

Executive Summary

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

1. Introduction

The Five-Year 2025 – 2029 Consolidated Plan for Genesee County, Michigan identifies the priorities, goals and expected outcomes for programs, projects and activities funded with U.S Department of Housing and Urban Development (HUD) grant dollars. Genesee County receives HUD funds for three programs, Community Development Block Grant Program (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnership Program (HOME). The priorities, goals and outcomes are based on data provided by HUD, a housing conditions survey, U.S. Census data, information from local agencies and data from other sources.

The primary focus of HUD funds is to provide decent and affordable housing options, a suitable living environment, opportunities to expand economic activities, principally for low- to moderate-income persons and to rehabilitate and operate shelters, provide essential social services, and prevent homelessness. If funds received in the recent past are projected forward, it is anticipated that the County will receive \$14 million in HUD funds over the next five years.

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

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

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

Improve Public Facilities and Infrastructure

Feedback indicated a high level of need for public facilities and infrastructure improvements. 48% of participants rated the need for overall street improvements highly, specifically maintaining and improving existing streets. The one of the highest rated needs was access to high speed internet with over 47% 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.

Increase Homeownership

Safe and affordable housing is a significant concern for local housing agencies. Over 68% of respondents of the community survey rated affordable housing as a medium or high priority. Increasing homeownership will be achieved by utilizing funds for down payment assistance and by working with Community Housing Development Organizations to build new or rehabilitate existing housing for low-income residents.

Improve Housing Conditions for Homeowners/Renters

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

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 expand programming for agencies already assisting low- to moderate-income persons and areas.

Address the Needs of Homeless and At-Risk Persons

Needs of the homeless population were evaluated by members of the Flint/Genesee County Continuum of Care (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. As of early 2023, data collected by the CoC showed an increase in the number of homeless individuals needing services as compared to the same time period in 2022.

3. Evaluation of past performance

Through years of administration and implementation of the CDBG, HOME and ESG Programs, the Genesee County Metropolitan Planning Commission (GCMPC) has continued to rework and refine its policies and procedures to ensure that Genesee County HUD funds continue to fulfill the intent of the federal legislation that created the programs. The project application process now includes a pre-application, to help local units of government and staff better guide project selection. Funds are no longer distributed on a three year funding cycle to ensure the administration of funds is done in the most effective and efficient way possible. Additionally, the use of the online grant management program, Neighborly, has allowed subrecipients and GCMPC staff to view and manage all program documentation. Staff also assist subrecipients through CDBG training, annual ESG application training, and frequent in-person meetings to help with project implementation.

During Program Year 2023, GCMPC created positive results in many of the outcome categories determined in the 2020-2024 Consolidated Plan. The following is a summary of the results that were achieved within each program objective in PY 2023:

Decent Housing

Increased homeownership: Habitat for Humanity built two new construction homes to be purchased by low-income households

Supported renters: eight households were supported through Tenant Based Rental Assistance (TBRA) with their security deposit and rent

Housing conditions for homeowners and renters: code enforcement activities took place in one community, over \$724,550 in homeowner home improvements were completed

Reduced cost burden for homeowners and renters: incorporated energy efficiency improvements into home improvement and new construction projects, homes in the rehab program were completely brought up to code

Suitable Living Environment

Improved functionality and appearance of public infrastructure: one community funded sewer improvements, two communities improved the streets in their low- to moderate-income areas, one community made ditching improvements, and three communities installed new sidewalks

Improved public spaces: new barrier free doors/entrance and ramps were installed in four communities, and one community made repairs to a pavilion in a low- mod- area; one community installed bus stop covers; and four communities made improvements to the senior centers

Increased public safety: body cameras for the police department were purchased in one community to increase public safety

Increase public participation in community life: sixteen local units of government used funds to expand programs, services and operations at senior centers

Economic Opportunities

Enhanced employability of youth, seniors and individuals with special needs: youth training and employment opportunities were implemented in two communities; twenty-four developmentally disabled adults received training for gardening maintenance and landscaping skills

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

4. Summary of citizen participation process and consultation process

GCMPC requested participation and consultation in the development of this plan from numerous parties including: citizens at-large, local housing providers and Community Housing Development Organizations; local government officials; non-profit and advocacy agencies; human service providers; and the Continuum of Care and its members. Consultations provided an opportunity to meet one-on-one to discuss the needs of local service agency's clients. An electronic survey, asking participants to rate the needs of their community, was emailed to almost 1200 addresses on Genesee County's public participation list, advertised on social media, and distributed during community engagement activities. Just over 650 residents responded to the survey. A select number of 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.

A public hearing was held on November 20, 2024 to garner input on the draft Consolidated Plan including the housing and community development needs and the goals and priorities identified. A second public hearing was held on March 20, 2025 to coincide with the 30-day public comment period. That public hearing's purpose was to invite members of the public to comment on the proposed plan.

The feedback gathered from the consultations and public input surveys were the basis for the goals identified in this Plan.

5. Summary of public comments

All comments received will be added and considered when finalizing the plan.

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

Comments received will be included in the Plan. No comments were received following the end of the comment period.

7. Summary

Genesee County's Five-Year 2025-2029 Consolidated Plan contains an assessment of data, surveys and consultations collected from various sources, which were used to determine the priorities and goals for the CDBG, ESG and HOME Programs. By conducting thorough outreach, GCMPC is confident that the priorities and goals identified in this Plan will lead to much needed assistance to, and improvements for, low- to moderate-income individuals and areas as well as homeless and special needs persons and families.

The Process

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

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

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

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

Genesee County operates under the leadership of a publicly elected, nine-member Board of Commissioners, with each member representing a specific geographic district. The Genesee County Metropolitan Planning Commission (GCMPC), through its Community Development Program, is authorized by the Board to serve as the lead agency for developing the Five-Year Consolidated Plan. GCMPC is governed by an eleven-member Board, appointed by the Genesee County Board of Commissioners to serve three-year terms. Genesee County Community Development exclusively manages the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds for areas within Genesee County but outside the City of Flint's boundaries.

GCMPC fulfills a broad range of community planning and development roles and oversees various programs at the federal, state, and local levels. It provides planning staff to the federally recognized Metropolitan Alliance, serving as the Metropolitan Planning Organization (MPO) for the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) programs affecting Genesee County. GCMPC also supplies staff for the Genesee, Lapeer, and Shiawassee Region V Planning and Development Commission (GLS Region V), which focuses primarily on transportation planning and regional housing programs. Additionally, GCMPC administers the Genesee County Solid Waste Program, including the implementation of the Genesee County Materials Management Plan and recycling initiatives. Through a formal agreement with the State of Michigan, GCMPC acts as a designated repository for U.S. Census data, tasked with compiling, mapping, and distributing Census Bureau information.

GCMPC staff actively engage with numerous community organizations, including the United Way, the Flint/Genesee County Continuum of Care, the Regional Trails Committee, the Flint River Watershed Coalition, and other diverse groups.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

GCMPC requested participation and consultation in the development of this plan from numerous parties including: citizens at-large, local housing providers and Community Housing Development Organizations; local government officials; non-profit and advocacy agencies; human service providers; and the Continuum of Care and its members. Consultations provided an opportunity to meet one-on-one to discuss the needs of local service agency's clients. An electronic survey, asking participants to rate the needs of their community, was emailed to almost 1200 addresses on Genesee County's public participation list, advertised on social media, and distributed during community engagement activities. Just over 650 residents responded to the survey. A select number of 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.

A public hearing was held to coincide with the 30-day public comment period. The public hearing's purpose was to garner input on the draft Consolidated Plan including the housing and community development needs and the goals and priorities identified.

The feedback gathered from the consultations and public input surveys were the basis for the goals identified in this Plan.

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

Genesee County participates in the Genesee County Commission on Aging, a collaborative organization comprising agencies with diverse interests across the County. Its members include representatives from housing providers, service agencies, and health organizations. Genesee County also offers resources to support seniors aging in place, including assistance with home repairs.

Additionally, Genesee County is an active member of the Flint/Genesee County Continuum of Care. This network unites agencies serving individuals across the homelessness spectrum, including public and assisted housing providers, as well as private and governmental health, mental health, and service organizations. Together, these agencies coordinate efforts to deliver the most effective support for 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

The Genesee County Metropolitan Planning Commission staff actively participates in Flint/Genesee County Continuum of Care (CoC) meetings to stay informed about the evolving needs of the homeless community through collaboration with agencies that provide direct services. The CoC has developed a 10-Year Plan to End Homelessness, which was updated and adopted in September 2018. This plan outlines five key goals: 1) Leverage quality data and enhance agency/program collaboration to align local planning with state and federal initiatives to end homelessness. 2) Expand access to affordable and safe housing for individuals, families, children, and youth who are homeless or at risk of homelessness. 3) Strengthen and broaden efforts to prevent homelessness across diverse populations, including families, seniors, individuals with disabilities, LGBTQ individuals, and returning citizens. 4) Increase awareness and use of mainstream services and community resources for those who are homeless or at risk of becoming homeless. 5) Build political support, public will, and funding opportunities to eliminate homelessness for individuals, families, children, and youth. The Genesee County Board of Commissioners formally adopted a resolution supporting the 10-Year Plan to End Homelessness. GCMPC aims to further the plan's objectives by sharing information with local units of governments to drive community-level change.

The CoC collaborates closely with Genesee County to address the needs of various homeless populations, including chronically homeless individuals, families (with and without children), veterans, and unaccompanied youth. GCMPC works in coordination with the CoC's lead agency on numerous projects and consults with them during the Emergency Solutions Grant (ESG) application process. Throughout the program year, GCMPC staff provides updates to the CoC on the progress of ESG-funded projects.

Additionally, all CoC participants adhere to the Coordinated Entry System (CES) Procedures document, which ensures a standardized and equitable approach to connecting individuals experiencing or at risk of homelessness with appropriate programs and resources. GCMPC requires all agencies receiving ESG funding to follow these established procedures.

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

Staff evaluates all Emergency Solutions Grant applications using a scoring system based on criteria outlined in the application, assigning each a score out of 100. Funding recommendations are determined based on these scores and submitted to the Continuum of Care Executive Committee for review and approval. Once the Executive Committee approves the recommendations, staff presents the proposed funding allocations and projects to the full CoC for final approval.

