

Executive Summary

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

1. Introduction

The 2023 Action Plan for Genesee County, Michigan reflects the priorities, goals, and expected outcomes for programs, projects, and activities funded with U.S. Department of Housing and Urban Development (HUD) grant dollars. Genesee County receives HUD funds for three programs: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME). The priorities, goals, and outcomes are based on data provided by HUD, a housing conditions survey conducted for the 2020-2024 Consolidated Plan, U.S. Census data, information from local agencies, citizen input, and data from other sources.

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

Genesee County Metropolitan Planning Commission (GCMPC) is authorized by the Genesee County Board of Commissioners to act as the lead agency for the development of the Five-Year Consolidated Plan, which also includes the development of the 2023 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. Non-participating communities include the City of Clio, City of Davison, Village of Lennon, and the Village of Otter Lake.

2. Summarize the objectives and outcomes identified in the Plan

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

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

Based on the assessment of data, surveys, consultations and input from the public, local units of government and local agencies, Genesee County has determined the following primary goals for the 2023 Action Plan:

Goals

1. Improve Public Facilities and Infrastructure

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

2. Increase Homeownership

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

3. Improve Housing Conditions for Homeowners/Renters

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

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

Needs of the homeless population were evaluated by members of the Flint/Genesee County Continuum of Care (CoC). Emergency shelters, case management services and supportive services were all rated as high priority needs. ESG and some HOME funds will be used to address the needs of homeless and at-risk individuals and families. The demand for homelessness prevention and supportive services increased during the last two years as a result of COVID-19 and related hardships, increases in rent and mortgage interest rates, and overall increases in cost of living due to inflation. As of late 2022, many emergency shelters reported being at capacity, while struggling to find permanent housing for all families. Staff is currently finalizing the county's HOME-ARP Allocation Plan, with the goal of providing additional funding for affordable housing.

5. Promote Access to Public Services and Resources

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

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 2022, GCMPC achieved many of the goals and objectives outlined in the 2020-2024 Consolidated Plan. Although new needs have come up since the start of the pandemic (such as economic development and increased demand for rental assistance), GCMPC still made progress towards the original goals of the Consolidated Plan. Staff evaluated the performance of PY 2021 in this Plan because GCMPC is currently in PY 2022, 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 a low-income family, and two additional homes were under construction.

Increased supportive rental units: The number of households supported through rental assistance remained about the same as previous program years. GCMPC assisted 52 households through programs including ESG and ESG-CV Homelessness Prevention, Rapid Rehousing, and HOME TBRA.

Housing conditions for homeowners and renters: Code enforcement activities and home improvements have contributed to better housing conditions. CDBG and HOME funds were set-aside for the Home Improvement Program (HIP) which assists homeowners with necessary housing repairs. During PY 2021 staff assisted 37 homes.

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, drainage 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: One community invested money into code enforcement, as well as another community that completed 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 have made some of 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 karate 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 regularly looks for ways to improve our programs, 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.

GCMPC requested participation in the development of the 2020-2024 Consolidated Plan from citizens at-large, with specific focus on getting input from low-and moderate-income citizens; local housing providers and Community Housing Development Organizations; local government officials; non-profit and advocacy agencies; human service providers; and the Continuum of Care and its members. One-on-one discussions were held between staff and representatives from various partner agencies and those

providing public services throughout Genesee County. An electronic survey, asking participants to rate the needs of their community, was emailed to almost 1400 addresses on Genesee County's public participation list and advertised on the MTA's fixed line route and social media. Just over 1,000 residents responded to the survey. More than half of the local units of government in Genesee County were consulted by staff to determine the needs of each community. The same survey was also disbursed through local agencies in an effort to yield feedback specifically from low- to moderate-income individuals. Consultation with several members of the Continuum of Care (CoC) was conducted with a sole focus on questions surrounding homelessness.

