
Consolidated Annual Performance Evaluation Report (CAPER)

May 1, 2014 – April 30, 2015

Genesee County Metropolitan Planning
Commission



GENESEE COUNTY METROPOLITAN
PLANNING COMMISSION

"An Equal Opportunity Organization"



CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During PY 2014, GCMPC assisted the communities in completing 28 projects and worked on an additional 30 projects using CDBG funds. Project highlights include: clearance and demolition; code enforcement; public facilities and improvements; public services; rehabilitation of single-unit residential; and street improvements. In PY 2014, communities were able to demolish 13 blighted structures with CDBG funds. Four communities used a portion of their funds on code enforcement to improve the safety and appearance of low-and moderate-income neighborhoods. Ten local units of government put their public service funds towards senior center operations in order to help improve the services for seniors in Genesee County.

In PY 2014, HOME funds were used by Habitat for Humanity of Genesee County to build four homes and rehabilitate one home for families that income qualified. Habitat completed about 70% of their project during PY 2014. The rehabilitated property was completed and three of the new construction builds were close to completion at the end of PY 2014, while the last new build only had some preliminary work completed.

Family Service Agency used the remainder of their 2013 funds to finish the construction of six accessible, supportive housing units for seniors. Family Service Agency was about 60% complete at the beginning of the program year, finishing the project during PY2014. During PY 2014, FSA did all of the finishing work including: flooring; painting; install fixtures in bathrooms and kitchens; porches and steps were constructed; siding installed; and interior doors were painted and installed.

During PY 2014, ESG subrecipients carried out activities under emergency shelter, homeless prevention, street outreach, and rapid rehousing. GCMPC staff worked with the subrecipients as well as the Continuum of Care to ensure the needs of the homeless and those at risk of homelessness were being met.

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In GCMPC’s 2011-2014 Consolidated Plan, staff outlined priorities and objectives to meet the three basic goal areas set forth by HUD’s Community Planning and Development (CPD) formula grant programs. During the Consolidated Plan process, our community indicated that each of the statutory goal areas are equally important in Genesee County, and that each goal demonstrates a need to be addressed in order to produce healthy, sustainable , communities, and neighborhoods. Some of the activities were shared by two or more of the statutory goal areas. This overlap reinforces the idea that each of the areas is equally important and the achievement of the desired goals in one area was not possible without attention to the others.

Affordable Housing

Affordable housing activities provided benefits to individuals and families by ensuring decent, safe, and sanitary housing, opportunities for homeownership, affordable rents, and a range of housing choices. This goal area included preventing homelessness and ending chronic homelessness through a dual approach of providing ongoing, supportive assistance including case management and provision of affordable housing.

Decent Housing	
OUTCOME: Increased Home Ownership	
High Priority	Activity: Increase Down Payment Assistance Programs
Medium Priority	Activity: Increase Housing Counseling Programs
OUTCOME: Increased Supportive Rental Units	
High Priority	Activity: Work with Housing Developers and Increase Barrier-Free Housing to Individuals and Families with Special Needs
OUTCOME: Improved Housing Conditions for Homeowners and Renters	
High Priority	Activity: Bring All Types of Housing up to Housing Code Standards through Increased Code Enforcement
High Priority	Activity: Increase Housing Rehabilitation Programs
Medium Priority	Activity: Increase Demolition and Clearance Activities

OUTCOME: Reduced Cost Burden for Homeowners and Renters	
Medium Priority	Activity: Energy Efficiency Improvements
OUTCOME: Prevented Homelessness and Reduced the Number of Individuals and Families Experiencing Homelessness	
High Priority	Activity: Support Emergency Shelters
High Priority	Activity: Support Transitional Housing
High Priority	Activity: Supportive Services

In order to increase home ownership, GCMPC staff continued to work with lenders to increase down payment assistance programs and increase housing counseling programs. GCMPC had participating lender agreements with J.P. Morgan Chase Bank, Fifth Third Bank, and FirstMerit Bank N.A.

In order to meet the goal of increased supportive rental units, GCMPC made it a high priority to work with housing developers and increase barrier-free housing to individuals and families with special needs. This was accomplished by working with local agencies to develop a plan to address single family homes for persons with special needs. When applicable, Home Improvement Program activities included making homes A.D.A. compliant for residents. Habitat for Humanity works to build and retrofit homes to be barrier-free, and Family Service Agency used HOME funds to build barrier-free units for seniors.