GCMPC collaborates with the CoC's lead agency on various projects and provides consultation throughout the ESG application process. Additionally, staff keeps the CoC informed of the status of ongoing ESG projects throughout the program year.

Genesee County works closely with the CoC Fiscal Workgroup Committee to review programs supported by other funding sources. This collaborative effort ensures that ESG funds are directed toward addressing service gaps and achieving the greatest possible impact in the community.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Greater Flint Health Coalition
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health Services-Employment Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Economic Development Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	GCMPC staff collaborated with the Greater Flint Health Coalition (GFHC) to gather insights for the Consolidated Plan. Key discussions focused on the vision for Genesee County's future and identifying the strengths and weaknesses of the county's service network. As the lead agency for the Continuum of Care, GFHC played a central role in engaging member agencies and was actively consulted by staff throughout the planning process.
2	Agency/Group/Organization	Genesee County Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff engaged with Habitat for Humanity to discuss community needs and service gaps. Having previously received HOME funding from GCMPC, Habitat for Humanity will continue collaborating with staff to enhance affordable housing options in Genesee County.
3	Agency/Group/Organization	SHELTER OF FLINT
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	GCMPC staff collaborated with the Shelter of Flint to gather insights for the Consolidated Plan. Key discussions centered on Genesee County's future vision, the housing needs of unsheltered households, and the importance of improving the allocation of funding opportunities.
4	Agency/Group/Organization	Genesee County Planning Commission
	Agency/Group/Organization Type	Housing Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Water Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with a member of the Genesee County Metropolitan Planning Commission to gather insights for the Consolidated Plan. Key discussions highlighted future opportunities in Genesee County, focusing on the reuse of industrial sites, a skilled workforce, and expansion in building and trades.
5	Agency/Group/Organization	Valley Area Agency on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Valley Area Agency on Aging (VAAA) to gather insights for the Consolidated Plan. Key discussions focused on the vision for Genesee County's future and identifying the strengths and weaknesses of the county's service network. VAAA has been coordinating with other area agencies and GCMPC would like to work with those groups to benefit seniors in the County.

6	Agency/Group/Organization	Genesee County Office of Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Genesee County Office of Senior Services to gather insights for the Consolidated Plan. Key discussions addressed the need for improvements in transportation, public infrastructure, and the environment in Genesee County. Additionally, there was dialogue about expanding housing options for seniors before they require nursing home care.
7	Agency/Group/Organization	City of Davison
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the city of Davison to gather insights for the Consolidated Plan. Key discussions centered on the need for improvements in safety and infrastructure in Genesee County, as well as concerns about resource budgeting.
8	Agency/Group/Organization	Vienna Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Vienna Township to gather insights for the Consolidated Plan. Key discussions focused on a vision for Genesee County's future, emphasizing continued growth, affordable housing, and increased funding opportunities for the northern region of the county.
9	Agency/Group/Organization	LEGAL SERVICES OF EASTERN MICHIGAN
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff 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.
10	Agency/Group/Organization	CITY OF GRAND BLANC
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the city of Grand Blanc to gather insights for the Consolidated Plan. Key discussions focused on opportunities in economic development and housing, with top priorities including improvements in transportation infrastructure and an increase in arts and culture events.
11	Agency/Group/Organization	East Central Association of Realtors
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the East Central Association of Realtors to gather insights for the Consolidated Plan. Key discussions focused on the vision for Genesee County's future and identifying the strengths and weaknesses of the county's service network.

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

The Continuum of Care includes several agencies, but staff did not conduct individual meetings with each one.

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	Greater Flint Health Coalition	Genesee County is dedicated to creating housing opportunities and addressing the needs of households that are homeless or at risk of homelessness. Genesee County utilizes Emergency Solutions Grant and HOME Investment Partnership funds to support the goals outlined in the Continuum of Care's 10-year plan. 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 Master Plan	GCMPC	The Genesee County Master Plan is a comprehensive guide that outlines a vision for the county's next 20 years. This vision is shaped through an analysis of land use, transportation, housing, the environment, and infrastructure, as well as input from the public and local stakeholders.
Genesee County Parks Plan	Genesee County Parks and Recreation Commission	The Genesee County Parks Plan highlights areas for improvement and identifies existing deficiencies. Enhancing public facilities, including parks, is a key priority in the Genesee County Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Genesee County Hazard Mitigation Plan	Office of Genesee County Sheriff, Emergency Management Manager	The goal of hazard mitigation is to prevent or reduce the impact of hazards on the community. Both the Genesee County Hazard Mitigation Plan Update and the Consolidated Plan emphasize the importance of flood and drainage improvements, as well as water and sewer upgrades, recognizing that quality infrastructure is essential for safe and thriving communities. Environmental reviews are conducted to safeguard natural assets. In developing this plan, consultation with Genesee County's emergency manager helped assess the resiliency of housing for low-to-moderate-income residents against natural hazards linked to climate change.
Accelerate: A Plan for Regional Prosperity	GLS Region V Planning and Development Commission	This plan is an economic development strategy for the I-69 thumb region. The Quality of Life goal focuses on enhancing the region's physical appearance. CDBG funds support similar projects, such as improvements to streets, sidewalks, parks, public facilities, and other infrastructure. The Economic Development goal aims to strengthen the support system for start-up businesses and expand workforce training programs. The Infrastructure goal emphasizes the creation of a long-term capital improvement plan and improving access to healthcare and wellness programs, which are also community priorities and supported by HUD funding.

Table 3 – Other local / regional / federal planning efforts

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

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

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

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

Staff worked with Michigan State Housing Development Authority (MSHDA) on a regional housing project to help implement Michigan's statewide housing plan. Staff are co-lead for Region H which includes Genesee, Lapeer, Shiawassee, Sanilac, Huron, Tuscola and St Clair counties.

GCMPC works with the Genesee County Land Bank Authority on projects. Staff coordinates with the Land Bank on demolition projects and when looking for available land for development projects.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

Public Needs Survey

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 and outreach events were held at Crossroads Village and the Grand Blanc Senior Center.

Stakeholder Interviews

Staff conducted interviews with representatives from three local government units and eight public service agencies to gather input for the Plan. The discussions focused on identifying the most critical improvements needed to enhance the quality of life in Genesee County.

The information from the survey and interviews was summarized and analyzed to identify priorities and goals for this plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Open House	Non-targeted/broad community	116 responses 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.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Open House	local units of government, public and private agencies and community advocacy groups	3 local units of government, 8 community stakeholders and service agencies	The interviews aimed to identify the need for public services, infrastructure enhancements, homeless support services, economic development initiatives, and the primary concerns of stakeholders across the County. Stakeholders emphasized the need for increased affordable housing options and better transportation infrastructure.		

4	Internet Outreach	Non-targeted/broad community	658 Responses received	<p>The survey aimed to assess the need for public services, infrastructure upgrades, homeless services, economic development initiatives, and the primary concerns of residents within their communities. The most significant needs identified were improvements to quality of life, including access to higher-paying jobs, quality education, and high-speed internet. Additionally, respondents highlighted the need for better road infrastructure and affordable, energy-efficient housing options.</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	The first public hearing was held on November 20, 2024. Approximately 8 members of the public were in attendance. Another public hearing was held on March 20, 2025. No members of the public were present.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment provides a summary of Genesee County's estimated housing needs projected for the five-year period 2025 – 2029. This section will use U.S. Census data, a local housing conditions survey, information from consultations with local agencies and other relevant data sources to assess housing needs.

Some of the major findings from this section are:

- Consultations with local agencies indicate that there is a need for more affordable housing options as well as a need to improve and sustain the current housing stock in Genesee County. There is also a need for the improvement in the quality of life among Genesee County residents through access to high speed internet, improved infrastructure, education and awareness around available resources.
- 21% of households in Genesee County spend more than 30% of their monthly income on housing costs;
- Approximately 51,771 individuals live alone in Genesee County. Of these, 35% are 65 years of age or older.
- Owner households are more cost burdened than renters at 30% and 50%.
- Rental households have more housing problems including overcrowding, and substandard housing facilities compared to owner households.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Cost burdens and substandard housing are two of the most pressing housing concerns in Genesee County. It is estimated that approximately 51% of renters with incomes at or below 50% of the Area Median Income (AMI) are cost-burdened, and 90% are severely cost-burdened. Similarly, an estimated 39% of homeowners with incomes at or below 50% AMI are cost-burdened, and 85% are severely cost-burdened. Additionally, 84% of low-income renters live in substandard housing conditions, lacking either complete plumbing or kitchen facilities. The following demographic data does not include population, household, or median income statistics from the City of Flint.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	308,690	304,060	-1%
Households	121,455	126,345	4%
Median Income	\$42,327.00	\$50,269.00	19%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,885	12,630	21,319	12,849	68,665
Small Family Households	2,811	3,778	7,744	4,237	35,584
Large Family Households	519	715	1,108	619	4,868
Household contains at least one person 62-74 years of age	2,485	2,812	5,125	3,834	17,071
Household contains at least one person age 75 or older	1,950	2,465	4,084	2,132	7,268
Households with one or more children 6 years old or younger	1,336	2,049	3,000	1,738	4,686

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	489	109	99	15	712	85	223	55	15	378
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	25	39	0	79	4	25	4	0	33
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	159	165	158	25	507	43	44	127	119	333
Housing cost burden greater than 50% of income (and none of the above problems)	3,487	1,973	579	19	6,058	3,317	1,923	710	194	6,144

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	462	2,583	2,598	324	5,967	932	2,264	3,754	1,308	8,258
Zero/negative Income (and none of the above problems)	579	0	0	0	579	576	0	0	0	576

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,142	2,277	879	60	7,358	3,447	2,223	901	329	6,900
Having none of four housing problems	1,547	3,426	6,969	3,555	15,497	1,747	4,714	12,549	8,919	27,929
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,426	1,536	1,203	4,165	928	1,305	1,902	4,135
Large Related	298	260	85	643	157	226	367	750
Elderly	1,414	1,323	955	3,692	2,281	2,127	1,691	6,099
Other	1,455	1,705	981	4,141	970	756	618	2,344
Total need by income	4,593	4,824	3,224	12,641	4,336	4,414	4,578	13,328

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	588	588	659	563	0	1,222
Large Related	0	0	45	45	103	154	85	342
Elderly	1,240	616	413	2,269	1,882	919	409	3,210
Other	0	1,307	793	2,100	738	0	0	738
Total need by income	1,240	1,923	1,839	5,002	3,382	1,636	494	5,512

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	174	130	119	10	433	39	69	121	99	328
Multiple, unrelated family households	0	60	49	15	124	4	0	10	24	38

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	39	0	39	4	0	0	0	4
Total need by income	174	190	207	25	596	47	69	131	123	370

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2020 American Community Survey, approximately 51,771 individuals live alone in Genesee County. Of these, 35% are 65 years of age or older.

