

GENESEE COUNTY 2020-2024 CONSOLIDATED PLAN

Genesee County 2022 Annual Action Plan



Executive Summary

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

1. Introduction

The 2022 Action Plan for Genesee County, Michigan reflects the priorities, goals, and expected outcomes for programs, projects, and activities funded with U.S. Department of Housing and Urban Development (HUD) grant dollars. Genesee County receives HUD funds for three programs: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME). The priorities, goals, and outcomes are based on data provided by HUD, a housing conditions survey conducted for the 2020-2024 Consolidated Plan, U.S. Census data, information from local agencies, citizen input, and data from other sources.

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

Genesee County Metropolitan Planning Commission (GCMPC) is authorized by the Genesee County Board of Commissioners to act as the lead agency for the development of the Five-Year Consolidated Plan, which also includes the development of the 2022 Action Plan. There are thirty-three municipalities located in Genesee County. One, the City of Flint, is a HUD entitlement community and receives separate funding to implement programs in the City. Of the remaining thirty-two municipalities, twenty-eight participate in the County's Community Development Program.

2. Summarize the objectives and outcomes identified in the Plan

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

Based on the assessment of data, surveys, consultations and input from the public, local units of government and local agencies, Genesee County has determined the following primary goals for the 2022 Action Plan:

1. Improve Public Facilities and Infrastructure

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

2. Increase Homeownership

Safe and affordable housing is a significant concern for local housing agencies. Over 55% of respondents of the community survey 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 residents. It is also achieved through the sale of rehabilitated homes to low-to-moderate income households through the Neighborhood Purchase/Rehab/Resale Program.

3. Improve Housing Conditions for Homeowners/Renters

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

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

Needs of the homeless population were evaluated by members of the Flint/Genesee County Continuum of Care (CoC). Emergency shelters, case management services and supportive services were all rated as

high priority needs. ESG and some HOME funds will be used to address the needs of homeless and at-risk individuals and families. The demand for homelessness prevention and supportive services increased in late 2020 and early 2021 as a result of COVID-19 and related hardships. During 2020 and 2021, the Flint & Genesee County Continuum of Care conducted weekly calls with the community to assess the needs of the homeless community. Calls started again in early 2022 due to the surge in COVID-19 and the Omicron variant. Emergency shelters reported being at capacity and began using hotels to shelter those who require isolation due to COVID-19.

5. Promote Access to Public Services and Resources

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

6. 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. Employment training also rated very high. Local governments indicated that they would like to see more local businesses. A job training project for developmentally disabled adults helps to educate and train residents, in an effort to expand the workforce in the County, is administered by a current subrecipient.

3. Evaluation of past performance

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

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

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

project all through the website. Using this software has made many of our processes quicker and more streamlined.

During Program Year 2021, GCMPC created positive results in many of the outcome categories of the 2020-2024 Consolidated Plan. Although new needs have come up since the start of the pandemic (such as economic development and increased demand for rental assistance), GCMPC still made progress towards the original goals of the Consolidated Plan. Staff evaluated the performance of PY 2020 in this Plan because GCMPC is currently in PY 2021, making final project data currently unavailable. The following is a summary of results:

Decent Housing

Increased homeownership: Habitat for Humanity completed one new construction home sold to low-income families and began construction on two additional homes.

Increased supportive rental units: The number of households supported through rental assistance increased. GCMPC assisted 98 households through programs including ESG and ESG-CV Homelessness Prevention, Rapid Rehousing, and HOME TBRA. The increase in the last year was due to additional rental assistance programs being added using funding from the CARES Act.

Housing conditions for homeowners and renters: Code enforcement activities, home improvements, and clearance activities have all contributed to better housing conditions. In PY 2021, thirty-seven households received home improvement assistance.

Reduced cost burden for homeowners and renters: Improvements made to reduce cost include: incorporated energy efficiency upgrades to homes such as lighting with CFL and/or LED, and upgraded electrical appliances into home improvement and new construction projects, replaced broken and/or outdated windows and doors, added insulation, replaced furnaces with 92% efficiency furnaces, added foundation insulation, sealed foundations, upgraded water wells, and electrical wiring, replaced shower heads with water saver implements, and improved restrooms with low-flow toilets.

Suitable Living Environment

Improved functionality and appearance of public infrastructure: Several communities utilized their funding for street, parking lot and sidewalk improvements in low-to-moderate-income areas.

Improved public spaces: Several communities completed projects which improved public facilities such as senior centers and public parks.

Increased public safety: Communities invested money into code enforcement as well as crime and fire prevention activities which helped remove hazards and increase safety for residents.

Increase public participation in community life: Several local units utilized funds to increase senior center operations, youth programming, job training and parks programming. These programs lead to more residents getting involved with their community by making a wide range of activities available to the public. For example, senior centers have expanded the number of exercise, art, and other classes and made them free for seniors to participate. Another example is a community that provided scholarships to low-income youth to be able to play sports without any enrollment fees.

Economic Opportunities

Increased academic and social success/development in children and youth: One community focused on youth program operations. This local unit used CDBG funds to purchase training equipment for a youth summer camp program, catering to low-and moderate-income youth.

Enhanced employability of youth, seniors and individuals with special needs: One community used CDBG funds to assist with job training activities for developmentally disabled adults.

Improved Sustainability of small businesses owned by low/moderate-income individuals

Using CDBG-CV funding, GCMPC started a new Small Business Assistance program for small businesses owned by low/moderate-income individuals. These grants helped businesses remain open and recover some of the losses caused by COVID-19 and related shut down orders.

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.

GCMPC embarked to evaluate our CDBG program in PY 2019, comparing the program to similar entitlement communities, in an attempt to make a greater impact with HUD funding. After review of several similar programs, GCMPC implemented a new application process which covers 2020-2024 and future program years. Subrecipients are now required to submit a pre-application for each project proposal, in order for staff to review the project and ensure it will be eligible. Once initial eligibility is determined, full applications are provided to the subrecipient to obtain further details for the environmental review process.

Additionally, GCMPC has incorporated the Neighborly Software program to help administer CDBG, HOME and ESG programs. This software program reduces high paper volumes and makes the application submission and funding process easier for our developers, subrecipients and contractors. Funding recipients will be able to view the status of their applications, submit reimbursements and track funding amounts through the Neighborly applicant portal. The Neighborly software also helps with

efforts to prevent COVID-19, since digital documents have replaced hard copy documents that require hand-written signatures.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

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

Feedback assisted in development of the goals identified in the Consolidated Plan. Agencies consulted during the preparation of the Consolidated Plan were given the opportunity to present new insights and propose changes. The goals remain consistent for the 2022 Program Year.

During the 2022 CDBG application process, communities were required to hold a local public needs hearing on proposed projects for program years 2022-2024. Minutes were submitted with each application. During the 2022-2024 Call for Projects, a county public needs hearing was held on December 2, 2020. Another was held during the development of the 2022 Action Plan on December 8, 2021. No comments were received. Input from the local and county public needs hearings was considered during the development of the 2022 Action Plan.

The 2022 Action Plan 30-day public comment period was held January 31, 2022 through March 3, 2022 with a public hearing held on February 10, 2022. The public hearing's purpose was to garner input on the draft 2022 Action Plan, including the housing and community development needs and the goals and priorities identified. One comment was received via email and is included in the Appendix of this plan.

An email, with the draft Action Plan and comment sheet attached, was sent to the public participation list, each local unit of government, members of the Continuum of Care, and consulted agencies. An accessible copy was made available at the Genesee County Metropolitan Planning Commission (GCMPC) office, and a link to the draft is available on the GCMPC website. Recipients were encouraged to provide comments. The public was informed that funding estimates were based on 2021 allocations and would be adjusted per 2022 actual allocations. The final version of this plan includes actual allocations received from HUD.

4.

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

1. Items relating to the Public Hearing held on December 8, 2021 to allow the public an opportunity to contribute ideas or comment on the 2022 project list: the December 2021 public hearing notice in the Flint Journal; the sign-in sheet from the December 2021 public hearing; a copy of the Flint Journal February 10, 2022 public hearing notice and public comment period (held January 31, 2022 through March 3, 2022); and a copy of comments received during the period.

5. Summary of public comments

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

The public comment period began January 31, 2022 and continued through March 3, 2022 with a public hearing held on February 10, 2022. One comment was received via email (included in the attached Appendix) and the feedback was incorporated into the final draft of the Action Plan. Feedback included places in the plan that needed more explanation, suggestions for future projects, and comments on a proposed project.

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

All comments received were accepted.

7. Summary

Genesee County's 2022 Action Plan contains an assessment of data, surveys and consultations collected from various sources, which were used to determine the priorities and goals for the CDBG, ESG and HOME Programs. By conducting a thorough outreach plan, GCMPC is confident that the priorities and

goals identified in this Plan will lead to much needed assistance to, and improvements for, low- and moderate-income individuals and areas, and homeless and special needs persons and families.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Genesee County is governed by a publicly elected, nine-member Board of Commissioners, each representing geographic Districts. Genesee County Metropolitan Planning Commission (GCMPC), through its Community Development Program, is authorized by the Board of Commissioners to act as the lead agency for the development and implementation of the 2022 Action Plan. GCMPC is an eleven-member Board appointed to three-year terms by the Genesee County Board of Commissioners. Genesee County Community Development staff is solely responsible for administering the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds for Genesee County, outside of the City of Flint municipal boundaries.