In order to meet the goal of improved housing conditions for homeowners and renters, GCMPC made it a priority to bring all types of housing up to housing code standards through increased code enforcement; increase housing rehabilitation programs, and; increase demolition and clearance activities. With the inspection of HOME-funded units during the monitoring period, staff ensured that the rental housing was up to code. Any time GCMPC takes on a Home Improvement Program project, it is a requirement that the home be compliant with housing codes. Staff has made increasing housing rehabilitation a priority in a few different ways. GCMPC worked with local units of government to determine if their CDBG project allocation should be spent exclusively on Home Improvement Program projects for their residents, as well as making sure that all participating communities are aware that their residents are able to apply for assistance. Staff is constantly advertising the Home Improvement Program through attendance at conferences, fairs, and events where handouts are available to those who may need assistance. Home Improvement Program fliers are passed out to residents, and available in the GCMPC office, as well as at all of the offices of the participating local units. Staff makes sure that current information is on the GCMPC website for those who have access to the Internet. GCMPC and some of the CDBG recipients have made it a priority to increase demolition and clearance activities. In PY 2014, communities demolished 13 structures utilizing CDBG funding. Hazardous material inspections

were done on an additional 15 structures so that abatement and demolition can take place in PY 2015. Staff worked with the local units to make the process go as smoothly as possible, including handling the process for the communities to make sure the goal was met.

In order to meet the goal of a reduced cost burden for homeowners and renters, GCMPC made it a priority to make sure that improvements were energy efficient. These improvements included: the addition of insulation, replacement of single-pane windows with double-pane windows, and replacing old appliances with high-efficiency appliances. Habitat for Humanity installed only Energy Star rated appliances and fixtures in the homes that they built and rehabilitated. Habitat uses water sense fixtures and attic insulation to achieve R-49.

In order to meet the goal of preventing homelessness and reducing the number of individuals and families experiencing homelessness, GCMPC placed a high priority on supporting emergency shelters and supportive services. Through the use of ESG funding and technical assistance, GCMPC staff helped support four local Emergency Shelters. In addition to funding supportive services, such as case managers, with ESG funds, GCMPC staff worked with the Continuum of Care to make sure clientele had access to a full spectrum of supportive services, so all needs were met.

Suitable Living Environment

A suitable living environment is exemplified in a neighborhood characterized by a healthy real estate market, attractive public amenities, a sense of safety and security, and where residents are involved in neighborhood concerns. In creating a suitable living environment, this goal recognized that investment in the human element of communities, particularly youth, seniors, and families at risk, is one of the key aspects to healthy neighborhoods.

Suitable Living Environment	
OUTCOME: Improved Functionality and Appearance of Public Infrastructure	
High Priority	Activity: Street Improvements
High Priority	Activity: Sidewalk Improvements
Medium Priority	Activity: Water/Sewer Improvements
OUTCOME: Improved Public Spaces	
High Priority	Activity: Streetscape Improvements in Neighborhoods/Commercial Districts
High Priority	Activity: Make All Pedestrian Areas of Public Spaces Compliant with the Americans with Disabilities Act

Medium Priority	Activity: Improvements and Additions to Neighborhood Parks, Recreational Facilities, and Community Centers
Medium Priority	Activity: Boarding, Securing, and Weed and Trash Abatement
OUTCOME: Increased Public Safety	
High Priority	Activity: Improvements to Lighting Public Places
High Priority	Activity: Crime Awareness Programs
High Priority	Activity: Purchase Firefighting Equipment
High Priority	Activity: Reduce Incidence of Pedestrian/Auto Accidents
OUTCOME: Increased Public Participation in Community Life	
High Priority	Activity: Encourage Formation of Block Clubs and Neighborhood Organizations
High Priority	Activity: Increase Activities for Seniors and Persons with Special Needs
Medium Priority	Activity: Formation of Volunteer Groups

In order to meet the goal of improved functionality and appearance of public infrastructure, GCMPC made street improvements and sidewalk improvements high priorities. In PY 2014, GCMPC funded street improvement projects in low-to-moderate income areas with CDBG funds to improve the function of the infrastructure. This included \$118,474 in Mt. Morris Township to re-gravel roads and \$132,104 in the City of Burton to repave a road. In PY 2014, the City of Linden completed their sidewalk improvements project.

In order to meet the goal of improved public spaces, GCMPC had two high priority activities: streetscape improvements in neighborhoods/commercial districts and to make all pedestrian areas of public spaces compliant with the Americans with Disabilities Act. The City of Swartz Creek used their CDBG funds on a public improvements project to improve the streetscape in their downtown. Making public spaces compliant with A.D.A. standards remains a high priority for GCMPC and staff continued to encourage local units to pick sidewalk improvements as a project. GCMPC staff also made it a priority to improve neighborhood parks, recreational facilities, and community centers, as well as boarding, securing, and weed and trash abatement. In PY 2014, CDBG funds were used for improvements at parks and community centers throughout the County. The City of Linden and Grand Blanc Township made improvements to their community parks. The City of Fenton, Grand Blanc Township, Montrose Township, Thetford Township, and Vienna Township all made improvements to their senior or

community centers in PY 2014. Flint Township used interim assistance funds for boarding and securing dangerous buildings until the buildings are demolished.