ALICE data reveals that 51% of Michigan households headed by individuals aged 65 and older fall below the ALICE threshold. While Social Security provides some support, it is insufficient to achieve financial stability for many older adults. Given this context, it is likely that a significant portion of the 35% of single-person households in Genesee County headed by individuals aged 65 or older are experiencing a cost burden.

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

Disabled

According to the 2020 American Community Survey 5-Year Estimates for Genesee County, 71,472 County residents have a disability.

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

According to the 2023 CAPER reporting data, an estimated 224 households reported experiencing domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

According to 2016–2020 Comprehensive Housing Affordability Strategy (CHAS) data, the most prevalent housing issue for both renters and homeowners is housing cost burden. This challenge is driven by stagnant incomes and a shortage of affordable housing options in Genesee County. The high demand for housing has caused rent and homeownership costs to rise steadily. As a result, if incomes remain unchanged and new housing is not developed, the number of cost-burdened households is likely to grow, especially as the existing housing stock and its owners continue to age.

Currently, 10,885 households earn between 0% and 30% of HUD Area Median Family Income (HAMFI), yet only about 8% of available units are affordable for this income group. Additionally, there are 12,630 households earning between 30% and 50% of HAMFI, but just 9% of units are affordable to them. Increasing housing affordability could significantly alleviate this widespread issue.

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

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

Characteristics that are likely to be linked to those at-risk of homelessness are families facing unemployment, lacking access to affordable transportation, housing, mental health and quality nutrition through healthy foods and vegetables.

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

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

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

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics associated with instability include severe cost burdens exceeding 50% of household income, overcrowding, larger family sizes, and households with a member aged 75 or older.

Discussion

There are an estimated 18,840 households experiencing cost burden at the 30% and 50% threshold. That is approximately 15% of households in Genesee County.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

To determine disproportionately greater need due to housing problems, staff analyzed the housing issues faced by each racial or ethnic group within each category. Staff compared the numbers to identify whether any racial or ethnic group had a significantly higher proportion of their population within a specific category. Each income category is divided into three housing need categories: 1) households with one or more of the four housing problems, 2) households with none of the four housing problems, and 3) households with no or negative income but no other housing problems. The four housing problems are: 1) lack of complete kitchen facilities, 2) lack of complete plumbing facilities, 3) more than one person per room, and 4) a cost burden greater than 30%. This process was repeated for each Area Median Income category chart provided by HUD.

0%-30% of Area Median Income

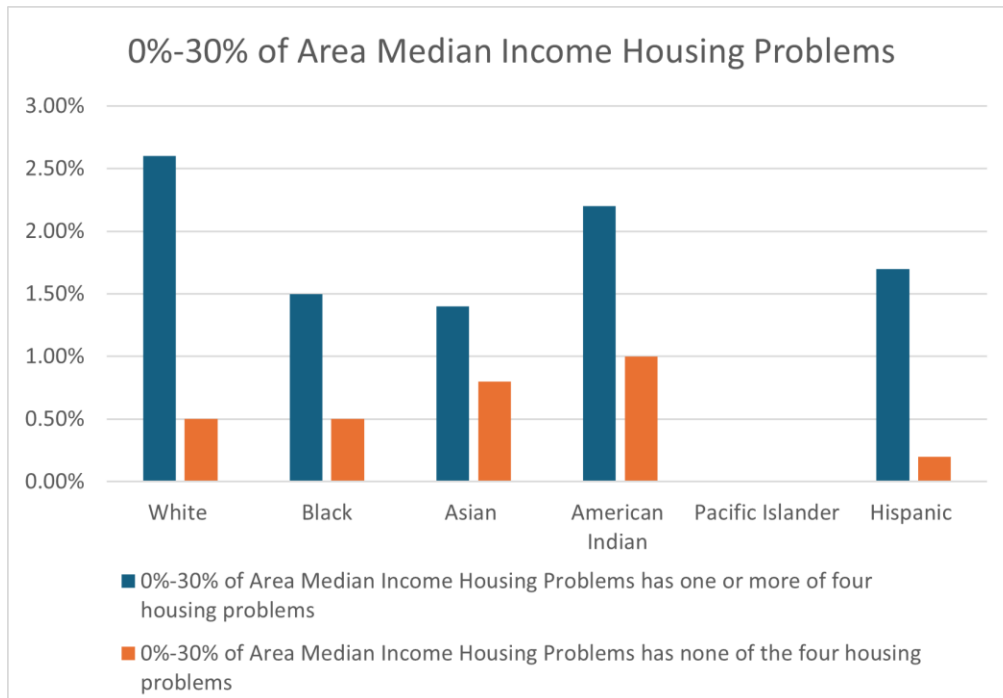
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,261	2,072	0
White	7,486	1,492	0
Black / African American	1,194	409	0
Asian	60	35	0
American Indian, Alaska Native	30	14	0
Pacific Islander	0	0	0
Hispanic	290	40	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



30%-50% of Area Median Income

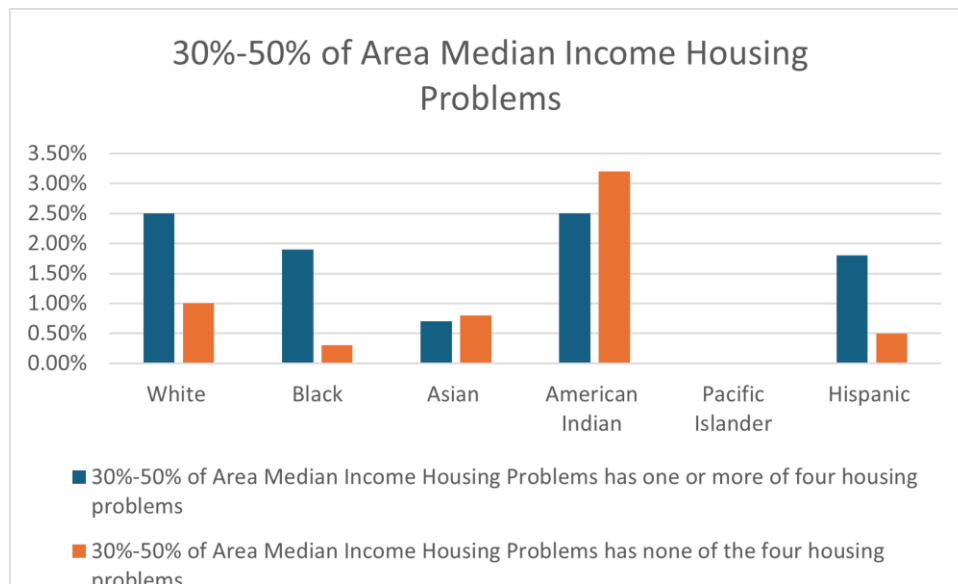
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,559	3,345	0
White	7,364	2,766	0
Black / African American	1,521	298	0
Asian	28	35	0
American Indian, Alaska Native	35	45	0
Pacific Islander	0	0	0
Hispanic	293	84	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data: 2016-2020 CHAS
 Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



50%-80% of Area Median Income

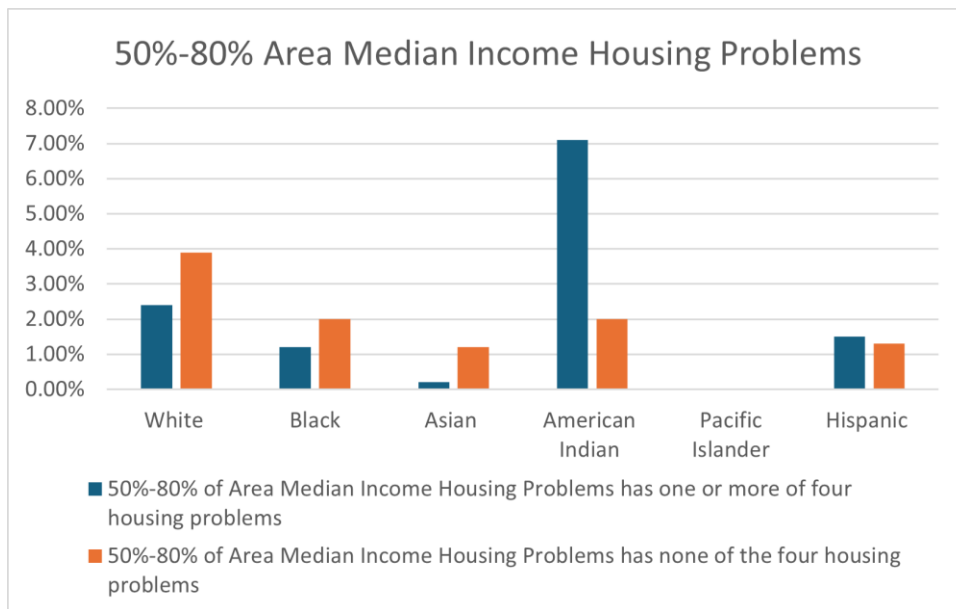
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,396	13,317	0
White	6,950	11,222	0
Black / African American	968	1,607	0
Asian	10	49	0
American Indian, Alaska Native	99	28	0
Pacific Islander	0	0	0
Hispanic	253	220	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