During the 2022-2024 CDBG application process, communities were required to hold a local public needs hearing on proposed projects for program years 2022-2024. Minutes were submitted with each application. During the 2022-2024 Call for Projects, a county public needs hearing was held on December 2, 2020. Another was held during the development of the 2023 Action Plan on November 30, 2022. No comments were received. Input from the local and county public needs hearings was considered during the development of the 2023 Action Plan.

The 2023 Action Plan 30-day public comment period will be held February 20, 2023 through March 22, 2023 with a public hearing scheduled on March 9, 2023. The public hearing's purpose is to garner input on the draft 2023 Action Plan, including the housing and community development needs and the goals and priorities identified. Comments received will be included in the appendix of the final 2023 Action 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 2022 allocations and would be adjusted per 2023 actual allocations. The final version of this plan will be updated to include actual allocations received from HUD.

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

1. Items relating to the Public Hearing held on November 30, 2022 to allow the public an opportunity to contribute ideas or comment on the 2023 project list: the November 2022 public hearing notice in the Flint Journal; the sign-in sheet from the November 2022 public hearing; a copy of the Flint Journal March 9, 2023 public hearing notice and public comment period (held February 20, 2023 through March 22, 2023); and a copy of comments received during the period.

5. Summary of public comments

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

The public comment period will begin February 20, 2023 and will continue through March 22, 2023 with a public hearing scheduled on March 9, 2023. Comments received during the public comment period will be included in the final draft of the Action Plan.

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 2023 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 2023 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.

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

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 2023 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. GCMPC also requested input at the County needs hearing on November 30, 2022.

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.

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

GCMPC staff consulted with the Genesee County 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. Their vision for housing in Genesee County is more affordable housing for seniors who have transitioned from larger homes and are ready to downsize. This specific population is still independent and not ready for senior living. Other agencies staff consulted with included Genesee Health System, Hamilton Community Health, and the Greater Flint Health Coalition.

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.

During the consultation process Genesee County staff met with several agencies that are a part of the Continuum of Care (CoC) as well as other key stakeholders in the Genesee County area. These agencies cover a variety of community-based needs for the qualifying populations. The consultations provided detailed insight on how Genesee County should approach homeless assistance and supportive service needs. Through one-on-one interviews, Genesee County staff were able to consult with 31 stakeholders. Out of the 31 stakeholders, 16 of them serve as part of the Continuum of Care. The consultation process took place from November 14, 2022, to December 16, 2022.

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. Staff participated in the development of the Continuum of Care's 10-Year Plan to End Homelessness Committee. 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.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Genesee County 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. 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 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. Staff updates the Continuum of Care on the status of current ESG projects throughout the program year.

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	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.
2	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.
3	Agency/Group/Organization	GENESEE COUNTY COMMUNITY ACTION RESOURCE DEPARTMENT
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The vision for housing in Genesee County includes a true coordinated entry process with a better referral system. If one agency is not able to provide a particular service, we can easily refer the person to another agency and know they will receive services. Covid-19 is still causing a need for housing and rental assistance. At the same time trying to be mindful of the households that truly need the assistance versus the individuals who are trying to take advantage of the system. One of the largest barriers to housing stability would be affordable housing. Building more affordable housing and rehabilitation of vacant structures could be the actions we need to address housing affordability.
4	Agency/Group/Organization	GENESEE COUNTY YOUTH CORPORATION
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	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?	Lack of affordable housing and jobs that do not pay livable wages are of the biggest concern. The housing stock is limited, and landlords are constantly increasing rent. Out-of-state investment companies should be regulated. Another main concern was case management for people getting into affordable housing but also continuing to check up on them after they move to ensure home ownership/rentership is going well.
5	Agency/Group/Organization	CATHOLIC CHARITIES OF SHIAWASEE & GENESEE COUNTIES
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To assist persons that are homeless, they mentioned that there needs to be more case management. Persons that are homeless greatly need someone who can walk them through the process of getting services and maintaining permanent housing. In terms of how rental housing could be made more affordable, they mentioned that there needs to be more large-scale developments that support multiple levels of income. To have this type of development, there needs to be developers who implement projects that support all income levels.
6	Agency/Group/Organization	FAMILY SERVICE AGENCY OF MID MICHIGAN
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To assist those that are homeless, there needs to be more case managers and other staff that get the word out to homeless individuals about programming and assist those that are homeless navigating the services that are available to them. Those that have disabilities should be focused on with efforts since many people who are homeless also have a disability.
7	Agency/Group/Organization	SHELTER OF FLINT
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Affordable housing stock is incredibly low. Landlords are being overly picky right now, which makes it hard to house individuals. The three biggest groups that can't get housed are large families, evicted persons, and those with mental illnesses.