In order to meet the goal of increased public safety, GCMPC had four high priority activities: improvements to lighting in public places; crime awareness programs; the purchase of firefighting equipment; and to reduce the incidence of pedestrian/auto accidents. Grand Blanc Township used CDBG funds to replace lighting in the senior center parking lot. Flint Township applied for a portion of their CDBG funds to go towards the addition of lighting on their non-motorized trail to reduce crime and increase the safety of residents. The City of Mt. Morris applied to use their 2014 CDBG funds to buy firefighting equipment for Fire Station #44, located in a low-to-moderate income area. Genesee Township and Flint Township purchased smoke detectors for low-and-moderate income residents to help prevent serious household fires.

In order to meet the goal of increased participation in community life, GCMPC came up with two high priority activities: to encourage the formation of block clubs and neighborhood organizations, and to increase activities for seniors and persons with special needs. Many local units chose to use their public service money to fund senior center operations, which usually included free or reduced cost classes for the seniors. GCMPC staff also worked with the County Commissioners to organize an event to discuss neighborhood safety, the formation of block clubs, and other areas of neighborhood concern. The “Surviving in a Changing Neighborhood” event was held at the beginning of PY 2014 and sought to bring resources and ideas to residents to help improve the community.

Economic Opportunities

The goal of economic opportunities was to build economic power within the neighborhood, from supporting the development of small businesses, to assisting people in getting and keeping quality jobs.

Economic Opportunities	
OUTCOME: Expanded Employment Opportunities	
High Priority	Activity: Increase Opportunities for Small Business Loans
High Priority	Activity: Increase Start Up Business Assistance
OUTCOME: Increased Academic and Social Success/Development in Children and Youth	
High Priority	Activity: Increase Free After School Programming for Area’s Youth
Medium Priority	Activity: Increase Parenting Skills and Family Independence
OUTCOME: Enhanced Employability of Youth, Seniors, and Individuals with Special Needs	

High Priority	Activity: Provide Employment Training Opportunities
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In order to meet the goal of increased academic and social success/development in children and youth, GCMPC placed a high priority on increasing free after school programming for the area’s youth. Mt. Morris Township used a portion of their public service funds to buy karate equipment for King’s Karate Youth Program, which caters to low-and-moderate income youth in the community.

In order to meet the goal of enhanced employability of youth, seniors, and individuals with special needs, GCMPC placed a high priority on providing employment training opportunities. Mundy Township used their public services funds to help pay for the Vocational Independence Program’s job training activities for developmentally disabled adults.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	ESG
Race:	
White	404
Black or African American	977
Asian	3
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	4
Multiple Races	3
Missing information/refused to answer	3
Total	1401
Ethnicity:	
Hispanic	40
Not Hispanic	1361
Don’t know/refused to answer	2
Missing information	3

Table 1 – Table of assistance to racial and ethnic populations by source of funds

The majority of the people assisted with Emergency Solutions Grant funds in PY 2014 were Black/African American, and non-Hispanic. Whites were the second largest group to receive assistance with ESG funds, with minimal numbers for Asians, American Indians/American Natives, Native Hawaiians/Pacific Islanders, and people who are multiple races.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	HUD	\$2,769,447.02	\$1,929,371.77
HOME	HUD	\$627,811.00	\$310,906.21
HOPWA	N/A	N/A	N/A
Other: ESG	HUD	\$263,246.00	\$164,882.38

Table 2 – Resources Made Available

Narrative

GCMPC receives all of its Community Development Program funds from the U.S. Department of Housing and Urban Development. Funding available in PY 2014 was \$2,769,447 for CDBG, \$627,811 for HOME, and \$263,246 for ESG.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 3 – Identify the geographic distribution and location of investments

Narrative

Genesee County does not have target areas for Community Development projects. GCMPC distributes funds to the 28 participating local units of government and they complete projects in their communities, including the low-to moderate-income areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

An important aspect of funding Genesee County Community Development Program activities is the ability to leverage funds above and beyond those received from the Federal Government. Leveraged funds provide not only critically needed monetary supplements to projects, but leveraged funds also meet the local match requirements of many Federal Programs.

The HOME Program requires each funded activity to provide a minimum of 25% non-federal match. Due to this requirements, between 1992 and June 7, 2005, GCMPC successfully leveraged a surplus of HOME Program match funds. HOME funds were used to leverage match from sources such as: donations of land; contributions of materials and services; waivers of local taxes for housing construction and rehabilitation; and cash donations from participating financial lending institutions. Since June 7, 2005, Genesee County has adopted a formal policy waiving HOME match monies previously required from project awardees for all approved HOME activities. The 25% match requirements is provided for all HOME activities by Genesee County from the surplus match generated prior to June 7, 2005.

HOME Program funds continue to bring other types of leveraged resources to Genesee County, including Low-Income Housing Tax Credits; State of Michigan revenue bonds and loans through the Michigan State Housing Development Authority (MSHDA); Federal Home Loan Bank funds; lines of construction credit with local lenders; and local revenues generated from employment in local construction trades. In PY 2014, Habitat for Humanity's project was able to use \$127,014 in in-kind donations, SHOP grant, and Habitat funding, as well as \$19,600 in donated land.