80%-100% of Area Median Income

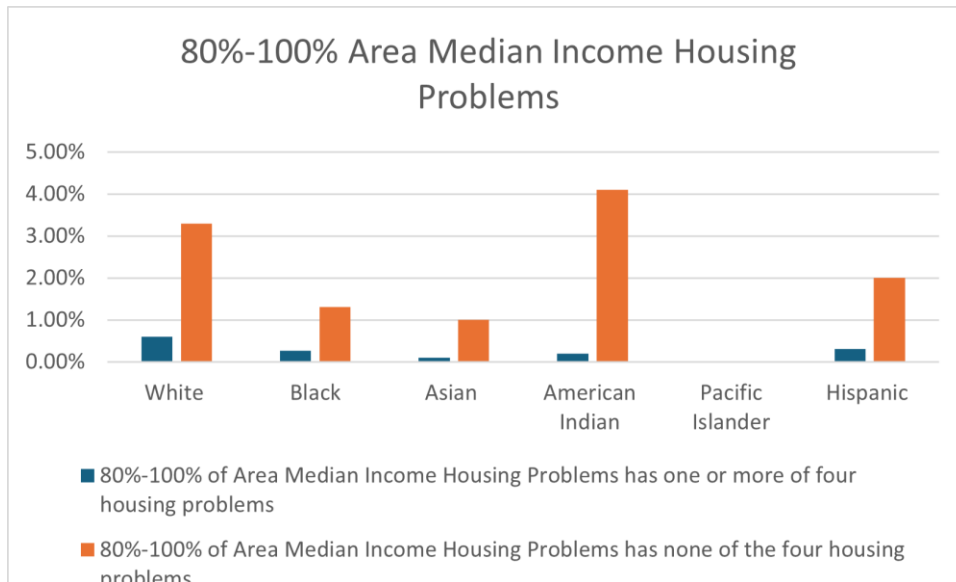
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,058	11,119	0
White	1,730	9,393	0
Black / African American	214	1,088	0
Asian	4	44	0
American Indian, Alaska Native	4	58	0
Pacific Islander	0	0	0
Hispanic	54	333	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



Discussion

0-30 of Area Median income Housing Problems

Within the 0%-30% Area Median Income (AMI) range, White households (2.6%) and American Indian/Alaskan Native households (2.2%) have a higher percentage of homes with one or more severe housing problems compared to Hispanic (1.7%), Black (1.5%), and Asian (1.4%) households.

30-50 of Area Median income Housing Problems

The disparity in the "no housing problems" category is notable. While American Indians have 3.20%, other groups like Black (0.30%) and Hispanic (0.50%) households have significantly lower rates.

50-80 of Area Median income Housing Problems

Asian households consistently report the lowest housing problem rates, reflecting potential access to more stable housing within this income bracket.

80-100 of Area Median income Housing Problems

White and American Indian households exhibit the highest stability with the largest percentages of "no housing problems." The data demonstrates a general trend where housing problems decrease and stability improves as household income approaches the upper AMI limits.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,804	3,524	0
White	6,294	2,683	0
Black / African American	1,103	495	0
Asian	10	85	0
American Indian, Alaska Native	20	24	0
Pacific Islander	0	0	0
Hispanic	239	89	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,630	8,280	0
White	3,526	6,586	0
Black / African American	751	1,075	0
Asian	4	59	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	0	0
Hispanic	124	246	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,795	19,898	0
White	1,480	16,633	0
Black / African American	194	2,363	0
Asian	0	59	0
American Indian, Alaska Native	64	63	0
Pacific Islander	0	0	0
Hispanic	14	449	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	399	12,789	0
White	339	10,793	0
Black / African American	45	1,263	0
Asian	0	48	0
American Indian, Alaska Native	0	62	0
Pacific Islander	0	0	0
Hispanic	19	368	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Severe Housing Problems

0%-30% of Area Median Income

Within the 0%-30% Area Median Income (AMI) range, White households (2.2%), American Indian/Alaskan Native households (1.4%) and Hispanic (1.4%) have a higher percentage of homes with one or more severe housing problems compared to Black (1.3%), and Asian (0.2%) households.

30% - 50% of Area Median Income

Households within this income demographic have relatively few housing problems. Among them, American Indian households had the highest percentage of homes without any of the four severe housing problems.

50%-80% of Area Median Income

Households within this income range have the highest percentage without any of the four severe housing problems. White households lead, with 5.8% having none of these issues.

80%-100% of Area Median Income

A consistent trend shows that the percentage of households without any of the four housing problems increases as income levels rise. The 80%-100% Area Median Income category has the fewest households experiencing housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

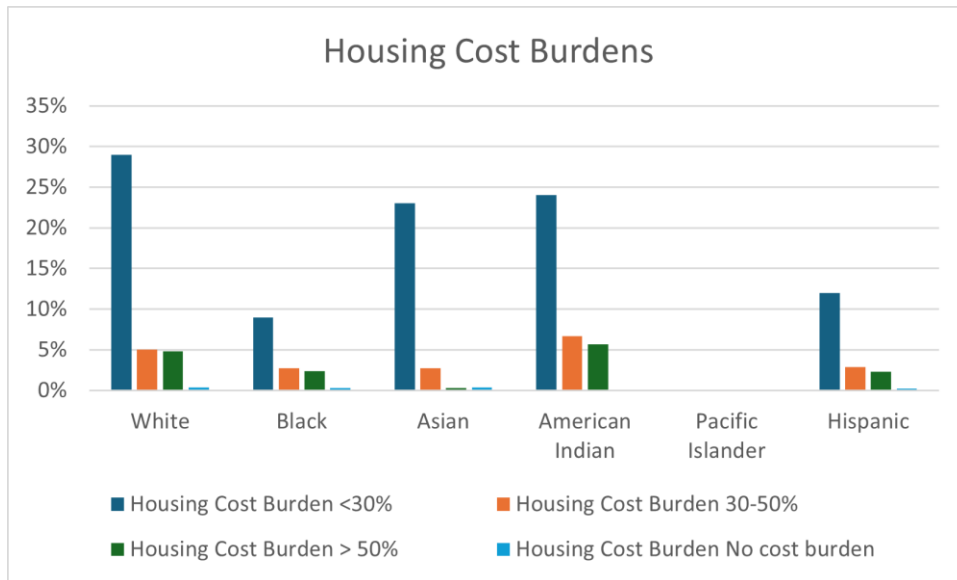
To assess whether any racial or ethnic group experiences a disproportionately higher housing cost burden compared to their needs, staff analyzed the data provided in the chart. First, they calculated the percentage of each racial or ethnic group within the total population. Next, they determined the percentage of each group within each housing cost burden category. Finally, staff compared these percentages to identify if any group had a significantly higher share of their population in a specific category.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	95,514	18,336	13,700	1,281
White	82,884	14,204	10,941	859
Black / African American	7,573	2,168	1,910	314
Asian	956	113	14	20
American Indian, Alaska Native	334	94	80	0
Pacific Islander	0	0	0	0
Hispanic	2,037	487	379	40

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS



Discussion:

- The majority of households spend $\leq 30\%$ of their income on housing, indicating affordability.
- 18,336 households are moderately burdened (spending 30-50% of income on housing).
- 13,700 households are severely burdened (spending more than 50% of income on housing).
- White households make up the largest share of all cost burden categories, with 10,941 experiencing severe cost burden.
- A significant number of households are severely cost-burdened, indicating a need for rental assistance programs, affordable housing expansion, or wage support.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

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

No racial or ethnic group has needs that exceed the overall needs of an income category by HUD's definition of "disproportionately greater need," which requires a difference of at least ten percentage points above the category total. However, within each income category, there is at least one group with noticeably higher needs compared to others.

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

When examining housing cost burdens, it is important to consider the quality of life for households and their ability to meet basic needs. Many households face financial constraints due to rising inflation and stagnant wages. Lower-income households often have limited access to transportation, high-speed internet, and quality educational systems. ALICE (Asset Limited, Income Constrained, Employed) data highlights the challenges faced by households that earn an income but still cannot afford basic necessities.

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

Most of Genesee County's population (70%) is made up of White households . Of the participating local units in Genesee County Community Development Programs, Mt. Morris Township and Flint Township have the highest concentrations of Black/African American households, and to a lesser extent Grand Blanc Township, Flint Township, the City of Burton, and Davison Township .

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	980	767	0	764	3	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	8,245	11,707	0	11,702	12,971		0
Average length of stay	0	0	4	6	0	6	0		0
Average Household size	0	0	2	2	0	2	1		0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	97	57	0	57	0	0
# of Disabled Families	0	0	336	167	0	165	2	0
# of Families requesting accessibility features	0	0	980	767	0	764	3	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	66	38	0	36	2	0	0
Black/African American	0	0	911	728	0	727	1	0	0
Asian	0	0	0	1	0	1	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	3	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	7	4	0	4	0	0	0
Not Hispanic	0	0	973	763	0	760	3	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

How do these needs compare to the housing needs of the population at large

Discussion

Public Housing is only located in the City of Flint.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	224	0
Black or African American	596	0
Asian	0	0
American Indian or Alaska Native	4	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	9	0
Not Hispanic	901	0

Data Source

Comments:

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

According to the Flint & Genesee Continuum of Care Point in Time data, 22 households with at least one adult and one child and 1 households with only children may need homelessness assistance on any given night. 23 families with veterans may need homelessness assistance on any given night.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Out of the 910 individuals reported to be experiencing homelessness, 65% are Black/African American, 25% are White, and the remaining 10% belong to other racial groups.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Emergency shelters generally provide temporary housing for “sheltered” homeless individuals for up to 30 days, focusing on helping clients secure permanent housing solutions. Unsheltered homelessness is addressed through comprehensive street outreach, where individuals are assessed in their current locations and directly referred to appropriate services.

Discussion:

There is a significant disparity in homelessness within the Black/African American population, accounting for 65% of households experiencing homelessness. Households without children have the highest number of days spent homeless and are most affected by chronic homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

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

Describe the characteristics of special needs populations in your community:

A significant portion of Genesee County's population falls into a special needs category. According to the American Community Survey 5-Year Estimates for Genesee County, 71,583 noninstitutionalized County residents have a disability. Residents ages 75 and older make up 48.5% of those with disabilities. In a collaborative effort of Genesys, Hurley, and McLaren Hospitals in Genesee County, a Community Health Needs Assessment (CHNA) Report was completed in 2022. The report also states that 19.5% of adults in Genesee County self-report that they had more than 14 days within the last 30 where their mental health was not good. These numbers are higher for those using Medicare and Medicaid. Additionally, there is a great need for substance abuse services since Genesee County has more drug overdose deaths per 100,000 (44.7) population compared to Michigan (24.5) and the United States (21.6).