8	Agency/Group/Organization	MY BROTHER'S KEEPER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A vision where every person with housing is supported by case management if needed. It is important to understand that different people succeed in different living environments. Mental health services should be combined with housing placement. Covid 19 has escalated mental health in people who were already dealing with mental health concerns. Mild-mannered individuals became aggressive.
9	Agency/Group/Organization	Valley Area Agency on Aging
	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?	Affordability and availability are some of the two largest barriers to housing stability. People that have long term needs are faced with the challenge of being able to age in place. To address these barriers there needs to be more affordable housing. We should also explore what affordable housing looks like based on the person. It's a great idea to move towards community style shared units especially for people who disabled but still independent.
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?	Homelessness Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Their vision for housing in Genesee County was to have housing for all homeless and survivors of domestic violence and sexual assault. They also mentioned safe and affordable housing options, and how rehab of certain places is not happening fast enough. Housing is the first step to getting survivors independent.</p>
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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	Metro Community Development	The Continuum of Care's 10-Year Plan to End Homelessness is working towards the same goal as GCMPC is with the use of Emergency Solutions Grant (ESG) funds: to prevent homelessness. The Plan to End Homelessness is comprised of five goals: 1) Utilize quality data and enhance cooperation between agencies/programs to influence local planning, in alignment with state and federal initiatives for ending homelessness; 2) Expand supply of and ensure access to affordable and safe housing for homeless and/or at-risk individuals, families, children, and youth; 3) Strengthen and expand effort to prevent homelessness among individuals, families, children and youth, seniors, mental and physical disabilities, LGBTQ, returning citizens; 4) Increase awareness and utilization of services and community resources for those who are homeless or at risk of becoming homeless; and 5) Build a political agenda, public will, and funding opportunities to end homelessness for individuals, families, children and youth.
Genesee County: Our County Our Future	GCMPC	The Genesee County: Our County Our Future plan seeks to improve infrastructure and make non-motorized improvements associated with parks. Some of the goals identified in the Consolidated Plan include infrastructure and park improvements and considering transportation when funding housing projects.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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.
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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Fiber Optics: Vision for the I-69 Thumb Region	GLS Region V Planning and Development Commission	The goal of this document is to educate on the importance of efficient infrastructure in regard to fiber optics. In order to be competitive in a global economy, most businesses require access to reliable high-speed internet. While 100% of the region is covered by broadband when wireless connections are included, businesses demand a more reliable wired connection. Both this document and the Consolidated Plan advocate for the incorporation of infrastructure that improves economic opportunity for businesses and individuals.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

During the 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 2023 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:

- East Central Association of Realtors
- HUD Detroit
- 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.

HOME-ARP Consultation Process

Incorporating public input into the development of the HOME-ARP Allocation Plan is vital to the community planning process. In addition to the public comment period and public hearing that were held, staff conducted 29 one-on-one interviews with key stakeholders who work at numerous supportive service and housing related agencies throughout Genesee County.

Staff also developed a survey that was sent to key stakeholders, including all members of the Flint-Genesee Continuum of Care (CoC), as well as the general public through social media and email distribution lists. 258 responses were gathered from the survey which asked for input around COVID-19’s impact on housing, potential actions to address housing challenges, gaps in supportive services, and how to prioritize HOME-ARP funding in Genesee County.