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

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

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

Consolidated Plan Public Contact Information

Sheila Taylor, Division Manager

Genesee County Community Development Program

Genesee County Metropolitan Planning Commission

1101 Beach Street, Room 111

Flint, Michigan 48502

Phone: (810) 257-3010

Fax: (810) 257-3185

www.gcmpc.org

staylor2@geneseecountymi.gov

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

1. Introduction

The Genesee County Metropolitan Planning Commission (GCMPC) is responsible for developing Genesee County's Consolidated Plan and Annual Action Plans. GCMPC works with numerous partners on a regular basis and during the Consolidated Planning process, these partners were asked to provide input on the needs in the community, especially as those needs relate to low- and moderate-income households, special needs populations, and the homeless population. Staff contacted these agencies prior to and during the development of the 2022 Action Plan to see if they had suggestions, unmet needs, or changes to their input from the previous year for the Consolidated Plan, or if there was any additional information they felt should be added.

The Valley Area Agency on Aging, Genesee County Office of Senior Services, and Habitat for Humanity previously reported during development of the 2020-2024 Consolidated Plan that the need for Affordable Housing and Affordable Assisted Living for Seniors far exceed availability. This continues to be true during development of the 2022 Annual Action Plan. Staff is preparing to complete a housing study to determine where the affordable housing gaps exist throughout the county.

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

Staff made a conscious effort to receive feedback from low- and moderate-income households during the creation of the Consolidated Plan by sending the survey to participants in GCMPC's Home Improvement Program, Genesee Intermediate School District's (GISD) Head Start Program and partnering with the Mass Transportation Authority (MTA) to make the surveys available in Your Ride vehicles. Staff handed out surveys at the Genesee County Fair and sent the survey to the Public Participation List, which contains over 500 email addresses. Input from these surveys were utilized to develop desirable outcomes, strategies, and to prioritize activities for inclusion in the Consolidated Plan. The 2022 Action Plan is the third year of the Consolidated Plan; however, the needs and goals of the communities have not changed significantly since the mass efforts to gain public input were undertaken. Prior to and during development of the 2022 Action Plan, GCMPC staff periodically met with community partners and consulted with several partner agencies to determine if any significant changes needed to be made. GCMPC also requested input at the County needs hearing on December 8, 2021.

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

Genesee County is represented on the Genesee County Commission on Aging. The non-profit 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. GCMPC staff consulted with the Genesee County Office of Senior Services for insight on gaps in services for seniors in Genesee County. The office reported a great need for Affordable Housing for low-income seniors.

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 that 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 to remain informed of current needs in the homeless community through the agencies that work directly with that population. A staff member was part of the 10-Year Plan to End Homelessness Committee within the Continuum in PY 2017/2018. 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 will further support the Plan by helping to share information with local governments to better influence change in the communities.

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

GCMPC coordinates with Metro Community Development, the Continuum of Care's lead agency, on multiple projects and consults with them throughout the Emergency Solutions Grant (ESG) application process. During 2020 and 2021, staff participated in weekly virtual COVID-19 Check-in meetings with the

Continuum of Care to discuss how each agency was responding to the pandemic and keeping their clients safe. Calls restarted in early 2022 due to a surge in COVID-19.

In addition, staff created an updated Community 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 that address the needs of persons that are chronically homeless. The survey was taken to the Continuum of Care during the Consolidated Plan process. Agencies were asked to rate the need for facilities and services, as well as how the community can better meet the needs of the homeless population. The results showed that there is a need for higher capacity emergency shelters and continued collaboration between organizations. Feedback provided for the Consolidated Plan was used for the 2022 Action Plan. Staff regularly checked in with community partners throughout the year and during the development of the 2022 Action Plan to determine if any significant changes need to be taken into consideration. Challenges were noted including existing gaps for certain minority populations, a need for additional facilities to house overflow persons when shelters are full, a need for need for more emotional supportive staff for individuals transitioning to permanent housing, and an electronic communication tool for all community partners working with the homeless population, to always know who has available beds in shelter, open housing opportunities and other helpful resources.

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

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

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

Genesee County works closely with the Continuum of Care to take a comprehensive look at programs receiving funding from other sources 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 also the agency that handles the administration of HMIS for the Continuum of Care, with policies and procedures already established. Genesee County requires that all agencies receiving ESG funds are

active participants with the Continuum of Care, and follow the established Coordinated Entry procedures.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	The Disability Network
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Disability Network to discuss the special needs and gaps in services for those with disabilities in the community. GCMPC will be looking for opportunities to assist the Disability Network's clientele.
2	Agency/Group/Organization	Valley Area Agency on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Valley Area Agency on Aging (VAAA) to discuss needs in the community and gaps in services for senior citizens. VAAA has been coordinating with other area agencies and GCMPC would like to work with those groups to benefit seniors in the County.
3	Agency/Group/Organization	Family Service Agency of Mid-Michigan
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Family Service Agency of Mid-Michigan (FSA) to discuss needs in the community and gaps in services for senior citizens. FSA has been coordinating with other area agencies and GCMPC would like to work with those groups to benefit seniors and disabled adults in the County.

4	Agency/Group/Organization	Genesee County Office of Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Genesee County Office of Senior Services to discuss needs in the community and gaps in services for senior citizens.
5	Agency/Group/Organization	Flint/Genesee County Continuum of Care (CoC)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff attends monthly Continuum of Care meetings and works with members of the committee on several ESG-funded projects. The CoC reviews and approves all proposed ESG projects prior to the submittal of the annual action plan.
6	Agency/Group/Organization	Metro Community Development
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Education Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Metro Community Development is the lead agency for the Flint & Genesee County Continuum of Care. Our staff works closely with Metro to ensure our goals for serving the homeless population are aligned.
7	Agency/Group/Organization	Genesee County Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Habitat for Humanity to discuss needs of the community and gaps in services. Habitat for Humanity has received HOME funding from GCMPC in the past and staff plans to work with them to improve affordable housing options in Genesee County.
8	Agency/Group/Organization	Legal Services of Eastern Michigan
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Legal Services of Eastern Michigan (LSEM) on the barriers to affordable housing. The County has awarded CDBG funds to the Fair Housing Center in previous years. GCMPC will work with LSEM to improve access to housing in Genesee County.

9	Agency/Group/Organization	Flint Housing Commission
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Flint Housing Commission to discuss the needs of the community and gaps in services for housing.
10	Agency/Group/Organization	YWCA of Greater Flint
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the YWCA of Greater Flint to discuss the needs of victims of domestic violence and sexual assault, and to identify gaps in services. The YWCA is a member of the Continuum of Care and receives ESG funds from the County.
11	Agency/Group/Organization	United Way of Genesee County
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way provides funding to many of the same organizations we work with. GCMPC staff reviewed projects funded by the United Way to ensure there was no duplication of benefits.

12	Agency/Group/Organization	Shelter of Flint
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Shelter of Flint to gain input on the needs of the homeless community and gaps in services.
13	Agency/Group/Organization	Genesee County Land Bank
	Agency/Group/Organization Type	Services - Housing Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Genesee County Land Bank Authority to discuss the needs of the community and affordable housing options.
14	Agency/Group/Organization	Genesee County Youth Corporation
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Genesee County Youth Corporation to discuss the needs of the community and gaps in services for youth 17-20 years old who are homeless or have no housing available.

15	Agency/Group/Organization	Crim Fitness Foundation
	Agency/Group/Organization Type	Services-Health Foundation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Crim Fitness Foundation to discuss the needs of the community and gaps in services regarding healthy lifestyle choices.
16	Agency/Group/Organization	New Paths Inc
	Agency/Group/Organization Type	Services-Health Services - Substance Abuse
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with New Paths Inc. to discuss the needs of the community and gaps in services for those that are battling with substance abuse issues.
17	Agency/Group/Organization	Big Brothers Big Sisters of Greater Flint
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Big Brothers Big Sisters to discuss the needs of the community and gaps in services for troubled youth in Genesee County.
18	Agency/Group/Organization	Arab American Heritage Council
	Agency/Group/Organization Type	Services-Education Services - Minority Population
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Arab American Heritage Council to discuss the needs of the community and gaps in services for minority populations throughout Genesee County.
19	Agency/Group/Organization	Genesee County Community Action Resource Department
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	GCCARD is the county agency that works to assist low-income families and the homeless population to maintain stable housing. GCMPC regularly met with GCCARD staff throughout the year to identify the best uses of our funding.

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

There are several agencies that belong to the Continuum of Care. However, staff did not meet with every agency individually.

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

During the Consolidated Planning process, staff consulted with the agencies above for input regarding needs in the community. GCMPC regularly requested information from community partners before and during development of the 2022 Action Plan to offer them the opportunity to provide additional insight on any needs in the community that may have changed over the last year. Several agencies stated that the need for additional safe, affordable housing is a great need throughout the entire county.