The CDBG Program leveraged funds associated with PY 2014. Leveraged resources included: in-kind contributions; Genesee County Senior Center Millage revenues; general funds provided by the local units of government; donations of local staff time; fundraisers; labor donations by Prime and Subcontractors. Other public leveraged resources include the U.S. Department of Agriculture (USDA) Rural Development loans; Michigan Department of Natural Resources (MDNR); and State of Michigan Drinking Water Revolving Trust Funds.

The ESG Program leveraged funds associated with PY2014. ESG funding requires a 100% non-federal match. Leveraged resources included: in-kind contributions; general funds provided by the agencies; and grants from charitable organizations.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	12	12
Number of non-homeless households to be provided affordable housing units		0
Number of special-needs households to be provided affordable housing units	1	1
Total	12	12

Table 4- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	12	12
Number of households supported through the production of new units		0
Number of households supported through the rehab of existing units	11	11
Number of households supported through the acquisition of existing units	1	1
Total	12	12

Table 5 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

GCMPC's goal was to provide affordable housing to homeless households in order to help get them into stable housing as quickly as possible. GCMPC accomplished this goal by using ESG funding to provide affordable housing units to 12 families, including one with special needs.

Discuss how these outcomes will impact future annual action plans.

GCMPC based future goals off of the needs seen in previous program years. Staff takes outcomes into consideration when looking at what projects should be able to accomplish with future funding. Staff saw how 2013 and 2014 ESG was being spent and what the greatest needs were in Genesee County, and based the 2015 ESG application off of experiences with 2013 and

2014 funding. Staff has amended contract scopes slightly to allow for productive use of the funds, while still keeping the integrity of the projects intact.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	37	20
Low-income	2	6
Moderate-income	20	7
Total	59	33

Table 6 – Number of Persons Served

Narrative Information

In PY 2014, CDBG funds served 59 persons in activities where information on income by family size was required to determine eligibility. In PY 2014, HOME funds served 33 persons in activities where information on income by family size was required to determine eligibility.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness has been steady with programs like Tenant Based Rental Assistance (TBRA) and the Emergency Solutions Grant (ESG) the community has been able to address the needs of homeless families and individuals.

Genesee County was able to use information gathered through the Point in Time (PIT), an annual count of all homeless people (sheltered and unsheltered), to project the number of people that would be in need of homeless assistance services through PY 2014. The PIT that took place during PY 2014 was in January 2015. The PIT identified 296 sheltered and 179 unsheltered people experiencing homelessness in Genesee County. As such, Genesee County continued to dedicate funding for homeless assistance to local agencies. These funds were used for direct financial assistance for utility and rent arrearages, as well as rent and utility deposits; and in the case of Rapid Re-Housing (a specific pot of money for people who are literally homeless), ongoing rent for a short amount of time. Funds were also used for case management to lessen episodes of homelessness and decrease recidivism. The ESG program also funded operations of local emergency shelters. In addition, ESG funds were used for prevention (rental and utility arrearages) to address the needs of low income families and

individuals who were at-risk of becoming homeless, with a priority on those individuals and families who were being discharged from publicly funded institutions and systems of care.

Within the TBRA and ESG programs, priority was given to those homeless populations who had certain barriers. These populations include those who were: chronically homeless, unaccompanied youth (with even more priority given to those youth aging out of foster care), and veterans. Genesee County continued to be supportive of the Flint/Genesee County Continuum of Care.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

Actions taken to provide assistance to troubled PHAs

All Public Housing activities in Genesee County are administered by the Flint Housing Commission. The Flint Housing Commission manages each of the public housing units that are located entirely within the City of Flint municipal boundaries.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The most significant barrier to affordable housing is the cost to purchase a home.

Approximately 70.3% of residents in Genesee County are homeowners, compared to 72.1% in the State of Michigan. Although housing costs have dropped in recent years due to a downturn in the housing market, the median value of an owner-occupied home in Genesee County is \$99,000. According to the 2010 U.S. Census, the median monthly mortgage amount is \$1,255, with average property taxes of approximately \$800 annually. More than half of Genesee County residents earn less than \$50,000 each year. For the average low-income family of four, this creates a payment that is about half of their monthly income. As a result, low-income families are often forced into rental units or substandard housing.

Through the written agreements with participating lenders and through partnerships with HUD Certified Housing Counseling agencies and the Legal Services of Eastern Michigan (LSEM) Fair Housing Center, GCMPC took positive steps towards reducing barriers to affordable housing by offering opportunities for affordable housing seekers to receive education and training on topics, such as monthly budgeting skills, building credit worthiness, and other homeownership skills.