Public Needs Survey

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

Local Government Interviews

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

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

Specific Surveys Regarding COVID-19 Needs

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

Citizen Participation Outreach

1	Internet Outreach	Non-targeted/broad community	1079 residents responded	The survey sought to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of residents in their communities. Highest needs were road and street improvements, housing affordability, access to high-speed internet, and energy efficient housing.	None	https://www.surveymonkey.com/r/GeneseeOurCountyOurFuture
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2	Stakeholder Interviews	Non-targeted/broad community	19 local units of government, 97 agencies including partner, environmental, service agencies etc..	The interviews sought to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of stakeholders within the County. Stakeholders feel that there needs to be more emphasis on the skilled trades sector, infrastructure improvements to roads, water and sewer lines, and to restore and maintain existing housing stock.	None	
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3	Public Hearing	Non-targeted/broad community	Two Public Hearings were conducted November 30, 2022 and March 9, 2023.	Any comments received will be included here and in the appendix.	Any comments received will be included here and in the appendix.	
4	Internet Outreach	Non-targeted/broad community	1,272 comments received	Public comments were accepted to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of residents within the County.	None	http://ourfuturegenesee.org/get-involved/

5	Newspaper Ad	Non-targeted/broad community	A public comment period was conducted from February 20, 2023, to March 22, 2023.	Any comments received will be included here and in the appendix	Any comments received will be included here and in the 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.	

7	Internet Outreach	Non-targeted/broad community	HOME-ARP Housing Survey: 258 Responses	<p>Survey results suggest that issues including housing cost and availability are present in Genesee County like many other communities across the country. Impacts from COVID-19 deepened these challenges by further limiting the supply of housing while also increasing monthly rental payments and the cost of basic household needs. Those who took the survey believe housing challenges can be addressed by implementing programs to assist those that are struggling through down payment assistance, making housing more accessible, and expanding housing options. To compliment housing stability, supportive services such as mental health services, housing counseling, and credit repair must be enhanced. In terms of the qualifying populations, each demographic needs housing assistance paired with the proper supportive services. Survey respondents believe that QPs needs can be met primarily by developing more affordable rental housing, improving supportive services, and expanding tenant based rental assistance.</p>	
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Table 4 – Citizen Participation Outreach
Annual Action Plan
2023

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,809,866	193,666	0	2,003,532	3,619,732	CDBG funds often leverage local dollars. Amounts are estimates based on funding received for 2022.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	936,833	288,386	0	1,225,219	1,873,666	HOME funds may leverage funds from other federal programs. Amounts are estimates based on funding received for 2022.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	156,338	0	0	156,338	312,676	A 100% match is required for ESG funds, often fulfilled through non-cash contributions or local funds. Amounts are estimates based on funding received for 2022.

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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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

Discussion

Genesee County's Community Development Program relies primarily on federal funds to implement its Action Plans. 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: \$654,963	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20000 Households Assisted
2	Increase Home Ownership	2020	2024	Affordable Housing		Housing Rehabilitation Down Payment Assistance Production of New Units	HOME: \$640,000	Homeowner Housing Added: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Housing Conditions for Homeowners/Renters	2020	2024	Affordable Housing Non-Homeless Special Needs		Housing Rehabilitation Energy Efficiency Improvements to Housing Code Enforcement Accessibility/Barrier Free Improvements	CDBG: \$644,717	Homeowner Housing Rehabilitated: 30 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 100 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	CDBG: \$190,621	Public service activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
5	Address the Needs of Homeless and At-Risk Persons	2020	2024	Affordable Housing Homeless		Public Facilities and Services Emergency Shelters Supportive Services Fair Housing	HOME: \$90,311 ESG: \$156,338	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 20 Beds

Table 6 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are intended to meet the needs identified in the Genesee County Consolidated Plan for Program Year 2023.