In addition to the listed agencies above, GCMPC staff consulted with over eighty other private and public agencies, and local units of government. In total there were nineteen local units of government consulted including Villages, Cities and Townships. Some of the other agencies consulted were:

- Genesee County Community Action Resource Department (GCCARD)
- Legal Services of Eastern Michigan
- East Central Association of Realtors
- HUD Detroit
- Family Service Agency of Mid Michigan
- Michigan School for the Deaf
- Goodwill Industries
- Carriage Town Ministries
- GST Works!
- Genesee County District Library
- Boys and Girls Club
- Genesee County Office of Emergency Management
- Genesee County Health Department
- Hamilton Community Health Network
- Charter Health Care Training Center
- Genesee Health System
- Local Small Businesses

AP-12 Participation – 91.105, 91.200(c)

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

In conjunction with consultation efforts and the County's policies for public participation, the Genesee County Metropolitan Planning Commission (GCMPC) created one survey to assess the needs of the community and engender participation from the public.

Public Needs Survey

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

Local Government Interviews

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

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

Specific Surveys Regarding COVID-19 Needs

Throughout the COVID-19 pandemic in 2020 and 2021, GCMPC staff surveyed local units of government and non-profit organizations to gather input regarding the needs of their staff, residents, and the people they assist. Staff requested this information through several methods including Survey Monkey, email, phone calls, and virtual meetings directly with the agencies GCMPC has partnerships with. COVID-19 has caused

many organizations to shift their priorities to put additional resources where they are needed most. Examples of some of the needs identified included funding for rental assistance, reconfiguration of buildings/offices, technology upgrades, and more affordable rental housing.

Citizen Participation Outreach

1	Internet Outreach	Non-targeted/broad community	1,079 residents responded	The survey sought to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of residents in their communities. Highest needs were road and street improvements, housing affordability, access to high-speed internet, and energy efficient housing.		https://www.surveymonkey.com/r/GeneseeOurCountyOurFuture
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2	Stakeholder Interviews	local units of government, public and private agencies and community advocacy groups	19 local units of government, 97 agencies including partner, environmental, service agencies etc..	The interviews sought to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of stakeholders within the County. Stakeholders feel that there needs to be more emphasis on the skilled trades sector, infrastructure improvements to roads, water and sewer lines, and to restore and maintain existing housing stock.		
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3	Public Hearing	Non-targeted/broad community	Two Public Hearings were conducted December 8, 2021 and February 10, 2022. The public was able to attend both virtually and in-person.	No comments were received during the public hearings.		
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4	Internet Outreach	Non-targeted/broad community	1,272 comments received	Public comments were accepted to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of residents within the County.		http://ourfuturegenesee.org/get-involved/
5	Newspaper Ad	Non-targeted/broad community	A public comment period was conducted from January 31, 2022, to March 3, 2022.	One comment received via email and included in Appendix.		

6	Public Hearing	Non-targeted/broad community	Before proposed projects are selected, all local units of government conducted a public hearing at which they discussed the needs of the community and potential project ideas to address those needs.	Any comments received were documented by local units of government and included in their applications for funding.	Any comments received were documented by local units of government and included in their applications for funding.	
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Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Genesee County anticipates resources primarily from Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. These federal funds will leverage dollars and other resources from various sources. During public comment, estimates were used for 2022 based on prior year's funding. **The numbers shown below have been revised with actual allocation amounts for 2022.**

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Acquisition/Rehab Public Improvements Public Services	1,809,866	148,058	0	1,957,924	5,429,598	CDBG funds often leverage local dollars.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab New construction for ownership TBRA	936,833	905,000	0	1,841,833	2,810,499	HOME funds may leverage funds from other federal programs.
ESG	public - federal	Financial Assistance Overnight shelter Homelessness Prevention (rental assistance) Rental Assistance Services Transitional housing HMIS	156,338	0	0	156,338	469,014	A 100% match is required for ESG funds, often fulfilled through non-cash contributions or local funds.

Table 5 - Expected Resources – Priority Table

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

Community Development Block Grant (CDBG) funds will leverage dollars from participating local units of government on infrastructure and public facility projects. CDBG funds used to assist seniors (public services or facility improvement) are often used in concert with Genesee County Senior Services millage funds. The NPRR Program will leverage funds from program income generated and transferred to CDBG program income from the NSP grant, until NSP funds are completely drawn and closed out.

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

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

Emergency Solutions Grant (ESG) funds require a 100% match. In many cases, the match will be in the form of non-cash contributions such as office space, office utilities, and volunteer time or staff salaries. Cash contributions may come from various sources such as local foundations, the United Way, the Salvation Army, or individual donors or churches.

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

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

Discussion

Genesee County's Community Development Program relies primarily on federal funds to implement its Action Plans. 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development		Street, Sidewalk, and Broadband Improvements Parks, Recreation and Community Facilities Public Facilities and Services Accessibility/Barrier Free Improvements	CDBG: \$683,601	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
2	Increase Home Ownership	2020	2024	Affordable Housing		Down Payment Assistance New Home Construction Rehabilitation	HOME: \$460,830	Direct Financial Assistance to Homebuyers: 3 Households Assisted 2 new construction homes 2 Rehabilitation homes

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Housing Conditions for Homeowners/Renters	2020	2024	Affordable Housing Non-Homeless Special Needs		Housing Rehabilitation Energy Efficiency Improvements to Housing Code Enforcement Accessibility/Barrier Free Improvements	CDBG: \$586,167 HOME: \$200,000	Homeowner Housing Rehabilitated: 37 Household Housing Unit Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 25 Household Housing Unit
4	Promote Access to Public Services and Resources	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities and Services Supportive Services Fair Housing Economic Development	CDBG: \$172,319	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
5	Address the Needs of Homeless and At-Risk Persons	2020	2024	Affordable Housing Homeless		Public Facilities and Services Permanent Supportive Housing Emergency Shelters Accessibility/Barrier Free Improvements Supportive Services Fair Housing	ESG: \$156,338 HOME: \$70,232	Tenant-based rental assistance 8 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 20 Beds

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Public facilities and infrastructure will be improved through street, sidewalk, water/sewer and flood/drainage improvements, increasing access to broadband, and through improvements of parks, public spaces and other public buildings in low- to moderate-income areas.
2	Goal Name	Increase Home Ownership
	Goal Description	Continue to work with local CHDO's who wish to create affordable housing opportunities. Increase homeownership opportunities through the Down Payment Assistance Program, rehabilitate existing housing for low- to moderate-income households through the NPRR program.
3	Goal Name	Improve Housing Conditions for Homeowners/Renters
	Goal Description	Housing conditions will be improved through homeowner rehabilitation, including energy efficiency improvements and improvements to increase accessibility, continued or increased code enforcement activities and demolition and clearance activities.
4	Goal Name	Promote Access to Public Services and Resources
	Goal Description	Provide access to public services and resources including senior and youth services, job training, safety resources and crime awareness.
5	Goal Name	Address the Needs of Homeless and At-Risk Persons
	Goal Description	Address the needs of the homeless and at-risk individuals and families primarily through support of the Continuum of Care and its members. Support may include funding for street outreach, emergency shelter, homeless prevention, and homeless management information systems.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are intended to meet the needs identified in the Genesee County Consolidated Plan for Program Year 2022.

Projects

#	Project Name
1	Genesee County Community Development (Admin)
2	Genesee County Public Services
3	Genesee County Public Improvements
4	Genesee County HOME Planning and Administration
5	Genesee County HOME Home Improvement Program (HIP)
6	Genesee County Tenant Based Rental Assistance (TBRA)
7	Habitat for Humanity HOME Affordable Housing (CHDO Reserve)
8	Genesee County – Affordable Housing Activities
9	Genesee County CDBG Home Improvements Program (HIP)
10	Genesee County Emergency Solutions Grant (ESG)

Table 7 - Project Information

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

Funding for Program Year 2022 is allocated to all 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 this Plan. All funding amounts listed in this section are actual amounts received from HUD in May 2022.

AP-38 Project Summary
Project Summary Information

1	Project Name	Genesee County Community Development (Admin)
	Target Area	N/A
	Goals Supported	Improve Public Facilities and Infrastructure Improve Housing Conditions for Homeowners/Renters Promote Access to Public Services and Resources
	Needs Addressed	
	Funding	CDBG: \$361,973
	Description	Genesee County Metropolitan Planning Commission shall provide Community Development Grant funding for Planning and Administration of CDBG projects.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Throughout proposed activities, Genesee County estimates more than 30,000 people will benefit with more than 20,000 being low-and-moderate-income residents.
	Location Description	1101 Beach Street, Flint MI, 48502
	Planned Activities	Genesee County - 2021 CDBG Planning and Administration
2	Project Name	Genesee County Public Services
	Target Area	N/A
	Goals Supported	Promote Access to Public Services and Resources
	Needs Addressed	Public Facilities and Services Fair Housing
	Funding	CDBG: \$172,319
	Description	Genesee County proposes to fund various public service projects for low-to-moderate income residents throughout the County.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through the proposed activities, Genesee County estimates that 25,000 individuals will benefit with more than 10,000 being low-and-moderate-income residents.

