| Basis for Relative Priority | Based on conversations with members of the Continuum of Care, emergency shelters are often at capacity and additional beds at these shelters would help lessen the number of people that are turned away, especially in the cold winter months. The number of unsheltered homeless in Flint and Genesee County is approximately 640.  
| Priority Need Name | Accessibility/Barrier Free Improvements  
| Priority Level     | High  
| Population         | Extremely Low  
|                    | Low  
|                    | Moderate  
|                    | Elderly  
|                    | Frail Elderly  
|                    | Persons with Physical Disabilities  
|                    | Non-housing Community Development  
| Associated Goals   | Improve Public Facilities and Infrastructure  
|                    | Increase Homeownership  
|                    | Improve Housing Conditions for Homeowners/Renters  
|                    | Address the Needs of Homeless and At-Risk Persons  
| Description        | Make improvements at owner-occupied housing units, public facilities and public spaces in order to improve the accessibility of those places.  

### Basis for Relative Priority

Over 45,000 Genesee County residents have a disability, 37% of those are age 65 or over (this does not differentiate between physical, mental and developmental disabilities).

In the consultations with local agencies, one of the needs that came up frequently was the availability of accessible housing, or making renovations to allow older adults to age-in-place. Another high priority for persons with disabilities is making sidewalks accessible so that they are able to utilize public transportation with more ease.

### Priority Need Name: Supportive Services

<table>
<thead>
<tr>
<th>Priority Level</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>Extremely Low</td>
</tr>
<tr>
<td></td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>Moderate</td>
</tr>
<tr>
<td></td>
<td>Large Families</td>
</tr>
<tr>
<td></td>
<td>Families with Children</td>
</tr>
<tr>
<td></td>
<td>Elderly</td>
</tr>
<tr>
<td></td>
<td>Rural</td>
</tr>
<tr>
<td></td>
<td>Chronic Homelessness</td>
</tr>
<tr>
<td></td>
<td>Individuals</td>
</tr>
<tr>
<td></td>
<td>Families with Children</td>
</tr>
<tr>
<td></td>
<td>Mentally Ill</td>
</tr>
<tr>
<td></td>
<td>Chronic Substance Abuse</td>
</tr>
<tr>
<td></td>
<td>veterans</td>
</tr>
<tr>
<td></td>
<td>Persons with HIV/AIDS</td>
</tr>
<tr>
<td></td>
<td>Victims of Domestic Violence</td>
</tr>
<tr>
<td></td>
<td>Unaccompanied Youth</td>
</tr>
</tbody>
</table>

### Associated Goals

Promote Access to Public Services and Resources
Address the Needs of Homeless and At-Risk Persons

### Description

Provide supportive services to homeless and non-homeless special needs populations.

### Basis for Relative Priority

Over 45,000 residents in Genesee County have a disability, 37% are over the age of 65. Over 11,000 residents (includes the City of Flint) received mental health services and almost 5,000 received substance abuse services in 2013. When homeless service providers were asked to rate the need for supportive services (counseling, referrals, etc.) for the homeless in Genesee County five of eleven rated it as a high need and six of eleven rated it as a medium need.

### Priority Need Name: Fair Housing

<table>
<thead>
<tr>
<th>Priority Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
</tr>
</tbody>
</table>
| Population | Extremely Low  
Low  
Moderate  
Large Families  
Families with Children  
Elderly  
Frail Elderly  
Persons with Mental Disabilities  
Persons with Physical Disabilities  
Persons with Developmental Disabilities  
Persons with Alcohol or Other Addictions  
Persons with HIV/AIDS and their Families  
Victims of Domestic Violence  
Non-housing Community Development |
| --- | --- |
| Associated Goals | Increase Homeownership  
Promote Access to Public Services and Resources  
Address the Needs of Homeless and At-Risk Persons |
| Description | Promote access to housing for all Genesee County residents. |
| Basis for Relative Priority | The consultations with agencies serving low-income and non-homeless special needs populations emphasized the importance of affordable housing to their clients. Access to housing in general can be more difficult for low- to moderate-income households and special needs populations. Fair housing services help promote access to housing for all residents of Genesee County. |
| Priority Need Name | Economic Development |
| Priority Level | High |
| Population | Extremely Low  
Low  
Moderate  
Large Families  
Families with Children  
Elderly  
Non-housing Community Development |
| Associated Goals | Expand Employment Opportunities |
| Description | Enhance economic development activities and provide job training opportunities. |
| Basis for Relative Priority | According to ALICE data (described earlier in this Plan) 43% of households are struggling to afford basic needs. There is also data that shows that there is a shortage of talent in Genesee County and that the highest percentage of unemployed are those that do not have a high school diploma or equivalency. Providing enhanced job training activities and other economic development activities will assist individuals with finding a job, or enabling them to get a better job. The public participation community needs survey results showed that over 50% of respondents rated job creation/retention as a high need; it was rated as a high need more than any other item. |
| Priority Need Name | Production of New Units |
| Priority Level | Low |
| Population | Extremely Low  
Low  
Moderate  
Large Families  
Families with Children  
Elderly  
Frail Elderly  
Persons with Mental Disabilities  
Persons with Physical Disabilities  
Persons with Developmental Disabilities  
Persons with Alcohol or Other Addictions  
Persons with HIV/AIDS and their Families  
Victims of Domestic Violence |
| Associated Goals | Increase Homeownership  
Address the Needs of Homeless and At-Risk Persons |
| Description | Build new construction housing units to meet the needs of individuals and families in need of affordable, accessible and/or supportive housing. |
| Basis for Relative Priority | Low- to moderate-income households are often paying too much of their income on housing (over 30%) and/or they are paying for housing that does not meet the needs of their household. According to ALICE data (described earlier in this Plan) 43% of households are struggling to afford basic needs. The consultations with agencies serving low-income and non-homeless special needs populations emphasized the importance of safe, affordable and accessible housing to their clients. |

Table 39 – Priority Needs Summary
SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

<table>
<thead>
<tr>
<th>Affordable Housing Type</th>
<th>Market Characteristics that will influence the use of funds available for housing type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Based Rental Assistance (TBRA)</td>
<td>High rental rates throughout Genesee County make it difficult for extremely low- and low-income households exiting homelessness to afford the basic living costs.</td>
</tr>
<tr>
<td>TBRA for Non-Homeless Special Needs</td>
<td>High rental rates throughout Genesee County may make it difficult for special needs households to afford the basic living costs.</td>
</tr>
<tr>
<td>New Unit Production</td>
<td>The production of new units is a low priority due to the surplus of housing units available throughout the County. The production of new units will largely be reserved for accessible housing units.</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>A large portion of funds will be utilized for the rehabilitation of existing units due to the surplus of housing that is available in Genesee County.</td>
</tr>
<tr>
<td>Acquisition, including preservation</td>
<td>Acquisition will be utilized in order to complete rehabilitation for the rental or resale of affordable housing.</td>
</tr>
</tbody>
</table>

Table 40 – Influence of Market Conditions
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

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

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of ConPlan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation:</td>
<td>Program Income:</td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition</td>
<td>$1,717,994</td>
<td>$26,430</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Admin and Planning</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Economic Development</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public Services</td>
<td>$1,717,994</td>
<td>$26,430</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition</td>
<td>$617,869</td>
<td>$30,086</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Homebuyer assistance</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Homeowner rehab</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Multifamily rental new</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Multifamily rental rehab</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>New construction for ownership</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>TBRA</td>
<td>$617,869</td>
<td>$30,086</td>
</tr>
<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Expected Amount Available Remainder of ConPlan</td>
</tr>
<tr>
<td>---------</td>
<td>-----------------</td>
<td>---------------</td>
<td>---------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>ESG</td>
<td>public - federal</td>
<td>Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing</td>
<td>$150,818</td>
<td>$603,272</td>
</tr>
</tbody>
</table>

Table 41 - Anticipated Resources

A 100% match is required for ESG funds, often fulfilled through non-cash contributions.