The CHNA states that survey respondents identified addiction (alcohol, drugs, and tobacco) as the most important health problem in the community. 67% of survey respondents identified addiction the first most important health problem in the community, along with drug abuse at 58%, and alcohol abuse at 39%. Further, Opioid related deaths per 100,000 populations is at a rate of 6.91 in Genesee County compared to the State of Michigan rate at 4.82.

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

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

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In their HIV Prevalence report, the Michigan Department of Health and Human Services (DHHS) estimates that Genesee County ranks within the top ten highest jurisdictions in Michigan for HIV prevalence rates. Genesee County has a 161.6 prevalence rate of persons with HIV per 100,000 residents. Michigan HIV statistics show that persons 24-39 have the highest transmission rates and African American men are most afflicted.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

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

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The following public facilities are most needed:

- Historic Preservation
- Enhancements to Public Spaces
- Community Parks and Recreation Improvements

How were these needs determined?

Needs were determined through consultation efforts with local agencies as well as citizen participation. In person meetings were conducted to consult agencies that serve low- to moderate-income households and/or special needs populations. Additionally, a public survey was emailed to the Public Participation list, promoted to the public through Facebook, and discussed during outreach events. Over 450 surveys were filled out by the public. Local needs hearings and a County-wide needs hearing were held in addition to these efforts. For more information refer to the Citizen Participation Section.

Describe the jurisdiction's need for Public Improvements:

The following public improvements are most needed:

- Road Improvements
- Sidewalk Improvements
- Water/Sewer Improvements
- High Speed Internet Access
- Demolition of Blighted Properties

How were these needs determined?

As mentioned above, needs were determined through consultation efforts with local agencies as well as citizen participation. In person meetings were conducted to consult agencies that serve low- to moderate-income households and/or special needs populations in addition to agencies that maintain public facilities. A public survey was emailed to the Public Participation list and promoted using social media. Over 650 surveys were filled out by the public. Multiple local and a County-wide public needs hearing were also held. For more information refer to the Citizen Participation Section.

Describe the jurisdiction's need for Public Services:

The following public services are most needed:

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

How were these needs determined?

As mentioned above, needs were determined through consultation efforts with local agencies as well as citizen participation. In person meetings were also conducted to consult agencies that serve low- to moderate-income households and/or special needs populations in addition to agencies that conduct employment assistance programs, code enforcement, substance abuse services, etc. A public survey was emailed to the Public Participation list and promoted using social media; over 450 of these surveys were filled out by the public. Multiple local and a County-wide public needs hearing were also held. For more information refer to the Citizen Participation Section.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

Some highlights from the Housing Market Analysis section include:

1. The number of housing units in Genesee County indicates that the needs of the population are not based on a specific type of housing but rather, the affordability and quality of housing
2. Over eighteen percent of housing units in Genesee County, outside the City of Flint, are in need of at least minor repairs as visible from the outside of the unit
3. There is a significant shortage of housing units affordable to extremely low- and low-income households
4. Concentrations of housing problems, as defined by HUD, are located in fifteen municipalities around Genesee County. More information can be found in MA-50 "Needs and Market Analysis Discussion"
5. Homeless programs in Genesee County offer a wide-range of services, including emergency shelters, transitional housing, leasing assistance, case management, clothing closet, medical services including mental health and substance abuse, utility and security deposit assistance, youth services, homeless outreach, job readiness, medium-term rental assistance and food assistance

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Genesee County's urban core contains the majority of affordable housing options, while outlying areas tend to have increasingly higher housing costs. There is a shortage of affordable housing overall, and the housing available on the market is often overpriced or less desirable.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	98,405	72%
1-unit, attached structure	7,804	6%
2-4 units	3,160	2%
5-19 units	11,145	8%
20 or more units	6,064	4%
Mobile Home, boat, RV, van, etc	9,631	7%
Total	136,209	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	74	0%	704	2%
1 bedroom	1,150	1%	7,981	25%
2 bedrooms	15,500	16%	13,044	41%
3 or more bedrooms	77,841	82%	10,081	32%
Total	94,565	99%	31,810	100%

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

Genesee County aims to complete 50 owner-occupied home improvement projects annually, along with constructing twenty to fifty units of affordable, accessible housing. The owner-occupied home improvement projects target households at or below 80% of the Area Median Income (AMI), with approximately ten projects each year designated for seniors. Additionally, 20% of all HOME-assisted units must be reserved for households at or below 50% of AMI (very low income).

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

According to the 2022 Genesee County Housing Condition Survey (GCHCS) conducted by GCMPC staff, approximately 1.7% of housing units in Genesee County are either dilapidated or in significant need of repair. These units are likely to be removed from the housing inventory due to substandard conditions or eventual demolition.

The GCHCS evaluated seven exterior components of each home: the condition of the foundation, roof, façade, windows/doors, stairs, rails and porches, lot and driveway, and grading. Each component was assigned a point value. Homes scoring 9 points or less were categorized as sound; 10 to 14 points indicated minor repair needs; 15 to 35 points required moderate repairs; 36 to 50 points needed substantial repairs; and scores of 51 or higher indicated the home was dilapidated.

Detailed housing data for each municipality is available in the “Community Housing Profiles” section within the Grantee Unique Appendices.

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

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

Currently according to census data there are approximately 164,086 housing units available in Genesee County. The availability of housing units in Genesee County, Michigan, likely does not fully meet the needs of the population, based on various indicators:

Housing Cost Burden

A significant percentage of households spend more than 30% of their income on housing, classifying them as cost-burdened.

Housing Supply vs. Demand

The lack of new housing construction may be contributing to a housing shortage, particularly for lower-income households. Additionally, an aging housing stock can decrease the availability of safe, livable, and energy-efficient housing units.

Homelessness and Housing Assistance Needs

A shortage of emergency shelters, transitional housing, and permanent supportive housing contributes to ongoing housing insecurity.

Affordability Gap

The disparity between wages and housing costs indicates that many low- and moderate-income households face challenges in affording market-rate housing. The shortage of affordable rental units, coupled with rising home prices, forces more households into cost-burdened conditions.

Describe the need for specific types of housing:

The development of affordable rental housing was identified as the top priority need since it was consistently mentioned during consultation interviews and surveys, and data shows a significant affordable rental housing gap for low-income families in Genesee County. Stakeholders discussed that rent prices rose dramatically during the COVID-19 pandemic. As a result, many renters became cost burdened and are paying most of their income towards rental housing.

Discussion

Through data analysis, a lack of 7,000 affordable rental units for households making less than 30% of the area median income were identified. Due to the lack of affordable rental units in the County, cost burdened households often become confined to their situation.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Out-County areas face several challenges in the housing market. There is an insufficient supply of housing to accommodate all income levels, and the affordability of future housing is a significant concern. Current trends show that rental costs continue to rise while incomes remain stagnant which has created a housing affordability crisis. As of 2025, there has been a drastic increase in the cost of housing. Home values have multiplied in certain communities, and median rental costs have nearly doubled.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	88,500	119,500	35%
Median Contract Rent	537	599	12%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,256	22.8%
\$500-999	20,766	65.3%
\$1,000-1,499	2,749	8.6%
\$1,500-1,999	490	1.5%
\$2,000 or more	554	1.7%
Total	31,815	100.0%

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,058	No Data
50% HAMFI	5,887	7,721
80% HAMFI	18,238	21,716
100% HAMFI	No Data	32,158
Total	25,183	61,595

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	646	745	938	1,171	1,268
High HOME Rent	484	570	753	993	1,028
Low HOME Rent	484	570	687	794	886

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to CHAS (Comprehensive Housing Affordability Strategy) data there are 7,256 renter occupied households whose income is at or below 30% HAFMI, but only 1058 rental units affordable to those households. There is a shortage of 7,000 units affordable to households with extremely low income. Fair market rent in Genesee County for a 1-bedroom unit is \$745 a month; a two-person household at 30% HAFMI without cost burden can pay \$511 a month for housing costs; fair market rent for an efficiency unit is \$646.

Low Income Households

There are 8,353 renter households between 30% and 50% of HAMFI; however, less than 7,000 units are affordable to households in that income range.

There are 9,553 owner households between 30% and 50% of HAMFI and less than 10,000 units are affordable to households in that income range.

Moderate Income

There are approximately 12,000 renter households between 50% and 80% of HAMFI and over 18,238 units are affordable to households in that range.

The primary need is housing for extremely low- and low-income households

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

The increase in home values across Genesee County suggests a large shift in housing costs for potential buyers. However, while median home prices in Genesee County's urban core have increased, they may still offer more affordable options within urban areas.

The lack of a healthy housing supply, especially affordable housing, has caused the demand for housing to skyrocket. This shortage has created an opportunity for landlords to increase rental prices. According to recent CHAS data, the median rent in Genesee County has increased by 12% and continues to climb.

As the housing market continues to adjust post-pandemic, municipalities are looking to add more housing of various types to their communities, with the hope of providing safe, decent, and affordable housing options for everyone.

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

Low HOME rents for housing units with one or more bedrooms range from \$570 to \$886 per month, while the area median rent is approximately \$599 per month. Currently, median rent costs have nearly doubled since the release of the 2016–2020 CHAS data. These figures may influence our strategy for producing or preserving affordable housing by emphasizing the importance of maintaining rent affordability. Current trends indicate that incomes are declining while rental costs continue to rise. This dynamic will shape our strategy by creating efforts to prevent the negative impacts of these trends.

Discussion

Housing costs are a significant concern in Genesee County. Renters are facing rising rents, while homeowners struggle to keep up with necessary repairs. For homeowners, additional expenses related to home maintenance are likely to emerge. Given the high cost burden observed across Genesee County and the unpredictable nature of housing upkeep, many households may lack the resources needed to manage these expenses as they occur.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

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

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard:

- The unit meets HUD Housing Quality Standard (HQS)/Uniform Property Conditions Survey (UPCS).
- The unit is deemed safe, sanitary, and decent.