In order to assist those persons who are credit-worthy, but who may not be able to afford the down payment or closing costs, GCMPC continued to offer HOME Program funds for Down Payment Assistance (DPA) activities. Eligible clients receive up to \$5,000 in HOME DPA to pay for eligible costs via a deferred payment loan, which is held as a Lien on the property until such time as the property may be sold by the HOME assisted homebuyer. At such time, the loan is repaid to the HOME Investment Trust Fund for Genesee County. This program has proven valuable for an average of sixteen (16) families annually in the past.

As energy costs have risen significantly recently, the cost to keep current on energy bills has become a barrier to keeping housing-related costs affordable. Many low and moderate income homeowners purchased homes when energy costs were much lower and established budgeting according to the average cost at the time they purchased their homes. Combining high energy costs with a house payment has proven burdensome for many households. Genesee County Home Improvement Program (HIP) utilized CDBG and HOME Program funds to assist in providing energy efficiency improvements, including windows and insulation, in conjunction with other safety, barrier-free, and structural improvements to single-family homes and

affordable housing projects.

Cost is not only a barrier for homeowners, but also for renters. According to the HUD HOME Program Rent Limits, the fair market rent during PY 2014 for a two bedroom rental unit was \$710 a month and \$927 a month for a three bedroom rental unit. The average extremely low-income (30% of median income) family of four (\$23,850 annual income in PY 2014) would have to pay in excess of 47% of their income towards rent to live in market-rate rental units. As a result, very low-income families are forced into substandard rental or subsidized housing, and in the worst case scenario, homelessness. Typically, these families find it impossible to save money for the possibility of homeownership. GCMPC helped these families through the use of TBRA funds and the availability of Down Payment Assistance (DPA).

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Underserved populations in Genesee County include: persons paying in excess of 30% of their income towards rent and/or living in substandard housing; persons with physical disabilities; persons being discriminated against in housing, employment, and transportation; and homeless persons. Ensuring housing for persons with special needs continued to be a priority goal during PY 2014. GCMPC continued to partner with local agencies, including for-profit and non-profit developers, housing counseling agencies, and landlord and realtor associations to ensure that special needs housing is developed in Genesee County.

Through Down Payment Assistance activities funded by the Genesee County HOME Program, staff continued to offer assistance to qualified low-to-moderate income homebuyers. Several lending institutions participated through partnership agreements to offer this assistance during PY 2014: JP Morgan Chase Bank, Fifth Third Bank, and AmeriHome Mortgage. Individuals that were not qualified for these program activities were referred by the participating lenders to HUD certified Housing Counseling Agencies for assistance in becoming eligible for Genesee County DPA activities.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Genesee County requires that each housing unit funded with Community Development Program funds be inspected for the occurrence of lead-based paint prior to occupancy or rehabilitation. If lead-based products are present, abatement measures are required in order for the eligible activities to utilize Genesee County CDBG and/or HOME Program funds. Each of these units were inspected and cleared of lead where necessary.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Genesee County continued to play a role in providing funding assistance to poverty level

persons and families. Reducing the number of persons and families whose incomes are at or below poverty level is an ongoing effort. Genesee County encourages collaboration between public agencies, social services providers, and funding entities to coordinate strategies to reduce poverty. These strategies involve the utilization of various tools to combat the cycle of poverty for most low income populations. The tools include access to employment opportunities, affordable transportation, job training, childcare, and affordable housing opportunities.

GCMPC continued to ensure that projects assisted with program funds met the needs of targeted populations and were designed to reduce the number of households below the poverty level. Technical assistance was offered and provided to local agencies and units of government for the development of antipoverty strategies.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In 2014, Genesee County continued to work within an array of partnerships to execute activities outlined in the 2011-2014 Consolidated Plan. With these partnerships, community projects were developed, maintained, and furthered by GCMPC staff.

Staff continued to encourage the formation of new and innovative partnerships in efforts to leverage additional resources for the CDBG and HOME Programs. Genesee County worked with its partners to assure that both sides were able to contribute in a productive way. GCMPC staff held small “working meetings” in order to provide individualized, technical assistance where necessary.

Pre-bid meetings and pre-construction meetings were held with partners prior to CDBG and HOME assisted projects to provide education and technical assistance in a timely manner and to ensure that requirements for affirmative marketing, procurement, Section 3, U.S. Department of Labor, and Davis-Bacon Act activities were met during the process. GCMPC continued efforts to offer workshops and to update Community Development Program “marketing materials” designed to provide education and awareness to agencies and the general public. Technical assistance was provided by GCMPC staff with a focus on defining CPD Program eligibility requirements; establishing and undertaking correct Program processes; measuring performance of all Program activities; furthering collaboration between multiple partners; and building the capacity of our partners.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During PY 2014, GCMPC staff continued to provide information to local units of government and assist them in identifying and coordinating funding opportunities, with a focus on

increasing actions aimed at expanding community development improvements and services to low-to-moderate income persons and limited clientele populations. GCMPC continued to coordinate the provision of CPD Grant resources in an effort to further affordable housing development and homebuyer assistance, as well as continued financial assistance to individuals and families who were either homeless or in immediate risk of losing their housing. Genesee County continued to work with local financial lending institutions; the Michigan State Housing Development Authority (MSHDA); the U.S. Department of Agriculture (USDA) Rural Development Program; and HUD Certified Housing Counseling Agencies in our partnership efforts to further affordable housing funds and initiatives.