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 Consolidated Plan. The federal funds are leveraged to increase the investment in Genesee County’s participating jurisdictions.
SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENESEE COUNTY</td>
<td>Government</td>
<td>Economic Development&lt;br&gt;Homelessness&lt;br&gt;Non-homeless special needs&lt;br&gt;Ownership&lt;br&gt;Planning&lt;br&gt;Rental&lt;br&gt;neighborhood improvements&lt;br&gt;public facilities&lt;br&gt;public services</td>
<td>Jurisdiction</td>
</tr>
</tbody>
</table>

Table 42 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System.

Identifiable strengths include a close knit service provider community that operates within both formal and informal agreements ensuring that clients receive the best service possible. With GCMPC overseeing implementation, as well as working directly on projects, the programs run efficiently. The subrecipients are all held to strict contract deadlines in order to complete projects in a timely manner.

The gaps include limited funding and funding that limits the services that providers are able to provide. For example, leasing assistance programs require that the lease signing adult have a disability. The additional eligibility criteria prevent people who would otherwise qualify from receiving assistance.
Availability of services targeted to homeless persons and persons with HIV and mainstream services

<table>
<thead>
<tr>
<th>Homelessness Prevention Services</th>
<th>Available in the Community</th>
<th>Targeted to Homeless</th>
<th>Targeted to People with HIV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Counseling/Advocacy</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Legal Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Assistance</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Utilities Assistance</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Street Outreach Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Law Enforcement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Clinics</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Street Outreach Services</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Supportive Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcohol &amp; Drug Abuse</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment and Employment Training</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Healthcare</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Life Skills</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mental Health Counseling</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Transportation</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 43 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Individuals and families are assessed using the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) and prioritized based on their score. Case management is provided and individuals and families are then referred to appropriate programming which may include leasing assistance, long-term case management, short or medium term rental assistance, mental health services, substance abuse services, physical health services, job readiness, and emergency shelter.
Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Identifiable strengths include a service provider community that works together in order to effectively provide clients with the services they need.

The gaps include limited funding and landlord participation. Finding landlords willing to rent units to those with very little or no income, previous evictions, and/or poor credit is a challenge.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

A strategy for overcoming gaps in the institutional structure is to involve landlords in the process and educate them on the services that are provided. Another strategy is to engage funders and advise them on the needs of the community.
### SP-45 Goals Summary – 91.215(a)(4)

**Goals Summary Information**

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improve Public Facilities and Infrastructure</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development</td>
<td>Street, Sidewalk, Water/Sewer Improvements Parks, Recreation and Community Facilities Public Facilities and Services Accessibility/Barrier Free Improvements</td>
<td>CDBG: $2,385,801</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted</td>
</tr>
<tr>
<td>2</td>
<td>Increase Homeownership</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Housing Rehabilitation Down Payment Assistance Energy Efficiency Improvements to Housing Accessibility/Barrier Free Improvements Fair Housing Production of New Units</td>
<td>HOME: $350,000</td>
<td>Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------------------------------------------</td>
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<td>-----------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>---------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>3</td>
<td>Improve Housing Conditions for Homeowners/Renters</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Housing Rehabilitation, Energy Efficiency, Improvements to Housing, Code Enforcement, Demolition, Clearance and Remediation, Accessibility/Barrier Free Improvements</td>
<td>CDBG: $4,927,000, HOME: $1,000,000</td>
<td>Homeowner Housing Rehabilitated: 150 Household Housing Units, Buildings Demolished: 30 Buildings, Housing Code Enforcement/Foreclosed Property Care: 2,500 Household Housing Units</td>
</tr>
<tr>
<td>4</td>
<td>Expand Employment Opportunities</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development</td>
<td>Public Facilities and Services, Economic Development</td>
<td>CDBG: $100,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted, Businesses assisted: 6 Businesses Assisted</td>
</tr>
<tr>
<td>5</td>
<td>Promote Access to Public Services and Resources</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless Special Needs, Non-Housing Community Development</td>
<td>Public Facilities and Services, Supportive Services, Fair Housing</td>
<td>CDBG: $1,200,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 30,000 Persons Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------------------------------</td>
<td>------------</td>
<td>----------</td>
<td>---------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------</td>
<td>------------------</td>
<td>-------------------------------------------------------------</td>
</tr>
<tr>
<td>6</td>
<td>Address the Needs of Homeless and At-Risk Persons</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Public Facilities and Services, Permanent Supportive Housing, Emergency Shelters, Accessibility/Barrier, Free Improvements, Supportive Services, Fair Housing, Production of New Units</td>
<td>ESG: $711,000</td>
<td>Homeless Person Overnight Shelter: 65 Persons Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Homeless</td>
<td></td>
<td></td>
<td>Homelessness Prevention: 250 Persons Assisted</td>
</tr>
</tbody>
</table>

Table 44 – Goals Summary

Goal Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improve Public Facilities and Infrastructure</td>
<td>Public facilities and infrastructure will be improved through street, sidewalk, water/sewer and flood/drainage improvements and through improvements of parks, public spaces and other public buildings in low- to moderate-income areas.</td>
</tr>
<tr>
<td>2</td>
<td>Increase Homeownership</td>
<td>Increase homeownership opportunities through the Down Payment Assistance Program, funding to produce new or rehabilitate existing housing for low- to moderate-income households.</td>
</tr>
<tr>
<td>3</td>
<td>Improve Housing Conditions for Homeowners/Renters</td>
<td>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.</td>
</tr>
<tr>
<td>4</td>
<td>Goal Name</td>
<td>Expand Employment Opportunities</td>
</tr>
<tr>
<td></td>
<td><strong>Goal Description</strong></td>
<td>Expand employment opportunities by increasing opportunities and assistance for small businesses, providing small business loans and funding job training and employment activities.</td>
</tr>
<tr>
<td>5</td>
<td>Goal Name</td>
<td>Promote Access to Public Services and Resources</td>
</tr>
<tr>
<td></td>
<td><strong>Goal Description</strong></td>
<td>Provide access to public services and resources including senior and youth services, job training, safety resources and crime awareness.</td>
</tr>
<tr>
<td>6</td>
<td>Goal Name</td>
<td>Address the Needs of Homeless and At-Risk Persons</td>
</tr>
<tr>
<td></td>
<td><strong>Goal Description</strong></td>
<td>Address the needs of the homeless and at-risk individuals and families primarily through support of the Continuum of Care and its members. Support may include funding for street outreach, emergency shelter, homeless prevention, rapid rehousing and homeless management information systems.</td>
</tr>
</tbody>
</table>

**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 91.315(b)(2).**

It is estimated that Genesee County will provide 10 – 20 units of affordable housing for extremely low-, low- and moderate-income households over the next five years. The majority of this housing will be funded with HOME dollars to rehabilitate or construct new housing.
SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Home Rule
Michigan is a “home rule” state, meaning that individual communities make their own decisions on policies at the local level, such as zoning ordinances and housing policies. As a result, the County has no legal standing to alter the decisions made by the local units of government. GCMPC does its best to show communities the need for and value of access to affordable housing.

Community Resistance
Finding communities willing to incorporate affordable housing tends to be a challenge. As a concept, people believe it is important, but usually prefer that it is not located in their neighborhood. GCMPC’s local unit of government needs survey showed that the majority of communities did not feel they needed affordable housing in their jurisdiction; however, statistics from the ALICE data show that this is not the case.

Lack of Public Transportation Options
Although the Mass Transportation Authority (MTA) is continually working to expand services and service areas, there is a greater need for easy access to public transportation in the out-County.

Reductions in Federal, State, and Local Resources
For the past few decades, HUD has been dealing with cuts in funding, which has led to smaller allocations to the CDBG and HOME programs, limiting the scopes of projects that can be done at the local level.

Tax Policies
As the lead agency for administering HUD CPD Grant Program funding allocations, GCMPC does not have the authority to change tax policies, but it does provide local units of government with the most up-to-date information regarding Census Data and any surveys conducted. These numbers help the local units to develop an understanding of trends and projections, which helps to bring awareness to the effect that tax policies have on low- and moderate-income persons.