	Location Description	<p>Burton Senior Center - 3410 S. Grand Traverse, Burton, MI 48529</p> <p>Grand Blanc Senior Center - 12632 Pagels Dr. Grand Blanc, MI 48439</p> <p>City of Grand Blanc City Hall – 203 E. Grand Blanc Rd, Grand Blanc, MI 48439</p> <p>Loose Senior Center - 707 N. Bridge St. Linden, MI 48451</p> <p>Swartz Creek Area Senior Center - 8095 Civic Drive, Swartz Creek, MI 48473</p> <p>Atlas Township Hall - 7386 S. Gale Road, Grand Blanc, MI 48439</p> <p>Fenton Community Center: Southern Lakes Parks and Recreation - 150 S. Leroy, Fenton, MI 48430</p> <p>Flint Township Senior Center - 2071 S. Graham Rd. Flint, MI 48532</p> <p>Flint Township Police Department - 5200 Norko Dr. Flint, MI 48507</p> <p>Flushing Area Senior Center -106 Elm Street, Flushing, MI 48433</p> <p>Outreach East – 425 N Genesee Street, Davison, MI 48423</p> <p>Swartz Creek Area Senior Center - 8095 Civic Drive Swartz Creek, MI 48473</p> <p>Eastside Senior Center – 3056 Genesee Road, Flint, MI 48506</p> <p>Grand Blanc Senior Center - 12632 Pagels Drive, Grand Blanc, MI 48439</p> <p>Grand Blanc Township - 5371 South Saginaw Street, Grand Blanc, MI 48480</p> <p>Legal Services of Eastern Michigan - 436 S. Saginaw Street, Flint, MI 48502</p> <p>Kraphol Senior Center - G-5473 Bicentennial Drive, Mt. Morris, MI 48458</p> <p>King Karate Youth Program - 5339 N. Saginaw Street, Flint, MI 48505</p> <p>Mt. Morris Township Police Department – 5447 Bicentennial Parkway, Mt. Morris, MI 48458</p> <p>Vocational Independence Program - 5069 Van Slyke Road, Flint, MI 48507</p> <p>Hill Road Park – 1286 W. Hill Road, Flint, MI 48507</p> <p>Davison Area Senior Center - 10135 Lapeer Road, Davison, MI 48423</p> <p>Clio Area Senior Center - 2136 W. Vienna Road, Clio, MI 48420</p> <p>Swartz Creek Area Senior Center - 8095 Civic Drive, Swartz Creek, MI 48473</p> <p>Village of Goodrich Office - 7338 S. State Rd, Goodrich, MI 48438</p>
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	Planned Activities	City of Burton - Senior Center Operations City of Fenton - Parks Programming for Seniors City of Flushing- Senior Center Operations City of Grand Blanc - Senior Center Operations City of Grand Blanc – Code Enforcement City of Linden - Senior Center Operations City of Swartz Creek - Senior Center Operations Atlas Township - Senior Programs Davison Township – Food Pantry Assistance Flint Charter Township - Senior Center Food Pantry Flint Charter Township - Crime Prevention Program Flushing Charter Township - Senior Center Operations Gaines Township - Senior Center Operations Genesee Township – Senior Center Operations Grand Blanc Charter Township - Senior Center Operations Grand Blanc Charter Township- Parks Programming Legal Services of Eastern Michigan - Fair Housing Mt. Morris Charter Township - Senior Center Operations Mt. Morris Charter Township - Youth Program Operations Mt. Morris Township – Job Training Mundy Charter Township - Vocational Independence Program Mundy Charter Township – Parks Programming Richfield Township - Senior Center Operations Richfield Township – Food Pantry Assistance Vienna Charter Township - Senior Center Operations Village of Gaines - Senior Center Operations Village of Goodrich - Senior Center Operations
3	Project Name	Genesee County Public Improvements
	Target Area	N/A
	Goals Supported	Improve Public Facilities and Infrastructure

	Needs Addressed	Street, Sidewalk, and Broadband Improvements Parks, Recreation and Community Facilities Public Facilities and Services Accessibility/Barrier Free Improvements
	Funding	CDBG: \$683,601
	Description	Genesee County proposes to fund various public improvement projects for low-to-moderate income residents throughout the County.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through the proposed projects, Genesee County estimates that 10,000 low-to-moderate income individuals will benefit.
	Location Description	City of Grand Blanc – MTA route on Saginaw Street Davison Area Senior Center – 10135 Lapeer Road, Davison, MI 48423 Flint Township - Mackin Road, Lavelle Road, Utley Road, S. Graham, Austin's Parkway Genesee Township – Francis Road Grand Blanc Township – Auker Drive, Park Drive Grand Blanc Township – Genesee Road Montrose Township – Marshall Road Mt. Morris Township – Bates Road Richfield Township – Oak Road Richfield Township – Henderson Road

	Planned Activities	City of Grand Blanc – Infrastructure Improvement (Bus Stop) Davison Township – Public Facility Improvement (HVAC) Flint Township – Infrastructure Improvements (Road) Genesee Township – Infrastructure Improvement Road) Grand Blanc Township – Infrastructure Improvement (Road) Montrose Township – Infrastructure Improvement (Road) Mt. Morris Township – Infrastructure Improvement (Road) Richfield Township – Infrastructure Improvement (Road)
4	Project Name	Genesee County HOME Planning and Administration
	Target Area	N/A
	Goals Supported	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Housing Rehabilitation Down Payment Assistance Fair Housing Production of New Units
	Funding	HOME: \$193,683
	Description	Genesee County shall provide funding for HOME Planning and Administration of HOME projects throughout Genesee County.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed projects, Genesee County estimates that 30 low-and-moderate-income families will benefit.
	Location Description	N/A
	Planned Activities	Genesee County - HOME Planning and Administration Genesee County – Housing Study
5	Project Name	Genesee County HOME - Home Improvement Program (HIP)
	Target Area	N/A
	Goals Supported	Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Housing Rehabilitation Energy Efficiency Improvements to Housing Accessibility/Barrier Free Improvements

	Funding	HOME: \$200,000
	Description	Genesee County shall provide funding for HOME HIP projects to benefit low-and-moderate-income residents throughout Genesee County.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed activities, Genesee County estimates that 20 low-and-moderate-income residents will benefit.
	Location Description	County-wide in participating jurisdictions.
	Planned Activities	Genesee County - Home Improvements Program
6	Project Name	Genesee County Tenant Based Rental Assistance (TBRA)
	Target Area	N/A
	Goals Supported	Address the Needs of Homeless and At-Risk Persons
	Needs Addressed	Supportive Services Fair Housing
	Funding	HOME: \$70,232
	Description	Genesee County shall provide funding for HOME TBRA activities to benefit low-and-moderate-income residents throughout Genesee County.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed projects, Genesee County estimates that ten individuals will benefit.
	Location Description	County-wide in participating jurisdictions.
7	Planned Activities	Genesee County - HOME Tenant Based Rental Assistance (TBRA)
	Project Name	Habitat for Humanity HOME Affordable Housing (CHDO Reserve)
	Target Area	N/A
	Goals Supported	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters

	Needs Addressed	Housing Rehabilitation Production of new units Affordable Housing
	Funding	HOME- \$445,830
	Description	Genesee County Habitat for Humanity is proposing to build two new construction homes and two rehabilitation projects. The units at 2256 Nerredia St, and 9046 N. Genesee Rd. will both be new construction Energy Star homes. 11116 N. Bray Rd. and 11301 Wing Dr. are both structurally adequate rehabilitation projects
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed projects, Genesee County estimates that 10 individuals will benefit.
	Location Description	2256 Nerredia St, Flint Twp, MI 48532 9046 N. Genesee Rd. Mt Morris 48458 11116 N. Bray Rd Clio 48420 11301 Wing Dr Clio 48420
	Planned Activities	Genesee County HOME (CHDO Reserve)
8	Project Name	Genesee County - Housing Activities
	Target Area	N/A
	Goals Supported	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters

	Needs Addressed	Housing Rehabilitation Down Payment Assistance Energy Efficiency Improvements to Housing Accessibility/Barrier Free Improvements
	Funding	HOME: \$112,088
	Description	Genesee County shall provide funding for Housing activities to benefit low-and-moderate-income residents throughout Genesee County.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed projects, Genesee County estimates that 5-10 households will benefit.
	Location Description	County-wide in participating jurisdictions.
	Planned Activities	Genesee County - Housing Activities Genesee County – Down Payment Assistance
9	Project Name	Genesee County CDBG Home Improvements Program (HIP)
	Target Area	N/A
	Goals Supported	Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Housing Rehabilitation Energy Efficiency Improvements to Housing Accessibility/Barrier Free Improvements
	Funding	CDBG: \$586,167
	Description	Genesee County shall provide funding for the Community Development Block Grant Home Improvement Program throughout Genesee County.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through the proposed activities, Genesee County estimates that 20 low-and-moderate-income residents will benefit.
	Location Description	County-wide for participating jurisdictions.
	Planned Activities	Genesee County - CDBG Home Improvements Program (HIP)
10	Project Name	Genesee County Emergency Solutions Grant (ESG)
	Target Area	N/A