Substandard Condition But Suitable for Rehabilitation:

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	18,199	19%	12,935	41%
With two selected Conditions	482	1%	1,054	3%
With three selected Conditions	0	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	75,840	80%	17,809	56%
Total	94,521	100%	31,833	100%

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,157	15%	4,461	14%
1980-1999	22,318	24%	9,604	30%
1950-1979	46,373	49%	14,796	47%
Before 1950	11,629	12%	2,971	9%
Total	94,477	100%	31,832	100%

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	58,002	61%	17,767	56%
Housing Units build before 1980 with children present	6,338	7%	4,195	13%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	4,632	18,513	23,145
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Alternate Data Source Name:

2018 ACS

Data Source Comments:

Need for Owner and Rental Rehabilitation

According to the Condition of Units table, 19% of owner occupied housing units and 41% of renter occupied housing units have 1 or more conditions of which either require repair or financial assistance.

In the fall of 2022, GCMPC staff conducted a Genesee County Housing Conditions Survey (GCHCS) throughout Genesee County, not including the City of Flint. Staff surveyed a random sample of single-family housing units in each local unit of government. With a 99% confidence level confidence interval with a 5% margin of error, which yielded a total of 665 surveys. The percentage of single-family homes for each jurisdiction as it relates to the total for the County was then calculated and multiplied against the number found to be statistically significant (665) in order to find the sample size for each jurisdiction. Using this calculation, several local units of government had a very small sample size so it was determined that a minimum of twenty surveys would be done in each municipality. After making that adjustment, the total number of surveys conducted was 772.

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

in need of moderate repairs; 36 to 50 points in need of substantial repairs; and, 51 points and over is considered dilapidated.

Based on the GCHCS, it is estimated that approximately 1,649 out-county housing units are in need of substantial repair, while approximately 825 units are dilapidated, totaling 2,037 units (see the results of the GCHCS in the tables below). In order to provide further perspective, the average number of housing units within a municipality is 4,149 units.

According to the 2020 Census, there are an estimated 15,969 housing units that are vacant. It is likely that abandoned homes are currently in need of rehabilitation or will be when ownership is transferred.

Given this information, there is a great need for owner and rental rehabilitation for out-county housing units.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

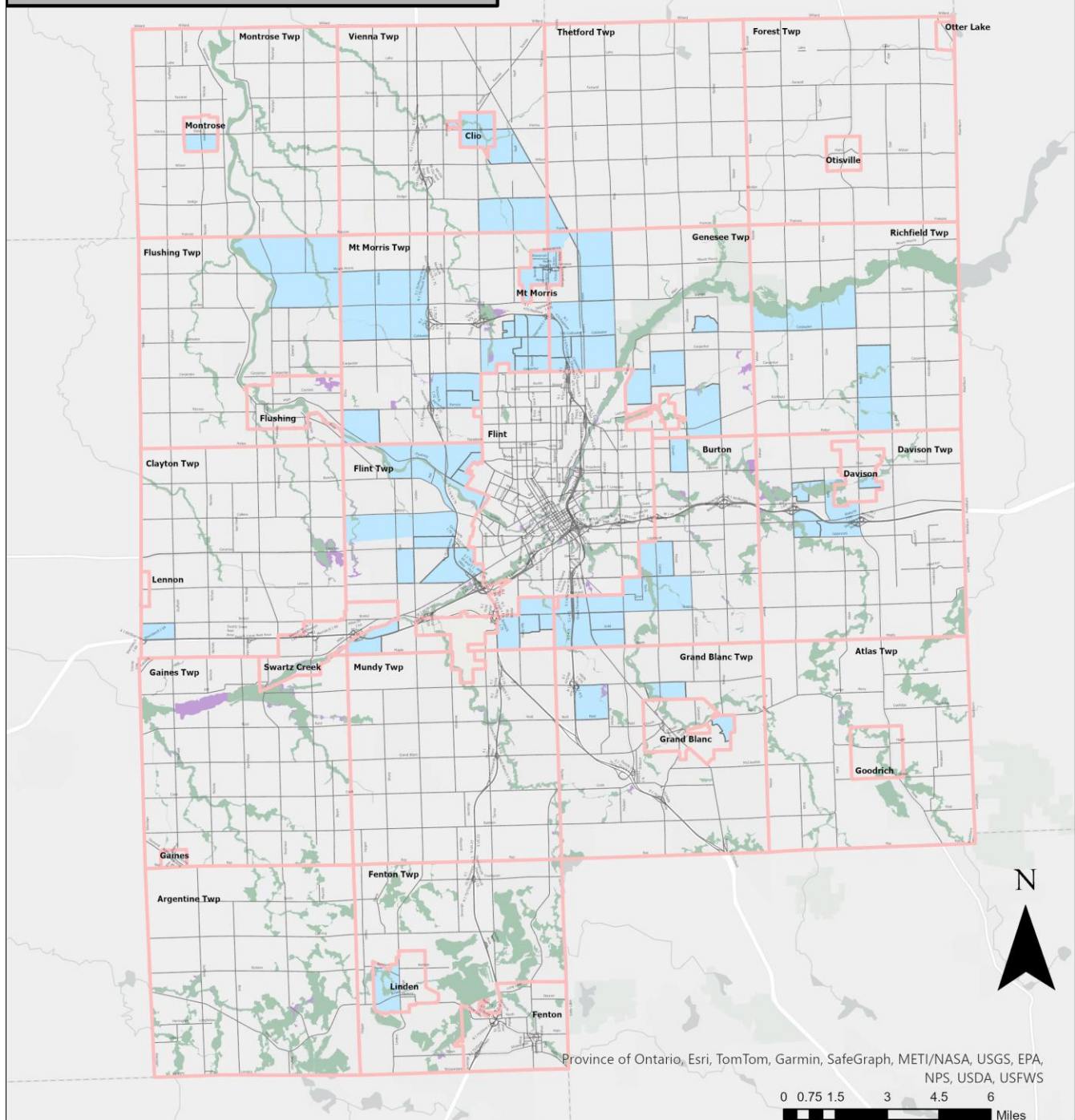
Approximately 6 out of every 10 housing units in Genesee County were built before 1980, meaning they are potentially at risk of having a lead-based paint hazard. Approximately 4 out of every 10 households are low- to moderate-income. Based on this, it is likely that 60% of households with low- to moderate-income live in a housing unit with a potential lead-based paint hazard.

Discussion

With over 15,000 vacant housing units and potentially more than 75,000 housing units with a lead based paint hazard, it is apparent that housing rehabilitation is an important concern to address. Genesee County's Community Development Program continues to provide assistance to low-income households in need of housing rehabilitation and incessantly strives to improve the program.

The map shows the overlap of low-to-moderate income areas and floodplains throughout the County. The resiliency of housing is particularly important for those that are low-to-moderate income and have the potential threat of living in flood prone areas, with flooding being the most prominent natural disaster. Historically, as industry developed in Genesee County many facilities were put adjacent to waterways. Housing was then put into place in close proximity to these facilities, making housing built during this time susceptible to flooding. As industries shifted, low-to-moderate income populations typically did not have the means to move out of the housing located in these flood prone areas, creating our current issue of some low-to-moderate income populations being more vulnerable to this type of natural hazard. Looking forward, it is important that infrastructure is maintained at a local level through planning and enforcement, protecting vulnerable housing for all, especially for low-to-moderate income populations.

Vulnerability of Low/Mod Housing Genesee County



- | | |
|---|--|
|  Low/Mod Income Areas |  Areas of 0.2% Annual Chance Flood Hazard |
|  Municipality Boundary |  Areas of 1% Annual Chance Flood (100 year flood) |

MA-25 Public and Assisted Housing – 91.210(b)

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 within Genesee County. The Consolidated Plan can be found at: https://www.cityofflint.com/wp-content/uploads/2023/05/Draft_3YRCP_Flint_Revised05152023.pdf.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			1,248	963			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Genesee County provides facilities and supportive services to address the needs of homeless individuals and families. These facilities and services aim to work together to avoid duplication, ensuring that clients receive the comprehensive assistance they require.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	57	0	0	0	0
Households with Only Adults	187	0	97	36	0
Chronically Homeless Households	0	0	0	25	0
Veterans	6	0	0	10	0
Unaccompanied Youth	7	0	8	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

Homeless service agencies in Genesee County strive to leverage mainstream resources effectively. These agencies collaborate with various service providers, including Genesee Health Systems (mental health and substance abuse services), Michigan Works and Mott Workforce Development (job placement), Genesee Health Clinic and Hamilton Community Network (medical services), the Department of Human Services (financial assistance, food assistance, and medical insurance), Genesee Health Plan (medical insurance), and the Social Security Administration (financial assistance).

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

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

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

-

Catholic Charities of Genesee County-

Catholic Charities is the Housing Assessment Resource Agency (HARA) in Genesee County, known as One Stop Housing, that provides comprehensive housing placement services for people who are experiencing homelessness, at risk of becoming homeless, or have special needs in Genesee County.

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

-

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

-

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

-

Flint Odyssey House- leasing assistance, substance abuse services.

-

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

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

Genesee County Veterans Services- financial assistance for food, rent, mortgage, taxes, utility bills, clothing. Homeless veterans can receive assistance for medical treatment, temporary shelter, housing and employment.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

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

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

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

Genesee Health System (GHS) offers a wide range of mental health services, including the Adult Medication Clinic, Assertive Community Treatment, case management, consultation services, day programs, housing assistance, and Behavioral Health Urgent Care.

The Adult Medication Clinic provides psychiatric care, including medication reviews, psychiatric evaluations, and health screenings by psychiatrists and nurses. The Assertive Community Treatment program delivers intensive outreach treatment for adults with severe mental illness, helping them maintain independence. Case managers work individually with clients to connect them with resources and support them in achieving their goals.

GHS also offers consultation services, including occupational, speech, and physical therapy. Day program services assist clients and their families in setting and working toward personal goals. Housing services provide assistance with short-term, transitional, or one-time housing expenses that individuals cannot obtain elsewhere.