Zoning Ordinances and Land Use Controls
Local zoning ordinances can create affordability barriers when there are density requirements for a subdivision plat. For example, when the density encourages low density development, construction costs increase and these costs are passed on to homebuyers through market pricing. When zoning ordinances allow a high density usage, construction costs are often decreased, which can lead to a decrease in the sales and purchase price of homes. To remove the affordability barriers associated with zoning, local municipalities may want to incorporate Planned Unit Developments, a mixture of high and low density housing, which in return will contribute to housing affordability and availability.
Land use controls can limit the access to affordable housing if there is no access to employment opportunities or public transportation services near the affordable housing stock. However, land use controls are beyond the scope of the Community Development Department’s mandate.

**Fees and Charges**

Fees and charges, such as permitting fees and tap-in charges, are seen as a small barrier. Encouraging local units of government to waive various fees only minimally helps property become more affordable to low- and moderate-income households. The fees charged are small when compared to the cost of land and construction.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

GCMPC will continue to educate local jurisdictions on the advantages of planning to include affordable housing. Staff will continue to provide Census data to demonstrate the need for local units of government to incorporate public policies that allow for affordable housing in local land use controls, zoning ordinances, building codes and growth limitations. 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 impacts caused by policies currently in place.
SP-60 Homelessness Strategy – 91.215(d)

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

The Flint/Genesee Continuum of Care has a Homeless Outreach Coordinator whose main job is to locate unsheltered persons, complete a needs assessment, and refer them to appropriate services and programs.

Addressing the emergency 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 client 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.

The Flint/Genesee County Continuum of Care has adopted the “housing first” model. This model aims to assist homeless people (with an emphasis placed on chronically homeless people) to minimize the amount of time that the person experiences homelessness before being placed into permanent housing. The Continuum of Care makes every effort to not only assist the client with housing, but to also provide support services to address client needs and reduce the risk of the client re-entering homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The Continuum of Care has a working relationship with the area hospitals in an attempt to immediately address the needs of people who have been released from area hospitals regarding issues of homelessness. For low-income families who are not homeless, the Continuum of Care works with the local Housing Commission and the Housing Choice Voucher (HCV) program in an attempt to ensure that those who are living below the federal poverty levels are not faced with homelessness. In addition, people requesting homeless prevention services may be assisted through the Emergency Solutions Grant program which provides financial assistance (for rental arrearages and utilities), budgeting training, landlord tenant mediation, and case management.
SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The Genesee County Community Development Program’s Home Improvement Program works to reduce lead based paint hazards. The program requires that a lead-based paint risk assessment be done on all housing units built prior to 1978 to determine all hazards associated with lead based paint. Any hazards found are dealt with either by implementation of interim controls, or by abatement to ensure the safety of all residents in the housing unit.

The Genesee County Health Department has a program to educate rental property owners and parents who have children with an elevated blood lead level (EBLL).

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the 2012 Data Report on Blood Levels from the Michigan Department of Community Health, Genesee County has 33,014 children less than six years of age. The blood testing was completed on housing units that were constructed before 1950, which included 19.9% of housing units. In 2012, 7,136 (21.6%) children from Genesee County were tested, 0.3% of the children were found to have an elevated blood lead level (EBLL). From 2011 to 2012, the number of children with EBLL decreased by 0.1%.

How are the actions listed above integrated into housing policies and procedures?

The Genesee County Community Development Program’s Home Improvement Program requires that a risk assessment be done on all housing units built prior to 1978 to determine all hazards associated with lead based paint. Any hazards found are dealt with either by implementation of interim controls, or by abatement to ensure the safety of all residents in the housing unit.

All Genesee County Community Development Home Improvement Program approved contractors must be state certified in lead based paint remediation, their company must be state certified as an abatement contracting firm, and must also be EPA Lead-Safe Certified. Workers on the job at the time of the remediation are only those who have gone through the worker training program.
**SP-70 Anti-Poverty Strategy – 91.215(j)**

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.**

Over the next five years, the County will continue to provide funding to various community development projects and programs designed to reduce poverty. Reducing poverty levels for individuals and families in Genesee County will require the consolidated efforts of public agencies, social service agencies and funding organizations. Services that will assist persons in moving away from poverty include education and job training, childcare assistance, affordable housing opportunities, medical assistance, etc.

The Genesee County Community Development Program will play a role in assisting with funding to reach poverty level individuals and families. Tenant Based Rental Assistance, permanent supportive housing and affordable rental housing are supported by County CDBG, HOME and ESG funds. The County HOME program provides funding for non-profits and developers to provide affordable housing opportunities for eligible citizens. The CDBG program allows local units of government to develop and offer services to low income residents. Some services will help create opportunities for these citizens including transportation, job training, economic development projects, and housing rehabilitation funding.

Genesee County will ensure that projects provide the services necessary to meet the needs of the target population, and thus ultimately reducing the number of households below the poverty level. Technical assistance shall also be provided to communities and local agencies for the development of planning strategies.

**How are the Jurisdiction’s poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

These goals, programs, and policies are coordinated with this affordable housing plan through the consultation efforts.

Staff consulted with organizations focused on housing needs, homeless needs, and special needs populations in order to gain input from agencies who work on a daily basis with persons and families within these three categories. Staff held meetings with these agencies in order to determine the necessities of the non-homeless special needs population and whether or not they are being met. The non-homeless special needs population includes the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents.
SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Genesee County will continue to ensure long-term compliance with the requirements of CDBG, HOME and ESG by utilizing a monitoring policy designed to ensure that funds received by subrecipients will be utilized in compliance with applicable Program requirements. Three primary goals have been established as a basis for all monitoring visits: (1) to evaluate project performance; (2) to ensure accountability for all funds expended; (3) to ensure that applicable regulations and other Federal requirements are being met.

CDBG and HOME Program projects will be monitored throughout each of the project phases, and annually throughout the periods of affordability (as applicable); some up to 40 years after the activity is completed.

Construction projects are monitored during all phases of the activity beginning prior to the release of the bid when proper procurement and minority business outreach requirements are emphasized. Monitoring continues through pre-bid and pre-construction meetings where staff provides documentation and technical assistance for all projects requiring Davis-Bacon Act and U.S. Department of Labor compliance. During construction phases, staff will conduct regular site visits to evaluate project progress and compliance with applicable regulations such as labor standards. Monitoring ends with the sale or rental of homes, the completion of the rehabilitation project or the completion of the construction project.

Once a project has started, the Subrecipient/developer is to submit a Project Status and Performance Report with each reimbursement request. A desk review is conducted by staff at this time to ensure ongoing compliance and eligibility of expenditures, prior to any fiscal disbursements.

For all public service and non-construction type projects, GCMPC staff conducts monitoring throughout the project. If necessary, telephone and in-person meetings will be held by GCMPC staff with subrecipients to discuss staff’s concerns, resolve issues, and provide any necessary technical assistance found as a result of the desk review.

If compliance issues are found, GCMPC staff will issue a written statement to the subrecipient addressing all concerns. The subrecipient will be required to address and correct any issues within a specified time frame.
Genesee County will recapture 100% of all unexpended CDBG Program funds from subrecipients for projects that are not performed within an eighteen month written Agreement cycle. Recaptured funds will be transferred to open projects for use on eligible activities.
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 Partnership Program (HOME) and Emergency Solutions Grant (ESG) funds. These federal funds will leverage dollars and other resources from various sources.