	Goals Supported	Address the Needs of Homeless and At-Risk Persons
	Needs Addressed	Emergency Shelters Supportive Services Homelessness Prevention HMIS
	Funding	ESG: \$156,338
	Description	Genesee County shall provide funding for ESG activities to benefit low-and-moderate-income residents throughout Genesee County.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed projects, Genesee County estimates that over 5,000 low-and-moderate-income families will benefit.
	Location Description	REACH Shelter - 914 Church Street, Flint, MI 48502 My Brother's Keeper - 101 N. Grand Traverse Street, Flint, MI 48503 The Shelter of Flint - 924 Cedar Street, Flint, MI 48503 YWCA SafeHouse - 801 S. Saginaw Street, Flint, MI 48502 GCCARD - 601 Saginaw St #1b, Flint, MI 48502 MADE Institute – 503 Garland Street, Flint, MI 48503
	Planned Activities	Genesee County - 2020 Emergency Solutions Grant Planning and Administration Genesee County Youth Corporation - Emergency Shelter Metro Community Development - HMIS My Brother's Keeper - Emergency Shelter Shelter of Flint - Emergency Shelter YWCA - Emergency Shelter GCCARD – Homelessness Prevention Metro Community Development – Homelessness Prevention MADE Institute – Emergency Shelter

AP-50 Geographic Distribution – 91.220(f)

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

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

Program Year 2022 will allocate funds to: City of Burton, City of Fenton, City of Flushing, City of Grand Blanc, City of Linden, City of Swartz Creek, Atlas Township, Davison Township, Flint Township, Flushing Township, Gaines Township, Genesee Township, Grand Blanc Township, Montrose Township, Mt. Morris Township, Mundy Township, Richfield Township, Vienna Township, Village of Gaines, and Village of Goodrich

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

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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. Expanding the available affordable housing units in the county continues to be a growing need given the current high rate of inflation combined with a highly competitive housing market, which is pushing home prices out of reach for many families.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	2
Total	6

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	2
Rehab of Existing Units	26
Acquisition of Existing Units	3
Total	91

Table 10 - 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.

Genesee County will also provide affordable housing through its CDBG NPRR and NSP Programs. Utilizing CDBG and NSP funds, staff can purchase, rehabilitate, and resell homes to low-to-moderate income households in Genesee County.

AP-60 Public Housing – 91.220(h)

Introduction

Genesee County does not administer a Public Housing Program. Please see the City of Flint's Five-Year Consolidated Plan for information regarding public housing in the Genesee County area. The City of Flint Consolidated Plan can be found at: <https://www.cityofflint.com/wp-content/uploads/City-of-Flint-2017-2021-Consolidated-Plan-FINAL.pdf>

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

Genesee County has no actions planned.

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

Genesee County has no actions planned.

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

N/A

Discussion

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

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

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

By coordinating efforts between and among the agencies whose mission it is to end homelessness, and providing an accurate count of those in need, the goal of ending homelessness in Genesee County is within reach. It is the goal of this organization to ensure enough housing, permanent and temporary, is available to keep every head in Genesee County sheltered throughout the year. There are a number of programs offered by Genesee County's homeless shelters geared toward placing our most vulnerable populations in permanent housing, and it is the goal of the GCMPC to increase the capacity of these programs through the various HUD funding sources.

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. Catholic Charities of Genesee and Shiawassee Counties operates the One Stop Housing Center, which is the first point of contact for homeless assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing programs in Genesee County that are endorsed by the Continuum of Care have skilled case managers who do individual assessments and housing case plans with each client. The case managers then work with the clients to achieve the goals set forth. A large portion of the Genesee County ESG funding is utilized to fund emergency shelter operations. ESG funding is provided to the MADE Institute, which operates several transitional housing units to house those who have recently reentered the community following incarceration.

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 addresses 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 United Way, 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, through tenant based rental assistance (TBRA), low-income housing activities, or rehabilitation and new construction of affordable homes.

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.

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 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.

To further encourage the changing of policies and educate residents on affordable housing, Genesee County has recently created a County-wide combined plan called Genesee County: Our County, Our Future to address community development, transportation, and environmental needs across the County. This plan will serve as a tool for residents and local officials to use when participating in the decision-making process for their community. Topics such as affordable housing and zoning, as well as many others are included and discussed in the Genesee County: Our County, Our Future. Additionally, GCMPC staff are planning to conduct a countywide housing study in partnership with a selected consultant to evaluate various housing needs across the county. Findings from this housing study will assist in enhancing existing housing programming.

Discussion:

During the Consolidated Planning process, GCMPC staff surveyed housing conditions throughout the County. Staff organized and analyzed the results, then passed along individualized data to each of the local units of government to use in project planning.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

GCMPC staff must engage agencies, citizens and local 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 will also help keep seniors in their homes with installing ADA accessible ramps or improvements when necessary. Staying in a home is typically more affordable than going into a nursing home or assisted living facility. The CDBG funded Neighborhood Purchase/Rehab/Resale Program allows low-to-moderate income households to obtain affordable housing through the sale of rehabilitated homes.

GCMPC staff are planning to hire a consultant to complete a county wide housing study. Information collected from this assessment will be used to develop recommendations to improve housing gaps and prioritize available funding throughout the county.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

There are many programs in Genesee County aimed at assisting poverty-level families. Section 3 is a HUD requirement which sets goals for hiring and training low-income workers on HUD funded projects, specifically construction projects over \$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. CDBG-CV funding will provide additional assistance to residents of senior housing and basic needs for local food pantries, which will assist poverty-level families.

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. Rental and Mortgage Assistance provided through CDBG-CV and ESG-CV will also help reduce the number of families that reach poverty-level.

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.

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

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

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

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

GCMPC staff will look for other opportunities to engage and help to coordinate public and private housing and social service agencies.

Discussion:

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(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.

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 usually utilized by Genesee County, the County will follow the recapture requirements by utilizing the following options acceptable to HUD on a project by project basis:

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

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

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

Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years
New Construction	20 years

Owner Occupied Single Family Housing Rehab (Home Improvement Program)

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

Down Payment Assistance (DPA)

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

full HOME investment, GCMPC will share the net proceeds. In circumstances where the net proceeds are less than the County's contributions to the buyer for the purchase of the property, the County shall receive the net proceeds that are available, in order to meet the requirements of 24 CFR 92.254 (a)(5)(ii).

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

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

No debt will be refinanced using HOME funds.

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

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

Included as an attachment.

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

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

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

GCMPC staff sends out a yearly ESG application to the members of the Continuum of Care. Staff reviews and scores applications based on the criteria outlined in the application. Staff then determines recommended funding allocations for each agency and takes recommendations to the

Continuum of Care Executive Committee. After the Executive Committee has approved the funding allocations, staff takes recommendations to the full Continuum of Care and through the County's Board approval process.

Any private nonprofit organization including community and faith-based organizations is able to apply for ESG funds, as long as they are a participating member in the Continuum of Care.

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

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

5. Describe performance standards for evaluating ESG.

The process for evaluating ESG activities will involve a review of an array of data including: 1) agency budgets, 2) staff reports on prior year activity, 3) number of clients assisted by the agency, 4) review of exit data (housing and steps towards self-sufficiency), and 5) review of third party audits.

DRAFT Projects

Proposed 2022 Genesee County Annual Action Plan Projects

Note: Award amounts have been revised with actual amounts from HUD.

CDBG 2022 Grant Award: \$1,809,866

Genesee County – 2022 CDBG Planning and Administration

Genesee County Metropolitan Planning Commission shall provide Community Development Block Grant funding for Planning and Administration of CDBG projects. This activity will be funded with **\$361,973** of 2022 Genesee County CDBG funds.

Genesee County – 2022 CDBG Home Improvement Program (HIP)

Genesee County shall provide funding for the Community Development Block Grant Home Improvement Program throughout Genesee County. This activity will be funded with **\$586,167** of 2022 Genesee County CDBG funds.

Atlas Township – Senior Programming

Atlas Township shall provide funding for Senior Programs, through the township hall, located at 7386 S. Gale Road, Grand Blanc, MI 48439. Funded programs and activities include but are not limited to exercise and nutrition programs, Senior Newsletter publishing, senior transportation through Your Ride, and meals. This activity will be funded with **\$740** of 2022 Genesee County CDBG funds.

City of Burton – Senior Center Operations

The City of Burton shall provide funding for operational costs at the Burton Area Senior Center located at 3410 S. Grand Traverse Street, Burton, MI 48529. This activity will be funded with **\$20,121** of 2022 Genesee County CDBG funds.

City of Fenton – Senior Programming

The City of Fenton shall provide funding for senior activities to Southern Lakes Parks and Recreation located at 150 S Leroy St, Fenton, MI 48430. This activity will be funded with **\$3,333** of 2022 Genesee County CDBG funds.

City of Flushing – Senior Center Operations

The City of Flushing shall provide funding for operational expenses at the Flushing Area Senior Center located at 106 Elm Street, Flushing, MI 48433. Expenses include but are not

limited to purchasing computers and providing educational programming for senior citizens.

This activity will be funded with **\$5,000** of 2022 Genesee County CDBG funds.

City of Flushing – Removal of Architectural Barriers

The City of Flushing shall fund the installation of new doors with ADA-accessibility at the rear entrance of the Flushing Area Senior Center located at 106 Elm Street, Flushing, MI 48433.

This activity will be funded with **\$5,000** of 2022 Genesee County CDBG funds.

City of Grand Blanc – Senior Center Operations

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

This activity will be funded with **\$2,366** of 2022 Genesee County CDBG funds.

City of Grand Blanc – Code Enforcement

The City of Grand Blanc shall fund code enforcement activities in low-to-moderate income areas within the City.

This activity will be funded with **\$5,806** of 2022 Genesee County CDBG funds.