GCMPC staff provided information from HUD and MSHDA to public agencies, individuals, and non-profit and for-profit developers who were interested in utilizing their entity's programs for producing affordable housing projects. Staff continued to review and approve appropriate requests for Certifications of Consistency with the Consolidated Plan to ensure that proposed Programs met goals and objectives. Staff continued to work with the staff of the U.S. Department of Agriculture (USDA) Rural Development Program in coordinative efforts to provide appropriate referrals to their housing Programs in areas of Genesee County that were within the USDA's jurisdiction. Meetings were held with regional staff from MSHDA to assist in coordinating Genesee County housing activities. In addition, GCMPC staff continued to provide technical assistance and information about fair housing issues to local units of government, non-profit organizations, CHDOs, and for-profit developers regarding the advancement of housing related projects for populations in need of affordable housing and barrier-free housing.

PY 2014 showed an increased in efforts towards the advancement of previous partners and development of new affiliations to assist in serving low-to-moderate income populations more effectively. This was done through increased education and technical assistance for all programs. Education initiatives focused on disseminating information through conferences and meetings between partners; and advertising through both traditional and innovative media to inform the public, each as part of the overall efforts to further knowledge about Genesee County's Community Development Program opportunities. Technical assistance focuses on improvements to Program application processes; refining methods of determining eligibility; ensuring correct processes were performed; monitoring; measuring performance outcomes; coordinating and enhancing collaboration efforts between multiple partners, as well as assisting partners in building their capacity in order to more effectively serve targeted populations.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In conjunction with the City of Flint Human Relations Commission (HRC), GCMPC continued implementing steps outlined in the current "Analysis of Impediments to Fair Housing in

Genesee County.” The results of the study indicate some necessary improvements, particularly in the area of rental housing. With deteriorating economic conditions in Genesee County, fair housing concerns are increasing, specifically in the areas of homeless housing and reentry efforts of former prisoners of correctional institutions. Considerable improvement is also still needed in the collection of housing data by area lending institutions. It is difficult to accurately evaluate lending practices when the information collected continues to be incomplete in its requirements. During PY 2012, work began on gathering information for conducting a new analysis of impediments (AI) to Fair Housing in Genesee County, with two chapters being completed in PY 2013. In PY 2014, Legal Services worked on the Testing and Complaints section, and completed the chapter on Public Housing and Demographics.

Legal Services of Eastern Michigan (LSEM) is Genesee County’s contractual partner and acts as the agency responsible for managing the Fair Housing Center. GCMPC funds activities of the Fair Housing Center with CDBG funds. During PY 2014, the Fair Housing Center continued to conduct testing in order to determine where instances of housing discrimination may have occurred. Testing was conducted at multi-family housing developments. During this time period, the Fair Housing Center was also responsible for receiving and forwarding complaints of housing discrimination to HUD, as well as working with LSEM staff to resolve landlord/tenant disputes. In PY 2014, LSEM received \$30,000 from GCMPC to assist with operations to carry out these activities.

The Fair Housing Center/Legal Services of Eastern Michigan periodically reports on fair housing activities conducted through newsletters. These reports include testing results and other relevant issues concerning fair housing. In addition, Genesee County continued to support the annual Fair Housing Conference in April 2014, which was Fair Housing month.

CR-40 - Monitoring 91.220 and 91.230

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

GCMPC staff continued to implement a monitoring policy designed to ensure that all CDBG, HOME, and ESG Program funds received by sub-recipients were utilized in a way that complies with all the various CPD grant requirements. Three primary goals have been established as a basis for all monitoring visits: 1) to evaluate project performance; 2) to ensure accountability for all funds expended; and 3) to ensure that applicable CPD and other Federal and State requirements are being met.

The process for monitoring the Genesee County CDBG Program during PY 2014, as in each PY, began at the time that any procurement activity was initiated, work begun, and whenever any CDBG funds were expended on a project. Once a CDBG project has begun, each funding sub-recipient must submit a Performance Report with any request for funding reimbursement. Regular site visits were conducted by GCMPC staff for the purpose of evaluating progress, ensuring compliance, and providing technical assistance where necessary.

GCMPC created a Minority Business Enterprise/Women Business Enterprise/Handicap Business Enterprise directory that is included in all bid packets, as well as being given to the local units of government with applicable projects. Staff worked with the communities to make sure minority businesses were properly contacted and encouraged to submit bids for contractor and subcontractor positions.