The Behavioral Health Urgent Care Center offers an immediate resource for individuals experiencing a behavioral health crisis, helping to stabilize them and reduce emergency room visits, hospitalizations, and potential incarcerations.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Genesee County has established the Housing Impact Fund to address housing shortages. The county aims to support a range of rental and homeownership opportunities for residents across various income levels. Additionally, Genesee County continues to implement the Tenant-Based Rental Assistance (TBRA) program, utilizing HOME funds to help low-income individuals and families with rent and utilities, preventing homelessness.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Genesee County will continue to fund and build partnerships with agencies that provide homeless prevention resources. Through the Emergency Solutions Grant, the county supports local services that assist residents who are behind on rent and utility payments, aiming to prevent eviction for households experiencing recent hardships.

Additionally, the Genesee County Housing Impact Fund seeks to combine various funding sources to address the housing needs of non-homeless residents.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies, while designed to improve housing affordability, can hinder residential investment and the development of affordable housing. Restrictive zoning laws, lengthy approval processes, and high development costs limit housing supply and increase expenses. Rent control policies, though beneficial for tenants, may discourage investment if not supported by tax credits. Local opposition (NIMBYism) and inclusionary zoning policies can make projects less feasible, which can deter investment.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Genesee County has several universities, technical schools, and a community college yet lacks the retention of talent needed to support the business community and demand for talented workers. While 21% of Genesee County residents 25 years and older have a bachelors degree or higher, it is anticipated that demand for a higher educated workforce will continue to grow in the coming years. In order to meet future needs of the business community, infrastructure improvements and expansions to workforce initiatives will need to be made.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	510	159	0	0	0
Arts, Entertainment, Accommodations	12,980	11,845	12	15	3
Construction	5,843	4,203	6	5	-1
Education and Health Care Services	21,119	18,384	20	23	3
Finance, Insurance, and Real Estate	5,707	4,244	5	5	0
Information	2,067	3,523	2	4	2
Manufacturing	15,333	6,421	15	8	-7
Other Services	4,209	3,019	4	4	0
Professional, Scientific, Management Services	10,131	5,138	10	6	-4
Public Administration	0	0	0	0	0
Retail Trade	16,949	15,936	16	20	4
Transportation and Warehousing	3,610	2,960	3	4	1
Wholesale Trade	5,435	4,242	5	5	0
Total	103,893	80,074	--	--	--

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	144,950
Civilian Employed Population 16 years and over	136,130
Unemployment Rate	6.06
Unemployment Rate for Ages 16-24	17.72
Unemployment Rate for Ages 25-65	3.76

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	30,586
Farming, fisheries and forestry occupations	3,504
Service	16,011
Sales and office	28,603
Construction, extraction, maintenance and repair	11,311
Production, transportation and material moving	10,703

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	82,938	65%
30-59 Minutes	30,496	24%
60 or More Minutes	13,830	11%
Total	127,264	100%

Table 42 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,794	623	4,697

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	27,940	1,806	13,865
Some college or Associate's degree	45,884	2,551	14,784
Bachelor's degree or higher	32,444	888	5,928

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	261	583	815	1,080	1,815
9th to 12th grade, no diploma	3,330	1,941	1,575	4,144	3,951
High school graduate, GED, or alternative	8,749	8,450	8,118	27,013	21,444
Some college, no degree	8,987	11,441	10,126	21,968	12,591
Associate's degree	1,028	4,463	4,987	10,309	4,549
Bachelor's degree	1,967	6,515	7,230	12,464	5,979
Graduate or professional degree	179	2,487	3,070	7,522	6,107

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	581,369
High school graduate (includes equivalency)	1,135,478
Some college or Associate's degree	1,176,104
Bachelor's degree	1,590,647
Graduate or professional degree	1,785,619

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The largest employment sectors include:

1. Education and Health Care Services (23% of jobs)
2. Retail Trade (20% of jobs)
3. Arts, Entertainment, Accommodations (15% of jobs)
4. Manufacturing (8% of jobs)

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

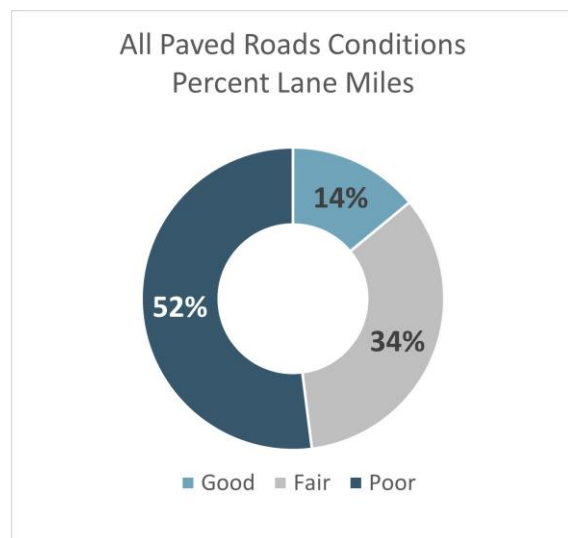
According to "Accelerate: A Plan for Regional Prosperity, Economic Development Strategy and Prosperity Plan for the I-69 Thumb Region", 25.5% of current positions in Genesee County require a bachelor's degree or higher; 29% of jobs being created will require a bachelor's degree or higher; 21% of people in Genesee County have a bachelor's degree or higher (U.S. Census 2020 American Community Survey). This reflects the growing need for a higher-educated workforce.

Infrastructure Needs

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

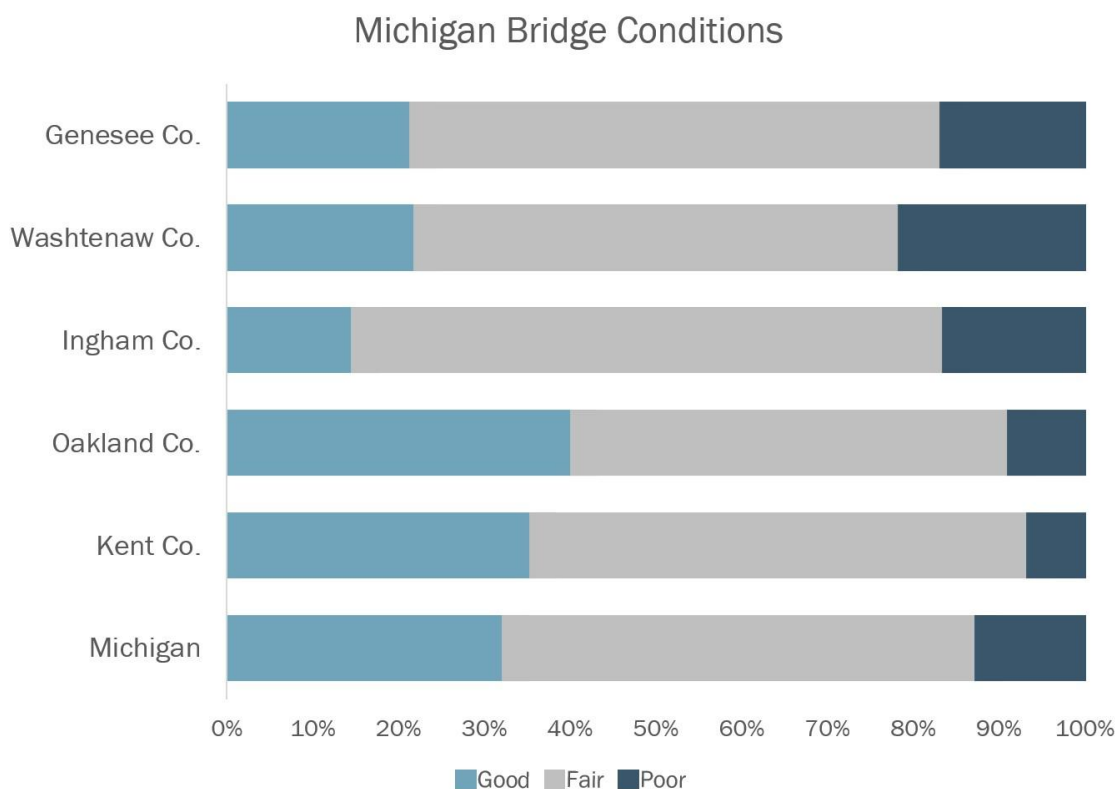
1. According to the 2024 PASER Rating Report for Genesee County*, 30% of the roads eligible for federal aid are in poor condition and only 22% are in good condition. 74% of paved non-federal-aid roads are in poor condition and only 7% are in good condition. While federal-aid roads carry heavier traffic volumes, non federal-aid roads still make up a large portion of the overall road network. There is very little money dedicated to non federal-aid roads as they are not typically eligible for federal funding. As a result, you can see that the condition of these roads is worse than the federal-aid roads, with more than half being in poor condition. The diagram below shows the condition of all roads, both federal -aid and local.

All Paved Road Conditions Graphic



2. According to the LRTP 2045 Congestion Management Process and LRTP Projects Technical Report**, there is an anticipated increase in the number of roads reaching traffic capacity.

3. According to the LRTP 2045 Bridge Technical Report**, in 2022, 23% of the bridges in Genesee County are in good condition, 62% are in fair condition and 15% are in poor condition; a percentage much higher in comparison to other local, state, and national figures. As you can see in the chart below, Genesee County has a higher percentage of bridges in poor condition than other counties and the statewide average.