City of Grand Blanc – Infrastructure Improvement

The City of Grand Blanc shall fund the installation of bus stop covers and benches along the MTA route in low-to-moderate income areas of the City.

This activity will be funded with **\$13,871** of 2022 Genesee County CDBG funds.

City of Linden – Senior Center Operations

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

This activity will be funded with **\$1,659** of 2022 Genesee County CDBG funds.

City of Swartz Creek – Senior Center Operations

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

This activity will be funded with **\$2,101** of 2022 Genesee County CDBG funds.

Davison Township – Food Pantry Assistance

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

This activity will be funded with **\$893** of 2022 Genesee County CDBG funds.

Davison Township – Public Facility Improvement

Davison Township shall fund replacement of the HVAC unit at the Davison Area Senior Center located at 10135 Lapeer Road, Davison, MI 48423.

This activity will be funded with **\$6,750** of 2022 Genesee County CDBG funds.

Flint Township – Senior Center Food Pantry

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

This activity will be funded with **\$20,000** of 2022 Genesee County CDBG funds.

Flint Township – Crime & Fire Prevention

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

This activity will be funded with **\$5,000** of 2022 Genesee County CDBG funds.

Flint Township – Infrastructure Improvements

Flint Township shall fund the following road improvements:

- Asphalt resurfacing of Mackin Road from Lavelle Road to Suncrest Drive as well as Utley Road from Hogarth to Corunna Road.
- Milling and asphalt resurfacing of Lavelle Road from Pasadena Avenue to Flushing Road, S. Graham Road from Corunna Road to Court Street, and Austin's Parkway from Hogarth Avenue to Miller Road

This activity will be funded with **\$170,571** of 2022 Genesee County CDBG funds.

Flushing Township – Senior Center Operations

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

This activity will be funded with **\$1,667** of 2022 Genesee County CDBG funds.

Gaines Township – Senior Center Operations

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

This activity will be funded with **\$14,743** of 2022 Genesee County CDBG funds.

Genesee Township – Senior Center Operations

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

This activity will be funded with **\$15,350** of 2022 Genesee County CDBG funds.

Genesee Township – Infrastructure Improvement

Genesee Township shall fund the milling and asphalt resurfacing of Frances Road between Dort Highway and Lewis Road.

This activity will be funded with **\$10,000** of 2022 Genesee County CDBG funds.

Grand Blanc Township – Senior Center Operations

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

This activity will be funded with **\$4,800** of 2022 Genesee County CDBG funds.

Grand Blanc Township – Parks Programming

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

This activity will be funded with **\$2,667** of 2022 Genesee County CDBG funds.

Grand Blanc Township – Infrastructure Improvement

Grand Blanc Township shall fund the asphalt resurfacing of Auker Drive and Park Drive. This improvement will extend the service life of the roadway.

This activity will be funded with **\$100,000** of 2022 Genesee County CDBG funds.

Grand Blanc Township – Infrastructure Improvement

Grand Blanc Township shall fund the asphalt resurfacing of Genesee Road between Hill Road and Maple Road. This improvement will extend the service life of the roadway.

This activity will be funded with **\$124,775** of 2022 Genesee County CDBG funds.

Legal Services of Eastern Michigan – Fair Housing

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

This activity will be funded with **\$25,000** of 2022 Genesee County CDBG funds.

Montrose Township – Infrastructure Improvement

Montrose Township shall fund the asphalt resurfacing of Marshall Road from Farrand Road to Lake Road. This improvement will extend the service life of the roadway.

This activity will be funded with **\$60,011** of 2022 Genesee County CDBG funds.

Mt. Morris Township – Senior Center Operations

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

This activity will be funded with **\$6,667** of 2022 Genesee County CDBG funds.

Mt. Morris Township – Youth Programming

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

This activity will be funded with **\$3,333** of 2022 Genesee County CDBG funds.

Mt. Morris Township – Job Training

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

This activity will be funded with **\$10,000** of 2022 Genesee County CDBG funds.

Mt. Morris Township – Infrastructure Improvement

Mt. Morris Township shall fund the milling and resurfacing of Bates Road. This improvement will extend the service life of the roadway.

This activity will be funded with **\$72,807** of 2022 Genesee County CDBG funds.

Mt. Morris Township – Infrastructure Improvement

Mt. Morris Township shall fund the milling and resurfacing of Rochdale Drive and Camborne Court. This improvement will extend the service life of the roadway. This activity will be funded with **\$72,806** of 2022 Genesee County CDBG funds.

Mundy Township – Vocational Independence Program

Mundy Township shall provide funding to the Vocational Independence Program (VIP) for training for disabled persons at 5069 Van Slyke Road, Flint, MI 48507. This activity will be funded with **\$5,097** of 2022 Genesee County CDBG funds.

Mundy Township – Parks Programming for Disabled Adults

Mundy Township shall provide funding to the Miracle League of Greater Flint (MLGF) for operational expenses associated with the creation of a baseball program for disabled adults. The program will take place at the Hill Road Park located at 1286 Hill Road, Mundy Township, MI 48507. This activity will be funded with **\$5,097** of 2022 Genesee County CDBG funds.

Richfield Township – Senior Center Operations

Richfield Township shall provide funding for operational expenses at the Davison Area Senior Center located at 10135 Lapeer Road, Davison, MI 48423. This activity will be funded with **\$6,216** of 2022 Genesee County CDBG funds.

Richfield Township – Food Pantry Assistance

Richfield Township shall provide funding for Outreach East, located at 425 N Genesee Street, Davison, MI 48423. Funds will be used to purchase food and household items for low-to-moderate income households residing outside the City of Davison. This activity will be funded with **\$500** of 2022 Genesee County CDBG funds.

Richfield Township – Infrastructure Improvement

Richfield Township shall fund the paving of approximately 100' of the gravel portion of Oak Road approaching Mt. Morris Road. This will allow for a safer approach to the intersection and will extend the service life of the roadway. This activity will be funded with **\$23,010** of 2022 Genesee County CDBG funds.

Richfield Township – Infrastructure Improvement

Richfield Township shall fund the paving of approximately 75' of the gravel portion of Henderson Road approaching Mt. Morris Road. This will allow for a safer approach to the intersection and will extend the service life of the roadway. This activity will be funded with **\$24,000** of 2022 Genesee County CDBG funds.

Vienna Township – Senior Center Operations

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

This activity will be funded with **\$7,306** of 2022 Genesee County CDBG funds.

Village of Gaines – Senior Center Operations

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

This activity will be funded with **\$1,667** of 2022 Genesee County CDBG funds.

Village of Goodrich – Senior Programming

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

This activity will be funded with **\$996** of 2022 Genesee County CDBG funds.

ESG 2022 Grant Award: \$156,338

Genesee County – 2022 Emergency Solutions Grant Planning and Administration

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

This activity will be funded with **\$11,725** of total grant of 2022 Genesee County ESG funds.

Metro Community Development - HMIS

Metro Community Development shall pay salaries for operators of the Homeless Management Information System (HMIS).

This activity will be funded with **\$7,817** of 2022 Genesee County ESG funds.

Metro Community Development – Homelessness Prevention

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

This activity will be funded with **\$21,497** of 2022 Genesee County ESG funds.

GCCARD – Homelessness Prevention

GCCARD shall pay for utilities arrearages, rent/mortgage arrearages, security deposits, and first month's rent to assist with housing relocation and stabilization.
This activity will be funded with **\$21,497** of 2022 Genesee County ESG funds.

Shelter of Flint - Emergency Shelter

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

This activity will be funded with **\$17,822** of 2022 Genesee County ESG funds.

My Brother's Keeper - Emergency Shelter

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

This activity will be funded with **\$23,450** of 2022 Genesee County ESG funds.

MADE Institute - Emergency Shelter

MADE Institute shall pay for expenses associated with the operation of 5 transitional housing units in Flint and case management services for returning citizens released from prison.

This activity will be funded with **\$7,505** of 2022 Genesee County ESG funds.

Genesee County Youth Corporation - Emergency Shelter

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

This activity will be funded with **\$30,015** of 2022 Genesee County ESG funds.

YWCA - Emergency Shelter

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

This activity will be funded with **\$15,010** of 2022 Genesee County ESG funds.

HOME 2022 Grant Award: \$936,833

Genesee County – 2022 HOME Home Improvement Program (HIP)

Genesee County shall provide funding for HOME HIP projects to benefit low-and moderate-income residents throughout Genesee County.

This activity will be funded with **\$200,000** of 2022 Genesee County HOME funds.

Genesee County – 2022 HOME Tenant Based Rental Assistance (TBRA)

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

This activity will be funded with **\$70,232** of 2022 Genesee County HOME funds.

Genesee County – 2022 HOME Down Payment Assistance (DPA)

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

This activity will be funded with **\$15,000** of 2022 Genesee County HOME funds.

Genesee County – 2022 HOME Planning and Administration

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

This activity will be funded with **\$93,683** of 2022 Genesee County HOME funds.

Genesee County – 2022 Housing Activities

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

This activity will be funded with **\$112,088** of 2022 Genesee County HOME funds.

Genesee County – Housing Study

Genesee County shall hire a consultant to conduct a countywide housing study. This housing study will include an assessment of specific qualifying populations as defined by the U.S. Department of Housing and Urban Development (HUD) in relation to their housing needs as well as an overall assessment of the housing inventory in Genesee County. Information collected from this assessment will be used to develop recommendations to improve housing gaps and prioritize available funding throughout the county.