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation:</td>
<td>Program Income:</td>
<td>Prior Year Resources:</td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>$1,717,994</td>
<td>$26,430</td>
<td>$0</td>
</tr>
</tbody>
</table>

CDBG funds often leverage local dollars.
<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA</td>
<td>$617,869</td>
<td>HOME funds may leverage funds from other federal programs.</td>
</tr>
<tr>
<td>ESG</td>
<td>public - federal</td>
<td>Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing</td>
<td>$150,818</td>
<td>A 100% match is required for ESG funds, often fulfilled through non-cash contributions.</td>
</tr>
</tbody>
</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 Consolidated Plan. 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

Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improve Public Facilities and Infrastructure</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development</td>
<td>Street, Sidewalk, Water/Sewer Improvements, Parks, Recreation and Community Facilities, Public Facilities and Services</td>
<td>CDBG: $601,303</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------------------------------</td>
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<td>-------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>3</td>
<td>Promote Access to Public Services and Resources</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless Special Needs Non-Housing</td>
<td>Public Facilities and Services</td>
<td>CDBG: $105,329</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 9,115 Persons Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Community Development</td>
<td>Fair Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Homeless</td>
<td>Supportive Services</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 46 – 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 2015 - 2019.

Projects

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Genesee County Senior Citizens Services</td>
</tr>
<tr>
<td>2</td>
<td>Genesee County Removal of Architectural Barriers</td>
</tr>
<tr>
<td>3</td>
<td>Genesee County Historical Preservation</td>
</tr>
<tr>
<td>4</td>
<td>Genesee County Planning and Administration</td>
</tr>
<tr>
<td>5</td>
<td>Genesee County Infrastructure Improvements</td>
</tr>
<tr>
<td>6</td>
<td>Genesee County Public Facility Improvements</td>
</tr>
<tr>
<td>7</td>
<td>Genesee County Home Improvement Program</td>
</tr>
<tr>
<td>8</td>
<td>Genesee County Blight Removal</td>
</tr>
<tr>
<td>9</td>
<td>Genesee County Fair Housing</td>
</tr>
<tr>
<td>10</td>
<td>Genesee County Public Service</td>
</tr>
<tr>
<td>11</td>
<td>Genesee County Emergency Solutions Grant</td>
</tr>
<tr>
<td>12</td>
<td>Genesee County HOME Admin</td>
</tr>
<tr>
<td>13</td>
<td>HOME CHDO Reserve</td>
</tr>
<tr>
<td>14</td>
<td>Genesee County HOME Home Improvement Program</td>
</tr>
<tr>
<td>15</td>
<td>Genesee County HOME Home Improvement Ramp Program</td>
</tr>
<tr>
<td>16</td>
<td>Genesee County Tenant Based Rental Assistance</td>
</tr>
</tbody>
</table>

Table 47 – Project Information

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

Funding for Program Year 2015 is allocated to twelve participating local units of government, consistent with Genesee County’s three year funding cycle. 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 this Plan.
## AP-38 Project Summary

### Project Summary Information

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Genesee County Senior Citizens Services</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Promote Access to Public Services and Resources</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Public Facilities and Services</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>$67,412</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Genesee County proposes to set aside funding to provide services to local senior centers and/or senior programs.</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td></td>
</tr>
<tr>
<td>City of Burton - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>City of Fenton - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>City of Linden - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>City of Swartz Creek - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>Township of Gaines - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>Flint Township - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>Forest Township - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>Genesee Township - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>Grand Blanc Township - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>Mt Morris Township - Senior Center Operations</td>
<td></td>
</tr>
<tr>
<td>Township of Thetford - Senior Services</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Genesee County Removal of Architectural Barriers</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Improve Public Facilities and Infrastructure</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Public Facilities and Services</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>$37,574</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding for the removal of architectural barriers.</td>
</tr>
<tr>
<td>-------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Atlas Township - Removal of Architectural Barriers at the Library</td>
</tr>
<tr>
<td>Project Name</td>
<td>Genesee County Historical Preservation</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Improve Public Facilities and Infrastructure</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Public Facilities and Services</td>
</tr>
<tr>
<td>Funding</td>
<td>$37,592</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding for historical preservation projects.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Atlas Township - Historical Preservation at the Library</td>
</tr>
<tr>
<td>Project Name</td>
<td>Genesee County Planning and Administration</td>
</tr>
<tr>
<td>Funding</td>
<td>$343,599</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County will set aside 20% of CDBG grant funds for the administration of the CDBG program.</td>
</tr>
<tr>
<td>Project Name</td>
<td>Genesee County Infrastructure Improvements</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Improve Public Facilities and Infrastructure</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Street, Sidewalk, Water/Sewer Improvements</td>
</tr>
<tr>
<td>Funding</td>
<td>$498,554</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding to make infrastructure improvements within low/mod areas in the County.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Davison Township - Sidewalk Improvements along Gale Road</td>
</tr>
<tr>
<td></td>
<td>Genesee Township - Street Improvements on Belsay Road between Coldwater and Stanley Roads</td>
</tr>
<tr>
<td></td>
<td>Montrose Township - Sidewalk Improvements from Seymour &amp; Allen to the High School</td>
</tr>
<tr>
<td></td>
<td>Thetford Township - Street Improvements on Lyle Meadow Lane, Millwright Circle, and Woodbridge Drive</td>
</tr>
<tr>
<td></td>
<td>Vienna Township - Street Improvements on Neff Road</td>
</tr>
<tr>
<td></td>
<td>Village of Otisville - Sidewalk Improvements along Orchard Street</td>
</tr>
<tr>
<td>Project Name</td>
<td>Genesee County Public Facility Improvements</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Improve Public Facilities and Infrastructure</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Public Facilities and Services</td>
</tr>
<tr>
<td>Funding</td>
<td>$44,682</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding to make improvements to public facilities throughout the county.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Forest Township - Senior Center Improvements (construction of a pavilion at the senior center for outdoor activities) Vienna Township - Senior Center Improvements (installation of lighting in the parking lot)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Genesee County Home Improvement Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals Supported</td>
<td>Improve Housing Conditions for Homeowners/Renters</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Housing Rehabilitation</td>
</tr>
<tr>
<td>Funding</td>
<td>$583,529</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding to bring low/mod income residences up to section 8 standards.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Genesee County Blight Removal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals Supported</td>
<td>Improve Public Facilities and Infrastructure</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Demolition, Clearance and Remediation</td>
</tr>
<tr>
<td>Funding</td>
<td>$133,619</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funds to be utilized to address blight throughout the county.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Richfield Township - Demolition of 5353 N. State Road Vienna Township - Demolition of residential structures within low/mod income areas City of Montrose - Removal of dead trees along streets located within low-mod income areas</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Genesee County Fair Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals Supported</td>
<td>Improve Housing Conditions for Homeowners/Renters</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Needs Addressed</th>
<th>Fair Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding</td>
<td>$25,000</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding to address fair housing concerns within low/moderate income areas throughout Genesee County.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Genesee County - Fair Housing activities (carried out by Legal Services of Eastern Michigan)</td>
</tr>
<tr>
<td>Project Name</td>
<td>Genesee County Public Service</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Promote Access to Public Services and Resources</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Public Facilities and Services</td>
</tr>
<tr>
<td>Funding</td>
<td>$5,060</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding for additional public service projects throughout Genesee County for low to moderate income residents.</td>
</tr>
</tbody>
</table>
| Planned Activities    | City of Fenton - Needs Assessment for the Underprivileged  
                         Genesee Township - Safety Equipment (smoke alarms will be provided to residents in low to moderate income areas)  
                         Mt Morris Township - Youth Programs (training equipment will be purchased for youth programs at King Karate) |
<p>| Project Name          | Genesee County Emergency Solutions Grant         |
| Goals Supported       | Address the Needs of Homeless and At-Risk Persons |
| Needs Addressed       | Emergency Shelters                               |
| Funding               | $150,818                                         |
| Description           | Genesee County will set aside funding for funding and administration of Emergency Solutions Grant Programs. |</p>
<table>
<thead>
<tr>
<th>Planned Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Genesee County Planning and Administration</td>
</tr>
<tr>
<td>Genesee County Community Resource Department - Homeless Prevention $22,623</td>
</tr>
<tr>
<td>Genesee County Agency to be determined - Rapid Rehousing $18,852</td>
</tr>
<tr>
<td>Genesee County Youth Corporation - Emergency Shelter Operations $33,880</td>
</tr>
<tr>
<td>Shelter of Flint - Emergency Shelter Operations $30,000</td>
</tr>
<tr>
<td>YWCA of Greater Flint - Emergency Shelter Operations $26,611</td>
</tr>
<tr>
<td>Metro Community Development – HIMIS $7,541</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Genesee County HOME Admin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding</td>
<td>$61,787</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding for the administration of the HOME program.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>HOME CHDO Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals Supported</td>
<td>Improve Housing Conditions for Homeowners/Renters</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Housing Rehabilitation</td>
</tr>
<tr>
<td></td>
<td>Production of New Units</td>
</tr>
<tr>
<td>Funding</td>
<td>$191,082</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding for CHDO’s to provide safe, affordable housing to low/moderate income residents throughout the county.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Genesee County HOME Home Improvement Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals Supported</td>
<td>Improve Housing Conditions for Homeowners/Renters</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Housing Rehabilitation</td>
</tr>
<tr>
<td>Funding</td>
<td>$200,000</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside HOME funding to rehabilitate homes for low to moderate income seniors throughout Genesee County.</td>
</tr>
<tr>
<td>Project Name</td>
<td>Genesee County HOME Home Improvement Ramp Program</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Improve Housing Conditions for Homeowners/Renters</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Housing Rehabilitation</td>
</tr>
<tr>
<td>Funding</td>
<td>$130,000</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set aside funding to assist in the construction of ramps for disabled low to moderate income seniors throughout Genesee County.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Genesee County Tenant Based Rental Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals Supported</td>
<td>Improve Housing Conditions for Homeowners/Renters</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Down Payment Assistance</td>
</tr>
<tr>
<td>Funding</td>
<td>$35,000</td>
</tr>
<tr>
<td>Description</td>
<td>Genesee County proposes to set funding aside to assist low to moderate income residents with down payment, rent and utilities.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Genesee County - Tenant Based Rental Assistance</td>
</tr>
</tbody>
</table>
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 2015 will allocate funds to: Atlas Township, Davison Township, Forest Township, Genesee Township, Montrose Township, Richfield Township, Thetford Township, Vienna Township, City of Montrose, Village of Otisville and the Village of Otter Lake 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.