Projects

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

Table 7 - Project Information

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Genesee County Community Development (Admin)
	Target Area	
	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	
	Estimate the number and type of families that will benefit from the proposed activities	Throughout proposed activities, Genesee County estimates more than 50,000 people will benefit with more than 45,000 being low-and-moderate-income residents.
	Location Description	1101 Beach Street, Flint MI, 48502
	Planned Activities	CDBG Planning & Administration
2	Project Name	Genesee County Public Services
	Target Area	
	Goals Supported	Promote Access to Public Services and Resources
	Needs Addressed	Code Enforcement Public Facilities and Services Fair Housing
	Funding	CDBG: \$190,621
	Description	Genesee County proposes to fund various public service projects for low-to-moderate income residents throughout the County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Through the proposed projects, Genesee County estimates that 25,000 low-to-moderate income individuals will benefit.

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>Village of Goodrich Office - 7338 S. State Rd, Goodrich, MI 48438</p>
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	Planned Activities	<p>City of Burton - Senior Center Operations</p> <p>City of Fenton - Parks Programming for Seniors</p> <p>City of Grand Blanc - Senior Center Operations</p> <p>City of Linden - Senior Center Operations</p> <p>City of Swartz Creek - Senior Center Operations</p> <p>Atlas Township - Senior Programs</p> <p>Davison Township – Food Pantry Assistance</p> <p>Flint Charter Township - Senior Center Food Pantry</p> <p>Flint Charter Township - Crime Prevention Program</p> <p>Flushing Charter Township - Senior Center Operations</p> <p>Gaines Township - Senior Center Operations</p> <p>Genesee Township – Senior Center Operations</p> <p>Grand Blanc Charter Township - Senior Center Operations</p> <p>Grand Blanc Charter Township- Parks Programming</p> <p>Legal Services of Eastern Michigan - Fair Housing</p> <p>Mt. Morris Charter Township - Senior Center Operations</p> <p>Mt. Morris Charter Township - Youth Program Operations</p> <p>Mt. Morris Township – Job Training</p> <p>Mt. Morris Township – Code Enforcement</p> <p>Mundy Charter Township - Vocational Independence Program</p> <p>Mundy Charter Township – Parks Programming for Adults with Disabilities</p> <p>Richfield Township - Senior Center Operations</p> <p>Richfield Township – Food Pantry Assistance</p> <p>Vienna Charter Township - Senior Center Operations</p> <p>Village of Gaines - Senior Center Operations</p> <p>Village of Goodrich - Senior Programs</p>
3	Project Name	Genesee County Public Improvements
	Target Area	
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	<p>Street, Sidewalk, and Broadband Improvements</p> <p>Parks, Recreation and Community Facilities</p> <p>Public Facilities and Services</p> <p>Accessibility/Barrier Free Improvements</p>
	Funding	CDBG: \$654,963

Description	Genesee County proposes to fund various public improvement projects for low-to-moderate income residents throughout the County.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	Through the proposed projects, Genesee County estimates that 20,000 low-to-moderate income individuals will benefit.
Location Description	<p>Flushing Senior Center – 106 Elm St, Flushing MI 48433</p> <p>Flushing City Hall – 725 E. Main St, Flushing MI 48433</p> <p>City of Grand Blanc – MTA route on Saginaw Street</p> <p>City of Grand Blanc – Physician’s Park</p> <p>City of Montrose – S. Saginaw Street</p> <p>City of Mt. Morris Police Dept. – 11649 N. Saginaw, Mt. Morris MI 48458</p> <p>City of Mt. Morris – Saginaw Street at Roosevelt Street</p> <p>Clayton Township – Bristol Road</p> <p>Davison Area Senior Center – 10135 Lapeer Road, Davison, MI 48423</p> <p>Fenton Township – Sewer mains and pump stations</p> <p>Flint Township – River Valley Dr, River Oak Dr, Tuxedo Ave, Mandeville St, Ronald St, Decamp St, Hull Ave, Phillips Ave, Boyne St</p> <p>Flushing Township Hall – 6524 N. Seymour Rd, Flushing MI 48433</p> <p>Forest Township – Pettit Park</p> <p>Forest Township – Wilson Road</p> <p>Eastside Senior Center – 3056 Genesee Rd, Flint MI 48506</p> <p>Mt. Morris Township – Wilshire St, Highwood St, Judith Ann St, Cass St</p> <p>Vienna Township – Neff Road Ditches</p> <p>Clio Area Senior Center – 2136 W. Vienna Rd, Clio MI 48420</p> <p>Village of Otisville Office – 300 East St, Otisville MI 48463</p>