This activity will be funded with **\$100,000** of Genesee County HOME funds (Funds remaining from previous years).

Habitat for Humanity – HOME Affordable Housing (CHDO Reserve)

Genesee County Habitat for Humanity is proposing to build two new construction homes and two rehabilitation projects. The units at 2256 Nerredia St, Flint Twp, MI 48532 and 9046 N. Genesee Rd, Mt. Morris, MI 48458 will both be new construction Energy Star homes. 11116 N. Bray Rd, Vienna Twp, MI 48420 and 11301 Wing Dr, Vienna Twp, MI 48420 are both structurally adequate rehabilitation projects.

This activity will be funded with **\$445,830** of 2022 Genesee County HOME funds. (2022 CHDO Reserve)

Appendix A

ANNOUNCEMENT: Community Development Public Needs Hearing

For Residents of Genesee County living outside of the City of Flint:

A public hearing will be held December 8, 2021 at 12:30 p.m. in the 2nd Floor Conference Room, Room 222, Genesee County Administration Building. The public hearing may also be viewed virtually at the following link: <https://geneseecountymi.zoom.us/j/81063344932>

This meeting is an opportunity for you 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. This is also an opportunity to comment on the proposed list of projects for the 2022 Annual Action Plan. This meeting is being conducted by the Genesee County Metropolitan Planning Commission in compliance with provisions of the Housing and Community Development Act of 1974, as amended. The 2022 Community Development Project List can be found at: <http://gcmnpc.org/wp-content/uploads/2021/11/2022-Public-Needs-Hearing-Project-List.pdf>

The public may send public comments by email to: GCMPC@geneseecountymi.gov

Genesee County will furnish reasonable auxiliary aids to disabled or non-English speaking residents upon 48 hours' notice. Those requesting such services should contact Sheila Taylor, Division Manager, by phone (810) 257-3010 (Hearing Impaired dial 711 for the Michigan Relay Center), or at Genesee County Metropolitan Planning Commission, 1101 Beach Street, Room 111, Flint, Michigan 48502.



GENESEE COUNTY
METROPOLITAN PLANNING
COMMISSION

Genesee County
County-Wide Community Development
Public Needs Hearing

Genesee County Administration Building
2nd Floor, Room 222
Wednesday, December 8, 2021, 12:30 p.m.

Community Development Block Grant (CDBG) Program

CDBG Planning and Administration
Home Improvement Program
Genesee County Fair Housing Activities
Infrastructure Improvements
Public Facility Improvements
Demolition of Blighted Structures
Senior Center Improvements
Removal of Architectural Barriers
Special Assessment Assistance
Senior Center Operations
Programming for Seniors
Public Safety Equipment
Code Enforcement
Youth Program Operations
Job Training Programs
Recreation Programs
Neighborhood Purchase/Rehab/Resale Program

HOME Investment Partnership (HOME) Program

HOME Planning and Administration
Development of Affordable Housing
Homebuyer Down Payment Assistance
Community Housing Development Organizations
Single Family Housing Rehabilitation/New Construction
Tenant Based Rental Assistance (TBRA) for Special Needs Populations

Emergency Solutions Grant (ESG) Program

ESG Planning and Administration
Street Outreach
Emergency Shelter
Homeless Prevention
Rapid Rehousing
Homeless Management Information Systems

Neighborhood Stabilization Program (NSP) - 1 and 3

NSP Planning and Administration
Acquisition, Rehabilitation, and Demolition

COMMUNITY DEVELOPMENT PROGRAM

1101 Beach Street – Room 111, Flint, Michigan 48502-1470 • (810) 257-3010 • www.gcmpl.org
An Equal Opportunity Organization • Equal Housing Opportunity



GENESEE COUNTY
COMMUNITY DEVELOPMENT PROGRAM and
2022 ANNUAL ACTION PLAN

PUBLIC NEEDS HEARING

December 8, 2021 12:30 p.m.
Genesee County Administration Building
Room 222

SIGN IN SHEET

	NAME	ADDRESS/EMAIL
1.	Damon Fortney	DFortney@geneseecountymi.gov
2.	Shesha Taylor	STaylor2@geneseecountymi.gov
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GENESEE COUNTY

METROPOLITAN PLANNING COMMISSION

MEMORANDUM

TO: Clerks – Participating Local Units of Government

FROM: Sheila Taylor, Division Manager
Genesee County Metropolitan Planning Commission

DATE: January 28, 2022

SUBJECT: Draft 2022 Genesee County Action Plan

Attached is a draft copy of Genesee County's 2022 Action Plan for the Community Development Program. **This Draft copy should be made accessible to the public for review beginning on January 31, 2022.** Additionally, please make a digital copy available on your website. 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 2022 Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. The draft plan can also be viewed on our website at the following link: <http://gcmnpc.org/wp-content/uploads/2022/01/Draft-2022-Action-Plan.pdf>. A map of the proposed 2022 projects can be viewed here: <https://communityremarks.com/genesee/>. Residents may use this map to make comments related to a specific project.

Staff is requesting input from the local units of government concerning the Plan itself. A public hearing, for the purpose of obtaining comments on the Action Plan, will be held on February 10th at 11:00 a.m. in the Genesee County Administration Building, Room 222, 1101 Beach Street, Flint.

A comment sheet has been provided for your use. Additional copies of this form may be made for the use of your citizens. Any written comments received will be included in the Plan and submitted to the U.S. Department of Housing and Urban Development. Comments are due no later than March 3, 2022. They may be emailed to Damon Fortney at dfortney@geneseecountymi.gov, faxed (810-257-3185), or mailed to the attention of Damon Fortney, Lead Planner, Community Development Program, Room 111, 1101 Beach Street, Flint, Michigan, 48502.

Please contact Damon Fortney, Lead Planner at (810) 766-6560 if you have any questions concerning this matter. Thank you.



COMMUNITY DEVELOPMENT PROGRAM

1101 Beach Street – Room 111, Flint, Michigan 48502-1470 • (810) 257-3010 • www.gcmnpc.org
An Equal Opportunity Organization • Equal Housing Opportunity



GENESEE COUNTY 2022 ACTION PLAN 30-DAY COMMENT PERIOD

The 30-day public comment period for the Genesee County 2022 Community Development Action Plan will be held **January 31 – March 3, 2022**. During this time, copies of the Genesee County 2022 Action Plan will be made available for review at the following locations:

- Genesee County Metropolitan Planning Commission, Room 111, 1101 Beach Street, Flint, MI 48502. (Hours 8:00 a.m. – 5:00 p.m. Monday – Friday)
- www.gcmpc.org
- All Genesee County municipal offices

The 2022 Action Plan contains information on Community Development Block Grant (CDBG) activities, HOME Investment Partnerships Program (HOME) activities, and Emergency Solutions Grant (ESG) activities for Program Year 2022 (May 1, 2022 to April 30, 2023). All proposed amounts below are based on funding received in Program Year 2021. Funding amounts will be adjusted once 2022 allocations are determined by HUD.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The Housing and Community Development Act of 1974, as amended, entitles Genesee County, as an urban county, to plan and carry out a Community Development Program throughout Genesee County, outside the City of Flint. The primary objectives of the Genesee County Community Development Program are to:

1. Develop and maintain viable urban communities;
2. Provide decent and affordable housing; and
3. Provide a suitable living environment for the residents of Genesee County, principally for persons of low and moderate income.

Pursuant to these objectives, Genesee County, in cooperation with participating local units of government, proposes to utilize \$1,859,824 in CDBG Entitlement funds for the 2022 Program Year.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

The HOME Investment Partnerships Program encourages states and local Participating Jurisdictions (PJ), in collaboration with private organizations, to undertake activities and adopt policies aimed at expanding the supply of affordable housing and increasing the number of families who can be served with affordable housing. Pursuant to these objectives, Genesee County proposes to utilize \$839,891 in HOME funds.

EMERGENCY SOLUTIONS GRANT (ESG)

The ESG Program funding assists people in regaining stability in permanent housing after experiencing homelessness, or for homeless prevention activities. Genesee County proposes to utilize \$157,182 in ESG funding.

Pursuant to provisions of the Housing and Community Development Act of 1974, as amended; the McKinney Act of 1987, and the National Affordable Housing Act (NAHA) of 1990, the Genesee County Board of Commissioners is publishing its 2022 Action Plan prior to Genesee County's 2022 Community Development Block Grant entitlement Program Year. A Public Hearing will be held on **February 10, 2022 at 11:00 a.m.** at the Genesee County Administration

Building, Room 222, 1101 Beach Street, Flint, Michigan. The public hearing can also be viewed virtually using Zoom at the following link: <https://geneseecountymi.zoom.us/j/89646079531>

The public is advised that during or after the month of May 2022, Genesee County will submit to the U.S. Department of Housing and Urban Development an Action Plan. Prior to said submission, public comments are welcomed on the Action Plan and on the past performance of Genesee County in carrying out Community Development Block Grant activities, HOME Program activities, and Emergency Solutions Grant activities.