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. CDBG allocations are made to the local units, and decisions for spending are determined at the local level because local officials and residents know the needs of their communities.

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. The geographic reach of HOME funds utilized to create new housing opportunities is based on the Community Housing Development Organization (CHDO) that is awarded funds.

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. 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 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.

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 48 - One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 49 - 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-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 client 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 Resource 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 publicly 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.
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, and undertake rehabilitation projects that diminish blight in the community and provide residents with safe and healthy 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.
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 government 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. Moving forward, GCMPC will use the data and community input in this Plan to guide funding decisions over the next five years.

Other actions include utilizing down payment assistance to help eligible homebuyers with funds to purchase a home that is affordable to their household. 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.

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.

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.

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.

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 and early learning and interventions 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, subrecipients, 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 the 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(l)(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)
Referece 24 CFR 91.220(l)(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

Total Program Income: 0

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. 85.00%
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 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 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) Assisted through Deferred Payment Loans that are secured by a Lien and Promissory Note 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 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 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. HOME funds up to $18,000 per property are provided through Deferred Payment Loans that are secured by a Lien and Promissory Note recorded on each property. One half of the HOME investment per property is immediately forgiven and the remainder forgiven either 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 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.

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 goes over 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 the recommendations to the Continuum of Care Review Committee. After the Review Committee has approved the funding allocations, staff takes the 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.

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 activities, 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.
Attachments

Grantee Unique Appendices
Appendix A
Public hearing planned to evaluate Genesee County Community Development Program

Blake Thorne | bthorne1@mlive.com By Blake Thorne | bthorne1@mlive.com
Follow on Twitter
on November 17, 2014 at 9:00 PM

GENESEE COUNTY, MI -- A public hearing is scheduled to allow the community an opportunity to evaluate the effectiveness of the Genesee County Community Development Program.

"Individual citizens and representatives from neighborhood associations, community groups and nonprofit organizations are urged to attend, discuss community development needs and suggest future projects that will improve your neighborhood," reads a news release on the hearing.

The forum for 9:30 a.m. Dec. 3, in the Harris Auditorium of the Genesee County Administration Building, 1101 Beach St., in Flint.

For special assistance for disabled or non-English speaking residents, contact Sheila Taylor at 810-257-3010 (800-649-3777 for the hearing impaired). Or mail to Genesee County Metropolitan Planning Commission, 1101 Beach Street, Room 223, Flint, MI 48502. Allow 48 hours notice.

Blake Thorne is a reporter for MLive-The Flint Journal. Contact him at bthorne1@mlive.com or 810-347-8194. Follow him on Twitter or Facebook.

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This Consolidated Plan / Multiyear Planning Calendar (COPC) is committed to ensuring that all citizens will have an opportunity to provide input at the planning stage of development of the plan. The planning stage is divided into several key steps, and plans for each step must be completed before proceeding to the next step. The planning stage can be divided into an initial public comment period followed by a review period, during which the plan is published in the local newspaper and comments are accepted. The public comment period is open to all individuals and organizations interested in the plan. Comments can be submitted through email or in person at the County Administrative Building. Comments can also be submitted through the Consolidated Plan website.
MEMORANDUM

TO: Commissioner Ted Henry, Chairperson
   Community and Economic Development Committee

FROM: Derek Bradshaw, Director-Coordinator
       Genesee County Metropolitan Planning Commission

DATE: December 3, 2014

SUBJECT: Genesee County Consolidated Plan and 2015 Action Plan Public Needs Hearing

A public needs hearing is being held Wednesday, December 3, 2014 to provide an opportunity for citizens to evaluate the effectiveness of the Genesee County Community Development Program and provide needs within Genesee County, outside of the City of Flint. Individual citizens and representatives from neighborhood associations, community groups and nonprofit organizations are urged to discuss community development needs and suggest future projects that will improve our neighborhoods. A list of proposed projects is attached for your review.

Comments will be received verbally during the public hearing or written comments can be provided directly to Ms. Sheila Taylor, Principal Planner at the Genesee County Metropolitan Planning Commission. All comments will be included in the development of the 2015-2018 Consolidated Plan and the 2015 Action Plan.
CALL TO ORDER

Chairperson Henry called the Community and Economic Development Committee meeting to order at 11:56 a.m.

ROLL CALL

Roll Call.
Present: Adams, Bailey, Brown, Clack, Curtis, Henry, Northrup, Smo, Young.

MINUTES—November 12, 2014

Motion: To approve the minutes of the November 12, 2014 Community and Economic Development Committee meeting as presented.
Action: Approve, Moved by Young, Seconded by Adams. Motion passed unanimously.

PUBLIC HEARING

C1203141VA: Genesee County Consolidated Plan and 2015 Action Plan

Sheila Taylor explained the reason for the public hearing. Commissioner Smo commented.

Commissioner Curtis asked for a recess in order to conduct the Board of Commissioners additional meeting. The recess began at 12:02 p.m. The meeting reconvened at 12:12 p.m.

Public hearing began at 12:12 p.m.


Public hearing ended at 12:16 p.m.

PUBLIC COMMENTS TO THE COMMITTEE

None
COMMUNICATIONS

C120314 VIA: Region 6 Regional Prosperity Plan Update

Derek Bradshaw gave update.

COMMUNITY DEVELOPMENT

C120314VIIA: Transfer of Community Development Block Grant Funds

Motion: To approve transfer of Community Development Block Grant Funds.
Action: Approve, Moved by Brown, Seconded by Young.
Motion passed unanimously.

C120314VIIIA: Allocation of 2015 Emergency Solutions Grant Funds

Motion: To approve allocation of 2015 Emergency Solutions Grant Funds.
Action: Approve, Moved by Brown, Seconded by Adams.
Motion passed unanimously.