For all construction projects, monitoring began at the time of the projects' pre-bid and pre-construction meetings and continued on a regular basis until the projects were completed. Meetings were held with each sub-recipient to discuss outstanding issues and technical assistance was provided by GCMPC staff whenever needed. On-site visits were conducted to evaluate project progress and to determine compliance with applicable regulations, such as prevailing wages under the Davis-Bacon Act. During these visits, GCMPC staff conducted interviews and observed employees' work duties to ensure compliance.

Results of on-site visits were reviewed and compared to desk reviews of wage decisions, payrolls, and other labor standards documentation. Desk reviews were also conducted for all public service and non-construction projects at the time requests for reimbursement were received, in order to ensure proper documentation of all costs incurred.

Whenever occurrences of compliance issues were determined, GCMPC staff issued a written

statement to sub-recipients addressing all concerns. Sub-recipients were required to address and correct issues generally no later than thirty (30) days from the time of the notice.

During PY 2014, GCMPC staff monitored HOME Program assisted activities for compliance with Program regulations. As in each PY, rehabilitation activities are monitored throughout project phases, and annually throughout the applicable periods of affordability. For the single-family housing rehabilitation projects, staff conducted pre-bid and pre-construction meetings with each contractor, attended construction draw meetings, and monitored daily activities throughout the rehabilitation phases and through the reimbursement request and desk review process.

GCMPC staff performs an annual monitoring review for each of its HOME assisted rental projects throughout Genesee County. The 2014 annual monitoring consisted of a tenant file audit and a physical site inspection of the HOME assisted units. During the monitoring review, file documents were inspected to verify income eligibility and to ensure that all clients are still eligible to participate in the program. Staff also performed site inspections utilizing the Section 8 Housing Quality Standards (HQS) method. In PY 2014, HOME monitoring emphasis was placed on rent and occupancy requirements, such as monthly rents, utility allowances, tenants' annual income, low/high HOME rents, tenant eligibility, leasing procedures, and affirmative marketing and tenant selection policies. Where occurrences of negative findings and/or inspection deficiencies were noted by staff, the HOME assisted development was given 15 days to correct the finding. Staff followed up the 15-day period with a return visit to the HOME development to ensure deficiencies were corrected.

GCMPC staff visited each of the HOME assisted rental developments at the end of PY 2013 and beginning of PY 2014 for the monitoring visits. These on-site monitoring visits provided GCMPC staff with performance outcomes and compliance status of HOME funded projects. Overall, HOME assisted developments tend to improve programmatically due to regular monitoring. Physical site inspections were generally found to be in compliance. There were no concerns or corrections required at American House North (formerly Lockwood Manor), Cedarwood Apartments, Lockwood of Burton, Lockwood of Fenton, Rosewood Park, and Roxbury Court. GCMPC staff has a few minor concerns with some of the properties; however, those concerns have been addressed and have been remedied.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As outlined in Genesee County's Citizen Participation Plan, and based on HUD's regulations, GCMPC staff puts the CAPER out for public comment for 15 days. During the public comment

period, a public hearing is held. Staff posts for environmental reviews, plans, reports, and any potential projects. Notices are published in the Flint Journal, on GCMPC's website, and sent to the public participation list. Printed copies are available to the public at the GCMPC office's front desk, the offices of all local units of government in the County, and at library branches. Comment sheets are included with all items to help streamline feedback from the community.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In response to problems meeting spending deadlines in previous years, staff shortened contract deadlines with the subrecipients. The communities now have one year to complete their public service projects and one and a half years to complete construction projects, rather than two full years for any type of project. Staff has also been working much more closely with the local governments, checking in frequently to make sure the projects are moving along. Occasionally, staff has handled entire projects for the communities to ensure correct procedures are followed and all work is completed before the contract deadlines. Staff has seen great improvements in the communities' abilities to spend the funds before their project funds expire, and as a result, will continue to use the shortened contract timeframes and working closely with the subrecipients.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	GENESEE COUNTY
Organizational DUNS Number	078404738
EIN/TIN Number	386004849
Identify the Field Office	DETROIT
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Flint-Genesee County Continuum of Care

ESG Contact Name

Ms.
Sheila
Taylor
Principal Planner

ESG Contact Address

1101 Beach Street
Room 223
Flint
MI
48502
(810) 766-6547
(810) 257-3185
shtaylor@co.genesee.mi.us

ESG Secondary Contact

Ms.
Claire
Wilke
Planner 1
(810) 766-6564
Wilke1c@co.genesee.mi.us

2. Reporting Period—All Recipients Complete

Program Year Start Date	05/01/2014
Program Year End Date	04/30/2015

3a. Subrecipient Form – Complete one form for each subrecipient

Genesee County Community Action Resource Department (GCCARD)