	Planned Activities	<p>City of Flushing – Removal of Arch. Barriers</p> <p>City of Grand Blanc – Infrastructure Improvement (Bus Stop)</p> <p>City of Grand Blanc – Public Facility Improvement</p> <p>City of Montrose – Infrastructure Improvement</p> <p>City of Mt. Morris – Public Facility Improvement</p> <p>City of Mt. Morris – Infrastructure Improvement</p> <p>City of Swartz Creek – Infrastructure Improvement</p> <p>Clayton Township – Infrastructure Improvement</p> <p>Davison Township – Public Facility Improvement</p> <p>Fenton Township - Infrastructure Improvement</p> <p>Flint Township – Infrastructure Improvements</p> <p>Flushing Township – Removal of Arch. Barriers</p> <p>Forest Township - Infrastructure Improvement</p> <p>Forest Township – Public Facility Improvement</p> <p>Genesee Township – Public Facility Improvement</p> <p>Mt. Morris Township – Infrastructure Improvement</p> <p>Vienna Township – Infrastructure Improvement</p> <p>Vienna Township – Public Facility Improvement</p> <p>Village of Otisville – Removal of Arch. Barriers</p>
4	Project Name	Genesee County CDBG Home Improvement Program (HIP)
	Target Area	
	Goals Supported	Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	<p>Housing Rehabilitation</p> <p>Energy Efficiency Improvements to Housing</p> <p>Accessibility/Barrier Free Improvements</p>
	Funding	CDBG: \$644,717
	Description	Genesee County shall provide funding for the Community Development Block Grant Home Improvement Program throughout Genesee County.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Through the proposed activities, Genesee County estimates that 40 low-and-moderate-income residents will benefit.
	Location Description	County-wide for participating jurisdictions.
	Planned Activities	Genesee County - CDBG Home Improvement Program (HIP)
5	Project Name	Genesee County HOME Planning and Administration
	Target Area	
	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: \$93,683
	Description	Genesee County shall provide funding for HOME Planning and Administration of HOME projects throughout Genesee County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1101 Beach St, Flint MI 48502
	Planned Activities	Genesee County - HOME Planning and Administration
6	Project Name	Genesee County Tenant Based Rental Assistance (TBRA)
	Target Area	
	Goals Supported	Address the Needs of Homeless and At-Risk Persons
	Needs Addressed	Supportive Services Fair Housing
	Funding	HOME: \$90,311
	Description	Genesee County shall provide funding for HOME TBRA activities to benefit low-and-moderate-income residents throughout Genesee County.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Through proposed projects, Genesee County estimates that ten households will benefit.
	Location Description	County-wide in participating jurisdictions.
	Planned Activities	Genesee County - HOME Tenant Based Rental Assistance (TBRA)
7	Project Name	HOME Affordable Housing
	Target Area	
	Goals Supported	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Production of New Units
	Funding	HOME: \$600,000
	Description	Genesee County Habitat for Humanity is proposing to construct 4 new homes to be sold to low/moderate-income buyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed projects, Genesee County estimates that 4 households will benefit.
	Location Description	
	Planned Activities	Genesee County HOME (CHDO Reserve) - Habitat for Humanity
8	Project Name	Genesee County HOME Down Payment Assistance (DPA)
	Target Area	
	Goals Supported	Increase Home Ownership
	Needs Addressed	Down Payment Assistance
	Funding	HOME: \$40,000
	Description	Genesee County shall provide funding for Down Payment Assistance to benefit low-and moderate-income residents throughout Genesee County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed projects, Genesee County estimates that 10 households will benefit.
	Location Description	County-wide in participating jurisdictions.
	Planned Activities	Genesee County – Down Payment Assistance