ECONOMIC DEVELOPMENT

None

ENVIRONMENTAL BUSINESS

C120314IXA: 2015 Household Hazardous Waste Collection Services Contract

Motion: To approve 2015 Household Hazardous Waste Collection Services Contract.
Action: Approve, Moved by Brown, Seconded by Northup.
Motion passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

Chairperson Henry adjourned the Community and Economic Development Committee meeting at 12:19 p.m.
Local

BLUEBERRY MOMENTS

Northwestern envys pitch for for teachers, others

By Edie Cresswell

FLINT — At Flint Northwestern High School, helping students through the Blueberry Ambassador program is popular among people quickly changing their minds.

"Originally we had 10 ambassadors, but then one student came to me about the program and wanted to participate," said Mary Ann Kohl, a teacher at Northwestern High School. "She wanted to help our students and I was impressed with her enthusiasm.

Kohl, the advisor for the school's student government and guidance on the Blueberry Moments program, said she was impressed by the students' enthusiasm.

"I was impressed by the number of students who wanted to participate in the program and help other random acts of kindness," Kohl said.

The Blueberry Ambassador program was created last year by Flint Businesswoman Shelly Wofford to encourage random acts of kindness and initiate local programs throughout Genesee County.

For Flint Northwestern students, that means many more opportunities to participate in two organized projects: feeding and helping local students with their studies.

Read the stories from Flint Northwestern High School.

JACQUIE MANUEL

Hi, my name is Jacqui Manuel. I'm a student at Northwestern High School, and I love to help others. I often volunteer at local food banks and community centers.

Jannine Turner

Hi, my name is Jannine Turner. I'm a student at Northwestern High School, and I love to help others. I often volunteer at local food banks and community centers.

CHLOVEE WREN

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KESHA THOMAS

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KAROLYN CARR

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DALLAS CURTIS

Hi, my name is Dallas Curtis. I'm a student at Northwestern High School, and I love to help others. I often volunteer at local food banks and community centers.


teacher at Northwestern High School. She helped me with my studies and I ended up doing better in my class.

AQUAVIA TURNER

Hi, my name is Aquavia Turner. I'm a student at Northwestern High School, and I love to help others. I often volunteer at local food banks and community centers.

ROSIE CURTIS

Hi, my name is Rosie Curtis. I'm a student at Northwestern High School, and I love to help others. I often volunteer at local food banks and community centers.

PARKIS CURTIS

Hi, my name is Parkis Curtis. I'm a student at Northwestern High School, and I love to help others. I often volunteer at local food banks and community centers.

ELENNA FERRO

Hi, my name is Elenna Ferro. I'm a student at Northwestern High School, and I love to help others. I often volunteer at local food banks and community centers.

GIANNA MURRAY

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NOTICE OF PUBLIC HEARING FOR THE GENESSEE COUNTY 2015-2019 CONSOLIDATED PLAN


NOTICE OF PUBLIC MEETING TO TALK DIRECTLY WITH FHWA AND FTA CONCERNING YOUR VIEWS ON THE TRANSPORTATION PLANNING PROCESS IN THE FLINT AREA

ATTENTION! NOTICE OF PUBLIC MEETING An opportunity for you to talk directly with the Federal Highway Administration and the Federal Transit Administration in an open and active meeting environment...
MEMORANDUM

TO: Commissioner Tony Brown, Chairperson
   Community and Economic Development Committee

FROM: Derek Bradshaw, Director-Coordinator
      Genesee County Metropolitan Planning Commission

DATE: March 9, 2015


Staff has completed the draft 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan for the Community Development Program. Contained within the Plan is a description of the needs within Genesee County and goals to address those needs, along with all activities proposed for 2015 Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds.

Staff is requesting input from the public and all local units of government concerning the draft 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan at the public hearing on March 9th during the Community and Economic Development meeting or written comments can be submitted through March 19, 2015.

Attached is the Executive Summary of the draft 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan, however, the Plan can be viewed in its entirety by clicking the following link:
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<th>NAME</th>
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Please find the attached request for input regarding the draft 2015-2019 Genesee County Consolidated Plan & 2015 Action Plan.

Thank you for your time and input!

Marcia G.W.
Planning
Genesee County Metropolitan Planning Commission
111 East Chestnut St., Suite 100
Flint, MI 48502
Ph. (810) 766-6374
Fax (810) 255-5187
MarciaGMCP@genesee Cougar.com

GCMPC
GENESEE COUNTY METROPOLITAN PLANNING COMMISSION
MEMORANDUM

TO: Concerned Citizens and Local Officials

FROM: Sheila Taylor, Principal Planner
Genesee County Metropolitan Planning Commission

DATE: March 2, 2015


GCMPC staff has completed the draft 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan for the Community Development Program. Contained within the Plan is a description of the needs within Genesee County and goals to address those needs, along with all activities proposed for 2015 Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds.

Staff is requesting your input concerning the draft 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan. Staff previously sent you a survey asking about the needs in your community and the responses were used to help guide this Plan. A public hearing, for the purpose of obtaining comments on the Action Plan, will be held on March 9, 2015 at 9:30 a.m. in the Genesee County Administration Building, 1101 Beach Street, Flint, Hans Auditorium, third floor. If you are unable to attend the public hearing but would like to comment, please fill out the attached comment sheet and return it to GCMPC, 1101 Beach Street, Room 223, Flint, MI, 48502 no later than March 19, 2015.

Attached is the Executive Summary of the 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan, however, the Plan can be viewed in its entirety by clicking the following link:

Questions regarding the draft 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan can be addressed to Shane Kelley, Claire Wilke or Anna Pinter at (810) 257-3010 or by email at skelley@co.genesee.mi.us, cwilke@co.genesee.mi.us or apinter@co.genesee.mi.us. Thank you for your participation!
Genesee County Consolidated Plan
2015 - 2019
&
2015 Annual Action Plan
Executive Summary
Executive Summary

Summary

Genesee County Metropolitan Planning Commission (GCMP), through its Community Development Program developed a Five-Year Consolidated Plan. The Consolidated Plan, required in order to receive U.S. Department of Housing and Urban Development (HUD) funding, is an assessment of Genesee County’s five year housing and community development needs and goals to address those 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.

Demographics

Population: 425,790
Households: 185,669

- Over 15% of Genesee County’s Population is over the age of 65 and is expected to grow by 1% a year.
- 16% of Genesee County’s population has a disability
- 74.7% of the County’s population is White
- 20.4% of the County’s population is Black or African American
- 30% of households in Genesee County are at or below 80% Area Median Income

Housing Conditions Survey

- Estimated that 25% of housing units in Genesee County (outside the City of Flint) need at least minor repairs based on visual inspection of the outside of the unit.
- 487 houses around Genesee County surveyed for their condition; at least 10 units in each local unit were assessed

Housing and Affordability

- Over 20% of households in Genesee County spend more than 30% of their income on housing (housing cost burdened)

Households struggling to afford basic cost of living

- 43% of households in Genesee County are AUCE
- There is a significant shortage of housing affordable to extremely low and low-income households

Deficit of 113,000 affordable housing units
Homelessness

- An estimated 15,000 people in Genesee County will require homeless services over the next five years. 12,500 families with children, 1,000 families of veterans
- More than 5,300 people were discharged from homelessness in 2014 (duplicated numbers: ascents may have multiple exits from homelessness)
- 640 unsheltered people in Genesee County (Point in time count, 2014)
- Black/African Americans make up almost 70% of the homeless population in Genesee County.