Flint

MI

48502

DUNS Number

Not a victim services provider

Subrecipient Organization Type: non-profit

2013 Contract Award Amount: \$12,099 for Homeless Prevention

2014 Contract Award Amount: \$39,120 for Homeless Prevention

Genesee County Youth Corporation

Flint

MI

48502

DUNS: 163904600

Not a victim services provider

Subrecipient Organization Type: non-profit

2013 Award Amount: \$21,916 for Emergency Shelter

2014 Award Amount: \$19,866 for Emergency Shelter

Metro Community Development

Flint

MI

48502

DUNS: 836594150

Not a victim services provider

Subrecipient Organization Type: non-profit

2013 Award Amount: \$12,099 for HMIS

2014 Award Amount: \$7,113 for HMIS

My Brother's Keeper

Flint

MI

48503

DUNS: 361170116

Not a victim services provider

Subrecipient Organization Type: non-profit

2013 Award Amount: \$14,350 for Emergency Shelter

2014 Award Amount: \$20,000 for Emergency Shelter

Resource Genesee

Flint

MI

48502

DUNS: 627042807

Not a victim services provider

Subrecipient Organization Type: non-profit

2013 Award Amount: \$15,124 for Rapid Rehousing, \$6,050 for Street Outreach

Shelter of Flint

Flint

MI

48503

DUNS: 186911152

Not a victim services provider

Subrecipient Organization Type: non-profit

2013 Award Amount: \$12,000 for Emergency Shelter

2014 Award Amount: \$27,472 for Emergency Shelter

YWCA of Greater Flint

Flint

MI

48502

DUNS: 099659807

A victim services provider

Subrecipient Organization Type: non-profit

2013 Award Amount: \$18,278 for Emergency Shelter

2014 Award Amount: \$18,016 for Emergency Shelter

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	1
Children	4
Don't Know/Refused/Other	0
Missing Information	1
Total	6

Table 7 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	1
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	1

Table 8 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	701
Children	436
Don't Know/Refused/Other	1
Missing Information	9
Total	1147

Table 9 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	222
Children	42
Don't Know/Refused/Other	0
Missing Information	2
Total	266

Table 10 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	925
Children	482
Don't Know/Refused/Other	1
Missing Information	12
Total	1420

Table 11 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	698
Female	709
Transgender	0
Don't Know/Refused/Other	1
Missing Information	12
Total	1420

Table 12 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	482
18-24	147
25 and over	777
Don't Know/Refused/Other	1
Missing Information	12
Total	1419

Table 13 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	46	9	0	37
Victims of Domestic Violence	515	16	15	484
Elderly	63	36	2	25
HIV/AIDS	4	2	0	2
Chronically Homeless	21	21	0	0
Persons with Disabilities:				
Severely Mentally Ill	270	0	12	117
Chronic Substance Abuse	99	46	3	48
Other Disability	441	82	13	346
Total (unduplicated if possible)	1459	212	45	1059

Table 14 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	40,880
Total Number of bed - nights provided	36,172
Capacity Utilization	88%

Table 15 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

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

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance	\$0.00	\$0.00	\$1,962.80
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0.00	\$0.00	\$0.00
Expenditures for Housing Relocation & Stabilization Services - Services	\$0.00	\$0.00	\$0.00
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0.00	\$0.00	\$0.00
Subtotal Homelessness Prevention	\$0.00	\$0.00	\$1,962.80

Table 16 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance	\$0.00	\$0.00	\$0.00
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0.00	\$0.00	\$0.00
Expenditures for Housing Relocation & Stabilization Services - Services	\$0.00	\$0.00	\$14,597.81
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0.00	\$0.00	\$0.00
Subtotal Rapid Re-Housing	\$0.00	\$0.00	\$14,597.81

Table 17 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Essential Services	\$0.00	\$0.00	\$80,589.34
Operations	\$0.00	\$0.00	\$9,972.00
Renovation	\$0.00	\$0.00	\$0.00
Major Rehab	\$0.00	\$0.00	\$0.00
Conversion	\$0.00	\$0.00	\$0.00
Subtotal	\$0.00	\$0.00	\$90,561.34

Table 18 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Street Outreach	\$0.00	\$0.00	\$6,049.16
HMIS	\$0.00	\$0.00	\$19,211.75
Administration	\$0.00	\$0.00	\$12,861.44

Table 19 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2012	2013	2014
	\$0.00	\$0.00	\$145,244.30

Table 20 - Total ESG Funds Expended

11f. Match Source

	2012	2013	2014
Other Non-ESG HUD Funds	\$0.00	\$0.00	\$0.00
Other Federal Funds	\$0.00	\$0.00	\$0.00
State Government	\$0.00	\$0.00	\$41,782
Local Government	\$0.00	\$0.00	\$0.00
Private Funds	\$0.00	\$0.00	\$109,328
Other	\$0.00	\$0.00	\$33,273
Fees	\$0.00	\$0.00	\$0.00
Program Income	\$0.00	\$0.00	\$0.00
Total Match Amount	\$0.00	\$0.00	\$184,383

Table 21 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2012	2013	2014
	\$0.00	\$0.00	\$329,627.30

Table 22 - Total Amount of Funds Expended on ESG Activities