Genesee County Metropolitan Planning Commission will furnish reasonable auxiliary aids and services to individuals with disabilities upon 24 hours' notice. Individuals with disabilities requiring auxiliary aids or services, or persons with limited English proficiency, should contact the Genesee County offices by writing or calling the following:

- Mr. Damon Fortney, Lead Planner
Genesee County Metropolitan Planning Commission
Room 111, 1101 Beach Street, Flint, Michigan 48502
Telephone: (810) 257-3010
Fax: (810) 257-3185
Email: gcmipc@geneseecountymi.gov
- Michigan Relay Center: Dial 711

Comments regarding the Genesee County 2021 Community Development Action Plan must be in writing and will be accepted by the Genesee County Metropolitan Planning Commission, 1101 Beach Street, Room 111, Flint, Michigan 48502 until 5:00 p.m. on **March 3, 2022**. Please address all comments to the attention of Damon Fortney, Lead Planner.

Please submit written comments by March 3, 2022 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 email address. Thank you.

[illegible]

Damon Fortney, Lead Planner
Genesee County Community Development Program
Community Development Program
1101 Beach Street, Room 111
Flint, MI 48502

Telephone: (810) 766-6560
Fax: (810) 257-3185
Email: dfortney@geneseecountymi.gov

Genesee County Community Development Program
Draft 2022 Action Plan – PUBLIC HEARING

February 10, 2022, 11:00 AM

Genesee County Administration Building, Room 222

<https://geneseecountymi.zoom.us/j/89646079531>

SIGN IN SHEET

	NAME	ADDRESS/EMAIL
1.	Sheila Taylor	staykr2@geneseecountymi.gov
2.	Damon Furtney	dfurtney@geneseecountymi.gov
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Fortney, Damon

From: Fortney, Damon
Sent: Wednesday, March 2, 2022 11:10 AM
To: hketzbea@umich.edu
Cc: Taylor, Sheila
Subject: RE: 2022 Genesee County Action Plain Feedback

Hello Mrs. Kopesky,

Thank you for taking the time to review our Action Plan and provide feedback, we appreciate it! Please see the blue text below for responses to your questions and comments.

If you have any more questions feel free to respond or contact me at the number below.

Thank you,

Damon Fortney, Lead Planner
Genesee County Metropolitan Planning Commission
(810) 766-6560



From: H. K. Kopesky <hketzbea@umich.edu>
Sent: Tuesday, March 1, 2022 11:20 AM
To: Taylor, Sheila <STaylor2@geneseecountymi.gov>
Subject: 2022 Genesee County Action Plain Feedback

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, in response to today's Facebook Post, I am emailing you with my feedback after my quick review of the document linked in your post. Thank you for reading all of my feedback. I will attempt to be concise and organize by item, per page. I hope that your agency/organization/staff will feel free to contact me if any questions/concerns arise. As usual, I am concerned whenever I come across a document that cites zero public comments received, so I strive to fill that void (8).

- This is a draft version of the Action Plan that was written prior to the public comment period. Following the comment period, any comments received (including yours) will be added to the final document that is submitted to HUD.

Firstly, I noted several blank fields in tables, which I will assert are each individually problematic at this stage of publication and planning; Claims of vagueness, lack of transparency, and potentially even inefficiency may arise (17, 18, 19, 28, 42, 44, 45, 46, 47, 48, 49, 51). As an educator, my recommendation is that any report published with blank fields, particularly facts, figures, and percentiles, fails to meet what I understand as K-12 Standards.

- On page 17-19 we can certainly add more detail regarding the agencies consulted. This will go into the final action plan.
- On page 28 – the blank field is "comments not accepted and reasons why" – there were no rejected comments.

- Pages 42-51 – the blank fields are target dates and target areas. These are optional and the county does not use either of these. Funds are distributed by a formula to the local units of government, not targeted to a specific area of the county. In most cases, subrecipients are given one year to complete a project.

Next, “staff” listed on page 57 should be specifically identified by name and title, as public officials, with their credentials, and their criteria they use in that role described in that section of page 57.

- If you are referring to where it discusses how staff surveyed housing conditions, you can view more details of the housing survey in our county’s long range plan here: www.ourfuturegeneseecounty.org
- You may also view a list of our staff here: <http://gcmpc.org/staff/>

My recommendation for the section on page 61 is to describe the mechanism(s) of loan guarantees to afford explanatory justification for the future sustainability of loan guarantees.

- Loan guarantees are an eligible activity under HUD guidelines, so it was included in the plan. However, Genesee County currently does not currently use this type of loan.

On page 6 of the document, I really like the section that mentions support for “special needs” populations, but as a sociologically-minded citizen, I find it problematic that special needs populations are not comprised entirely of “developmentally disabled adults” (6).

- Projects are selected by the local units of government, and there was only one project applied for this year that specifically targets a special needs population.

Two other problematic areas arose for me, early on. On page 4, I did not notice items 5 and 6 including healthcare (in the broad strokes sense of the term). As I’ve previously written to Lansing, I believe it should be there as clear component to individual and community well-being, since every life sphere or domain is effected.

- The section was developed based on feedback from local agencies and members of the public. Health care was not mentioned during public consultations and therefore not mentioned in this section. While I do agree it’s an important part of the community, health care is not a major focus of HUD funding.

Plus, also on page 4, when programs are noted to be administered by “a current subrecipient” that again raises flags for readers due to how vague it is (4).

- It is a HUD requirement for us to distinguish between projects administered by county staff and by subrecipients (local units of government and non-profit agencies). The annual listing of projects at the end of the plan shows the specific subrecipients administering funds.

Also, metrics? Where are those? Item 3 on page 3 read positively to me, until I read the terms “blight” and “code enforcement” (3). I personally possess copies that once belonged to Elwood Rutherford’s files which contain Flint Journal newspaper articles that are 60+ years old when the topic of “blight” was previously addressed locally. I’ve also read Highsmith’s text in a 500-level urban sociology course, and I wrote my master’s thesis on the local planning process and gentrification. I have many thoughts on the complexities of the word “blight” alone, but I’ll stop now. **I think the word “gentrification” should be included in your document, and so should strategies to address population pressures from specifically Oakland County.**

- Blight removal and code enforcement are eligible activities in the CDBG program. Blight removal usually includes abatement and demolition of an unsafe structure, while code enforcement supports the costs of enforcement officers at the local level. Do you have any specific examples of population pressures we should include?

I noted also on page 25 the consultation with “HUD Detroit”. I, too, interviewed members at HUD Detroit while I performed research into the Rural Development Agency of the US Government, as enabled by:

7 CFR

CHAPTER XLII

My research then yielded how “Basically everyone”, including Federally recognized Tribal Organizations, schools, local communities, utilities, nonprofits, the opioid crisis-effected, home-dwellers, and users of electricity might benefit from

funds dispersvia the RDA (*Kopesky 2019* poster presentation). I'm wondering if that could become an additional source of support for this mission of getting everyone into a home who wants one.

- [USDA rural development was not specifically consulted during the development of this Action Plan, but I agree that is an agency we could do more work with in the future.](#)

Almost thru, thanks for staying with me. Page 27 refers to tech equipment in the wake of the pandemic. From my own personal observations of my own local government, not only do citizens still need broadband, but additionally, some users are still 'left behind'. Therefore, some parameters, checks and balances, and above all accountability needs to be enacted. Basically at this time, two years into this, people should be thru with shuffling their bookcases around and setting up their desks.

- [This section talks about surveys distributed across the community. Survey responses included the need for many agencies to make technology upgrades to allow more remote work. Broadband was discussed more in depth in the county's long range plan \(\[www.ourfuturegenesees.org\]\(http://www.ourfuturegenesees.org\)\).](#)

And finally, with regard to what I believe is an "Appendix of approved projects:"

While I firmly agree with the posit that local communities are best suited to know their own needs, as a citizen of Gaines Township (48436), I strongly object to the full allocation of \$14,743 to the Swartz Creek Senior Center. Voters have already consistently voted in support of the senior center, which does indeed do very important work. At my last perusal of US Census data, a majority of the population of Gaines Township fits the "senior" demographic. The next largest group was the children. I want to see the bulk of that money go to the children and younger families of Gaines Township, not people with disposable incomes and cushy retirements, who are cruising around on Harleys and side-by-sides all weekend long. Full stop.

- [All projects are selected by the local unit of government, based on suggestions they receive from the public. The county does not come up with project ideas, we are just ensuring that projects are eligible under federal regulations. If you have a project in mind that would benefit children, please recommend this to the township to apply for during the next round of CDBG funding applications. I will acknowledge though that it may be difficult for Gaines Township to find eligible projects – all CDBG funds must go towards benefitting low/moderate-income households, and the township does not have any census tracts considered to be low/moderate-income. This means that the township has to find a project that will benefit presumed low/moderate-income populations. These population groups include senior citizens, abused children, battered spouses, persons with disabilities, homeless persons, illiterate adults, persons with AIDS, and migrant farm workers. Since children in general are not considered one of these "presumed benefit" populations, it would be difficult for such a project to be eligible for CDBG funds unless it specifically targeted abused children.](#)

Thank you for reading this far. Please call me if you would like to address any of these points further, or if I need to be educated or informed on any of my positions or claims. I commit to trying to be more democratically involved in the future.

Yours Truly,

Mrs. H.K. Kopesky, MA

hketzbea@umich.edu

810.853.7302

12091 Baldwin Road • Gaines • MI • 48436



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



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