Future Funding and Accomplishment Estimates

- Anticipated HUD funding in Genesee County (outside the city of Flint) over the next 5 years - $12.3 million
  - $8.4 million in Community Development Block Grant
  - $3.1 million in HOME Investment Partnerships Program
  - $700,000 in Emergency Solutions Grant
- Over 150 owner-occupied housing units will be rehabilitated over the next 5 years

Based on the assessment of data through surveys, consultations and input from the public, local units of government and local agencies, GCMPC determined the following goals to address the needs within Genesee County:

1. Improve Public Facilities and Infrastructure
2. Increase Homeownership
3. Improve Housing Conditions for Homeowners/Renters
4. Foster Economic Development
5. Promote Access to Public Services and Resources
6. Address the Needs of Homeless and At-Risk Persons

Community Development Spending
Past 5 Years (2010 – 2014)

- Construction of Senior Housing: $867,222
- Demolition: $580,056
- Down Payment Assistance: $93,774
- Homeowner Housing Rehab: $3,910,674
- Mortgage Funding: $510,960
- New Construction/Rehab for Sale: $462,253
- Other Infrastructure Improvements (sidewalks, ditching, lighting, etc.): $523,070
- Senior Services/Operations: $413,887
- Street Improvements: $570,801
- Tenant Based Rental Assistance: $97,047
## 2015 Project List

**2015 Genesee County Annual Action Plan Projects**  
Community Development Block Grant (CDBG) Program

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 Grant Award:</td>
<td>$1,717,994</td>
</tr>
<tr>
<td>Senior Citizens Services</td>
<td>$67,412</td>
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<tr>
<td>Removal of Architectural Barriers</td>
<td>$37,574</td>
</tr>
<tr>
<td>Historical Preservation</td>
<td>$37,592</td>
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<tr>
<td>Planning and Administration</td>
<td>$343,599</td>
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<tr>
<td>Infrastructure Improvements</td>
<td>$498,554</td>
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<tr>
<td>Public Facility Improvements</td>
<td>$44,682</td>
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<tr>
<td>Home Improvement Program</td>
<td>$583,529</td>
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<tr>
<td>Blight Removal</td>
<td>$133,619</td>
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<tr>
<td>Fair Housing</td>
<td>$25,000</td>
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<tr>
<td>Public Service</td>
<td>$5,060</td>
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</table>

**HOME Investment Partnership Program**  

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Planning and Administration</td>
<td>$61,787</td>
</tr>
<tr>
<td>CHDO Reserve</td>
<td>$191,082</td>
</tr>
<tr>
<td>Home Improvement Program</td>
<td>$200,000</td>
</tr>
<tr>
<td>Home Improvement Program – Ramps</td>
<td>$130,000</td>
</tr>
<tr>
<td>Tenant Based Rental Assistance</td>
<td>$35,000</td>
</tr>
</tbody>
</table>

**Emergency Solution Grant**  

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Genesee County Planning and Administration</td>
<td>$11,311</td>
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<tr>
<td>Genesee County Homeless Prevention</td>
<td>$22,623</td>
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<tr>
<td>Genesee County Rapid Rehousing</td>
<td>$18,852</td>
</tr>
<tr>
<td>Genesee County Emergency Shelter Operations</td>
<td>$90,491</td>
</tr>
<tr>
<td>Genesee County HIMIS</td>
<td>$7,541</td>
</tr>
</tbody>
</table>
COMMENTS CONCERNING THE
GENESEE COUNTY 2015-2019 DRAFT CONSOLIDATED PLAN AND 2015 ACTION
PLAN
COMMUNITY DEVELOPMENT PROGRAM

Please submit written comments by March 19, 2015 to the Genesee County Metropolitan Planning Commission – Community Development Program. If you would like a written response to your comment, please provide a mailing or e-mail address. Thank you.

PLEASE SEND TO:

Anna Pinter, Planner III
Genesee County Community Development Program
Community Development Program
1101 Beach Street, Room 223
Flint, MI 48502

Telephone: (810) 257-3010
Fax: (810) 257-3185
Email: APinter@co.genesee.mi.us
PLANS AND REPORTS

DRAFT Five Year Consolidated Plan (2015-19) & 2015 Annual Action Plan Executive Summary
DRAFT Five Year Consolidated Plan (2015-19) & 2015 Annual Action Plan
The Five Year Consolidated Plan will serve as the planning document for housing and community development activities in Genesee County through 2019. It will also serve as the application for funding under the Community Development Block Grant Program (CDBG), the Emergency Shelter Grant Program, and the HOME Program.

Analysis of Impediments to Fair Housing in Genesee County
As a part of the Consolidated Plan, Genesee County certifies that it will affirmatively further fair housing. In order to do this, Genesee County is required to conduct an analysis to identify impediments to fair housing choice within the county (an "analysis of impediments," or "API"). Take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

Consolidated Annual Performance and Evaluation Report (CAPER)
The Consolidated Annual Performance and Evaluation Report tracks the progress of projects identified in the Annual Action Plan. The report lists all projects in which funding was expended over a one-year time frame and provides a written explanation of activities undertaken.

2014 Annual Action Plan
The Genesee County Metropolitan Planning Commission (GCMP) acting through the Community Development Program, served as the lead agency in the development of the 2014 Genesee County Consolidated Plan. GCMP has prepared the 2014 Annual Action Plan (AAP) to provide information for the final year of the current Consolidated Plan, removing information of prior years, block grant (CDBG), HOME Investment Plan (HIP), and rental assistance program (RAP).
COMMENTS CONCERNING THE
GENESEE COUNTY 2015-2019 DRAFT CONSOLIDATED PLAN AND 2015 ACTION
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COMMUNITY DEVELOPMENT PROGRAM

Please submit written comments by March 19, 2015 to the Genesee County
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PLEASE SEND TO:

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Community Development Program
1101 Beach Street, Room 223
Flint, MI 48502

Telephone: (810) 257-3010
Fax: (810) 257-3185
Email: ARiner@co.genesee.mi.us
Appendix B
Community Housing Profile
Genesee County

Own: 70%  Rent: 30%

Age of Housing Units:
- 19% 2000 or later
- 15% 1980 - 1999
- 26% 1950 - 1979
- 38% prior to 1950

Families struggling to afford basic needs in Genesee County:
- 71,395 in Genesee
- 11,177 in Lapeer
- 10,867 in Shiawassee

Housing Survey:
- 74.5% Sound Housing Condition***
- 11.7% Minor Repairs Needed
- 10.3% Moderate Repairs Needed
- 2.5% Substantial Repairs Needed
- 1% Dilapidated

Monthly Housing Cost (Percent of Households):
- 36%
- 36%
- 28%

Income Spent:
- Less than 20%
- 20% - 29.9%
- 30% and Over

*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, one households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households exceed the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile
City of Burton

Own: 74%  Rent: 26%

Age of Housing Units*

- 2000 or later: 20%
- 1980 - 1999: 12%
- 1950 - 1979: 14%
- Prior to 1950: 54%

Struggling to afford basic cost of living in Burton.

- Poverty: 20%
- ALICE**: 19%
- Above ALICE: 61%

Housing Survey

- 61.1% Sound Housing Condition***
- 11.1% Minor Repairs Needed
- 25% Moderate Repairs Needed
- 2.8% Substantial Repairs Needed

Monthly Housing Cost (Percent of Households)

- 34.6%
- 37.3%
- 28.3%

Income Spent

- Less than 20%
- 20% - 29.9%
- 30% and Over

*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, one households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile

City of Fenton

Own: 60.4%
Rent: 39.6%

Age of Housing Units*
- 2000 or later: 14%
- 1980 - 1999: 34%
- 1950 - 1979: 33%
- Prior to 1950: 19%

Struggling to afford basic cost of living in Fenton.
- Poverty: 26%
- ALICE™: 12%
- Above ALICE: 62%

Housing Survey
- 6,011 families
- 5,572 units
- 93.3% Sound Housing Condition***
- 6.7% Minor Repairs Needed

Monthly Housing Cost (Percent of Households)
- Income Spent
  - Less than 20%
  - 20% - 29.9%
  - 30% and Over

*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, refers to households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile

City of Flushing

Age of Housing Units*

<table>
<thead>
<tr>
<th>Year</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000 or later</td>
<td>14%</td>
</tr>
<tr>
<td>1980 - 1999</td>
<td>10%</td>
</tr>
<tr>
<td>1950 - 1979</td>
<td>13%</td>
</tr>
<tr>
<td>Prior to 1950</td>
<td>63%</td>
</tr>
</tbody>
</table>

Struggling to afford basic cost of living in Flushing.