9	Project Name	Genesee County Emergency Solutions Grant (ESG)
	Target Area	
	Goals Supported	Address the Needs of Homeless and At-Risk Persons
	Needs Addressed	Emergency Shelters Supportive Services
	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	
	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 Family Promise of Genesee County – 2111 Flushing Rd, Flint, MI 48504
	Planned Activities	Genesee County - 2023 Emergency Solutions Grant Planning and Administration Genesee County Youth Corporation - Emergency Shelter My Brother's Keeper - Emergency Shelter Shelter of Flint - Emergency Shelter YWCA - Emergency Shelter GCCARD – Homelessness Prevention Family Promise of GC – Homelessness Prevention Family Promise of GC – 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 approximate allocation amounts for local units of government are determined by a formula which considers population, poverty, and overcrowded housing, so those communities with a larger low-income population will receive more funding than communities without low/mod areas.

Program Year 2023 will allocate funds to: City of Burton, City of Fenton, City of Flushing, City of Grand Blanc, City of Linden, City of Montrose, City of Swartz Creek, Atlas Township, Davison Township, Fenton Township, Flint Township, Flushing Township, Forest Township, Gaines Township, Genesee Township, Grand Blanc Township, Mt. Morris Township, Mundy Township, Richfield Township, Vienna Township, Village of Gaines, Village of Goodrich, and Village of Otisville.

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.

Rationale for the priorities for allocating investments geographically

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

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

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 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	5
Non-Homeless	41
Special-Needs	10
Total	56

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	4
Rehab of Existing Units	30
Acquisition of Existing Units	2
Total	56

Table 9 - 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 NRR 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/community-economic-development/>

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

Genesee County has no actions planned.

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

Genesee County has no actions planned.

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

N/A

Discussion

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

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

Introduction

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

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

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

By coordinating efforts 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. Catholic Charities of Genesee and Shiawassee Counties operates the One Stop Housing Center, which is the first point of contact for homeless assistance. Metro Community Development also operates a housing crisis hotline for individuals experiencing homelessness.

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. Emergency shelters not only provide temporary shelter for individuals experiencing homelessness; they provide a wide range of services such as assistance with obtaining a driver's license, finding employment, applying for state/federal programs, and much more. ESG funding is also 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. All of these programs feature case management services which are vital to ensuring a person follows through with the necessary steps to obtain and remain in permanent housing.

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.

A portion of Genesee County's ESG funds are used towards Homelessness Prevention and Rapid Rehousing activities. ESG funds are provided to the MADE Institute which focuses on transitional housing for individuals exiting correctional institutions. HOME funds are also used for Tenant Based Rental Assistance for individuals being discharged from shelters.

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.

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 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. The housing condition survey will be updated again in 2023.

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 complete a county wide housing study in 2023. Information collected from this assessment will be used to develop recommendations to improve housing gaps and prioritize available funding throughout the county. Staff are also currently drafting a HOME-ARP Allocation Plan outlining how these funds will be distributed among eligible activities as well as how qualifying populations will be assisted.

Activities that are eligible to use HOME-ARP funding include the development of rental housing, supportive services, tenant based rental assistance, acquisition and development of non-congregate shelters, as well as administration and planning. These activities must primarily benefit qualifying individuals and families who are experiencing homelessness, at risk of homelessness, fleeing or

attempting to flee domestic violence or human trafficking, and other populations requiring services or housing services to prevent homelessness.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

Public service funds through CDBG provide assistance to area food pantries, including a senior center that has its own food pantry. Other public services that benefit poverty-level families include transportation services and services for persons with disabilities.

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. Short-term rental assistance will also be provided using ESG Homelessness Prevention funds.

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(I)(1,2,4)

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

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

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

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

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

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

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

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

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

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

Owner Occupied Single Family Housing Rehab (Home Improvement Program)

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

Down Payment Assistance (DPA)

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

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

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.