- Poverty: 20%
- ALICE**: 8%
- Above ALICE: 72%

Housing Survey

- 72.7% Sound Housing Condition***
- 9.1% Minor Repairs Needed
- 18.2% Moderate Repairs Needed

Monthly Housing Cost (Percent of Households)

- 25%
- 49%
- 26%

Income Spent

- Less than 20%
- 20% - 29.9%
- 30% and Over

*2010 U.S. Census
**ALICE: an acronym for Asset Limited, Income Constrained, Employed, one households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households exceeds the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile
Flint Township

Own: 63.7%  Rent: 36.3%

Age of Housing Units*
- 2000 or later: 19%
- 1980 - 1999: 65%
- 1950 - 1979: 1%
- Prior to 1950: 5%

Struggling to afford basic cost of living in Flint Twp.
- Poverty: 27%
- ALICE**: 16%
- Above ALICE: 57%

Housing Survey
- 63.4% Sound Housing Condition***
- 22% Minor Repairs Needed
- 9.8% Moderate Repairs Needed
- 4.9% Substantial Repairs Needed

Monthly Housing Cost (Percent of Households)
- 33.8%
- 35.6%
- 30.4%

Income Spent
- Less than 20%
- 20% - 29.9%
- 30% and Over

*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, are households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households exceeds the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile

Gaines Township

Consolidated Plan

GENESEE COUNTY

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OMB Control No: 2506-0117 (exp. 07/31/2015)
Community Housing Profile
Genesee Township

Own: 78%  Rent: 22%

Age of Housing Units*
- 2000 or later: 23%
- 1980 - 1999: 14%
- 1950 - 1979: 5%
- Prior to 1950: 56%

Struggling to afford basic cost of living in Genesee Twp.
- Poverty: 24%
- ALICE**: 17%
- Above ALICE: 59%

8,460 families  9,641 units

Housing Survey
- 84.6% Sound Housing Condition***
- 11.5% Minor Repairs Needed
- 3.8% Moderate Repairs Needed

Monthly Housing Cost (Percent of Households)
- 31%
- 31%
- 38%

Income Spent
- Less than 20%
- 20% - 29.9%
- 30% and Over

*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, are households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile

Grand Blanc Township

<table>
<thead>
<tr>
<th>Own</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>70%</td>
<td>30%</td>
</tr>
</tbody>
</table>

Age of Housing Units*

- 2000 or later: 27%
- 1980 - 1999: 24%
- 1950 - 1979: 5%
- Prior to 1950: 46%

Struggling to afford basic cost of living in Grand Blanc Twp.

- Poverty: 15%
- ALICE**: 12%
- Above ALICE: 73%

14,758 families
16,053 units

Housing Survey

- 84.1% Sound Housing Condition***
- 2.3% Minor Repairs Needed
- 6.8% Moderate Repairs Needed
- 4.5% Moderate Repairs Needed
- 2.3% Dilapidated

Monthly Housing Cost (Percent of Households)

- 27%
- 31%
- 43%

Income Spent

- Less than 20%
- 20% - 29.9%
- 30% and Over

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*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, are households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile
Mt. Morris Township

Age of Housing Units:
- 2000 or later: 12%
- 1980 - 1999: 12%
- 1950 - 1979: 12%
- Prior to 1950: 6%
- 70%

Struggling to afford basic cost of living in Mt. Morris Twp.
- Poverty: 21%
- ALICE**: 27%
- Above ALICE: 52%

Housing Survey
- 42.3% Sound Housing Condition***
- 11.5% Minor Repairs Needed
- 34.6% Moderate Repairs Needed
- 3.8% Substantial Repairs Needed
- 7.7% Dilapidated

Monthly Housing Cost (Percent of Households)
- 41%
- 35%
- 24%

Income Spent
- Less than 20%
- 20% - 29.9%
- 30% and Over

*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, one households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile
Mundy Township

- **Own**: 82.7%
- **Rent**: 17.3%

### Age of Housing Units*

- 2000 or later: 6%
- 1980 - 1999: 21%
- 1950 - 1979: 47%
- Prior to 1950: 26%

### Struggling to afford basic cost of living in Mundy Twp.

- Poverty: 19%
- ALICE**: 7%
- Above ALICE: 74%

### Housing Survey

- 6,127 families
- 6,508 units

- 94.4% Sound Housing Condition***
- 5.6% Minor Repairs Needed

### Monthly Housing Cost (Percent of Households)

- 36%
- 38%
- 26%

### Income Spent

- Less than 20%
- 20% - 29.9%
- 30% and Over

---

*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, refers to households that earn more than the U.S. poverty level, but less than the basic cost of living for the county. Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey
Community Housing Profile

Thetford Township

Own: 86.0%  Rent: 14.0%

Age of Housing Units*

- 2000 or later: 12%
- 1980 - 1999: 26%
- 1950 - 1979: 28%
- Prior to 1950: 35%

Struggling to afford basic cost of living in Thetford Twp.

- Poverty: 23%
- ALICE**: 12%
- Above ALICE: 65%

Housing Survey

- 90% Sound Housing Condition***
- 10% Minor Repairs Needed

Monthly Housing Cost

- 32.9%
- 27.1%
- 40.0%

Income Spent

- Less than 20%
- 20% - 29.9%
- 30% and Over

*2010 U.S. Census
**ALICE, an acronym for Asset Limited, Income Constrained, Employed, refers to households that earn more than the U.S. poverty level but less than the median income for the county. Combined, the number of poverty and ALICE households exceed the total population struggling to afford basic needs.
***GCMPC 2014 Housing Condition Survey

GCMPC
GENESEE COUNTY LOCAL PLANNING COMMISSION
ESG Approval Guidelines

**ESG Guidelines Homeless Prevention:**

1. Must be at or below 30% Area Median Income (AMI)
2. Must have a lease and not renting from a family member
3. Must participate in the State Emergency Relief Program through the Department Human Services
4. Must not have a Housing Choice Voucher or other subsidized housing
5. Must meet the Fair Market Rent for the family size per household
6. Have not received ESG assistance in the last 12 months
7. Must have a shut off notice or Eviction that is within 30 days of assessment
8. Must be willing to complete ESG assessment and complete all necessary paperwork
9. Must be willing to have unit complete a Housing Habitability Standard Inspection before financial assistance is given
10. Sign all documents and be willing to follow a housing plan

Prevention (Eviction/Utilities): Risk factors: Must have at least 1 documented risk factor below for assessment

1. Extremely low income
2. Criminal history
3. Behavioral health issues
4. Poor employment histories

Risk factors that make finding and maintaining housing more challenging should be used to screen people into assistance rather than out.

**ESG Guidelines Rapid Rehousing:**

1. Must be verified chronically homeless (this now includes having a verified disability)
2. Must be at or below 30% AMI
3. Must not own your own home
4. Have not received ESG assistance in the last 12 months
5. Be willing to complete a Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) and full SPDAT assessment
6. Must be willing to complete ESG assessment and complete all necessary paperwork
7. Must be willing to have unit complete a Housing Habitability Standard Inspection before financial assistance is given
8. Sign all documents and be willing to follow a housing plan

KW1-20-15
ESG Approval Guidelines
Rapid Re-housing (RR): Risk Factors: Please Circle the Priority Risk

1. Chronically Homeless (12 months consecutive, or 4 episodes in 3 years with a verified disability)
   - Homeless Verification Form
   - Shelter Verification Letter (episodes)
   - Domestic Violence cases are referred directly to the Housing Assessment Resource
     Agency (HARA) for SPDAT assessment

2. General homeless
   
   Zero income individuals and families can and should be assisted with ESG for Rapid Re-
   housing

KW1-20-15
Appendix - Alternate/Local Data Sources