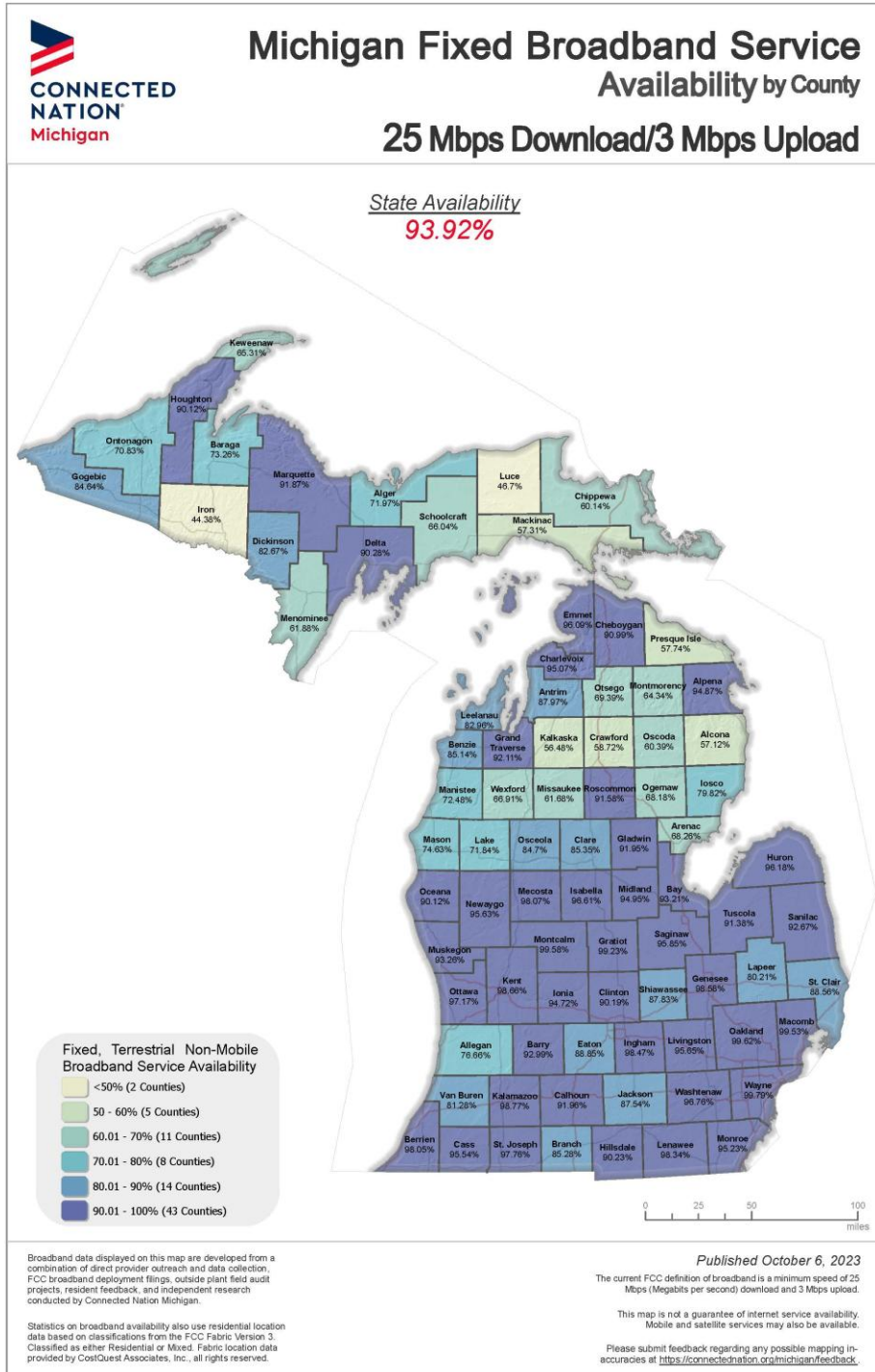


Bridge Conditions Graphic

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

Currently, we are in what many economists are calling the Information Age, in which access to information is a crucial need of the business community. According to the 2021 Update to the Michigan Broadband Roadmap, an estimated 56% of the U.S. workforce holds a job that is compatible with remote work since the COVID-19 pandemic; emphasizing the need for a strong broadband

infrastructure. The map below shows that 98.58% of Genesee County has access to broadband service availability. Genesee County is one of 43 counties in Michigan who have over 90% access to broadband services. This map displays advertised speeds of at least 25 Mbps download and 3 Mbps upload.



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

**The Long Range Transportation Plan (LRTP) analyzes the condition of the transportation system and outlines strategies to address short-term and long-term needs up to 25 years into the future.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

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

The Karegnondi Water Authority (KWA), a partnership between the City of Flint and Genesee County, has built a new pipeline to supply Genesee County with fresh Lake Huron water rather than continuing to purchase ready-to-drink water from the City of Detroit. This investment is expected to stabilize water costs within its first three years, and lead to decreasing water rates for residents following the initial three year period. According to Jeff Wright, Genesee County Drain Commissioner, there were about 2,000 individuals employed during the construction of the pipeline, which was finished in late 2017. Looking forward, we can anticipate economic development opportunities for water intensive industries such as food processing, manufacturing, farming and chemical manufacturing.

The Ashley Capital development at the former Buick City site will be known as the Flint Commerce Center. When completed, this 350 acre development will host 10 light manufacturing/distribution warehouse buildings. As of 2024, there is one building complete with pre work occurring on the sites of the next three buildings. Currently, Ashley Capital has secured two tenants for the buildings, Victory packaging and NanoGraf. Between the environmental remediation and construction, Ashley Capital anticipates this to be a 15-20 year project. This project is expected to produce over 2,000 jobs, with Ashley Capital already working with future tenants to build job fairs into their leases for the new workforces. Local contractors are preferred for construction work where ever possible. The industrial drives within Buick City will be adjusted and rebuilt in anticipation of heavier traffic use in the area.

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

The highest percentage of unemployed person have attained a high school diploma or equivalent, but did not proceed further in their education. The second highest percentage of unemployed persons are those who have some college experience or an associate's degree. Juxtaposing this information with the

employment sectors most deficient in job opportunities we find that employment opportunities directly correspond with educational attainment. Workers who have not attained a bachelor's degree or higher are less likely to find employment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

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

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

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

The Flint Healthcare Employment Opportunities (FHEO) Program is provided to assist all residents of Flint and Genesee County, especially those residing in the City of Flint Renewal Community, with obtaining training, education, and employment opportunities in the healthcare industry. Currently, the FHEO Program offers healthcare career training and education for adults with little to no prior work experience, dislocated or unemployed workers, and entry-level or mid-skill workers looking to secure a sustainable career in the healthcare field.

Genesee/Shiawassee Michigan Works is one of 25 local Michigan Works! Agencies (MWAs) operating adult programs on a year-round basis. The funds allocated to the MWAs for adult programs must be used to provide core, intensive, and training services to adults. Core services include, but are not limited to, outreach, intake, orientation to other services, initial assessment, job search and placement assistance. Intensive services include comprehensive and specialized assessment, group counseling, and short-term pre-vocational services. Training services include on-the-job training, skill-upgrading, and occupational skills training.

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

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

Yes

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

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

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

More recently, GCMPC worked with fellow Region V Partners, Shiawassee and Lapeer, to develop the 2023-2028 CEDS Plan; the first of its kind for Region V. In this plan, five main goals were identified: Infrastructure Development, Business Development, Workforce Development, Regional Capacity Building, and Placemaking. Similar to the Accelerate Plan, the 2023-2028 CEDS Plan Steering Committee members placed an emphasis on building a strong workforce and expanding infrastructure to support that workforce.

Discussion

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

MA-50 Needs and Market Analysis Discussion

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

Using the CPD mapping tool provided by HUD, Genesee County determined a concentration of housing problems as areas with 86.84% or greater of extremely low- and low-income housing units having any of four severe housing problems, as defined by HUD. Although these areas are marked as having a concentration, notice must be given to the method by which the CPD calculates these areas. Calculations are based upon the percentage of households with a specific income range that possess one or more housing problems. In most cases these areas are not low- to moderate-income areas.

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

Greater than 80.70% Low Income:

- City of Fenton, Census Tract: 132.05, 132.06
- City of Linden, Census Tract: 131.13
- Argentine Township, Census Tract: 130.10, 130.02
- Clayton Township, Census Tract: 127.04

Greater than 86.84% Extremely Low Income:

- City of Burton, Census Tract: 114.01
- City of Fenton, Census Tract: 132.05, 132.06
- City of Linden, Census Tract: 131.13
- Argentine Township, Census Tract: 130.01, 130.02
- Davison Township, Census Tract: 116.11, 116.12
- Fenton Township, Census Tract: 133.03
- Flint Township, Census Tract: 110.10
- Gaines Township, Census Tract: 128.02
- Genesee Township, Census Tract: 120.03, 120.08, 120.09
- Grand Blanc Township, Census Tract: 111.05, 112.11
- Mundy Township, Census Tract: 129.06, 129.07
- Richfield Township, Census Tract: 119.02
- Vienna Township, Census Tract: 101.11, 101.16
- Village of Goodrich, Census Tract: 134.02

Genesee County believes additional housing problems should be added to the definition provided by HUD. These additional problems can be defined as: conditions which may impact the ownership, ability

to maintain, and/or acquire housing such as, but not limited to, housing conditions, incomes, cost burdens and local demographics. The following are identified by a concentration of these additional housing problems, which include 40% or more of housing units in need of repairs (according to the 2022 Genesee County Housing Condition Survey) OR 40% or more of households struggling to afford basic needs (According to the United Way ALICE report for Michigan):

- City of Burton
- City of Clio
- City of Davison
- City of Montrose
- City of Mt Morris
- Flint Township
- Genesee Township
- Mt Morris Township
- Village of Otisville
- Village of Otter Lake

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following areas are a selection of the areas listed as having a concentration of housing problems:

- City of Burton
- City of Clio
- City of Davison
- City of Fenton
- City of Linden
- City of Montrose
- City of Mt Morris
- Argentine Township
- Clayton Township
- Davison Township
- Fenton Township
- Flint Township
- Gaines Township
- Genesee Township
- Grand Blanc Township
- Mt Morris Township
- Mundy Township
- Richfield Township
- Vienna Township

- Village of Otisville
- Village of Otter Lake

What are the characteristics of the market in these areas/neighborhoods?

City of Burton

Based on Genesee County's Housing Conditions Survey (GCHCS), 10.2% of housing units are in need of repair. According to the United Way ALICE Report, 45% of households are at or below the ALICE level.

City of Clio

Based on the GCHCS, 25% of housing units are in need of repair. According to the ALICE Report, 60% of households are at or below the ALICE level.

City of Davison

Based on the GCHCS, 15% of housing units are in need of repair. According to the ALICE Report, 50% of households are at or below the ALICE level.

City of Fenton

The poverty rate for the City of Fenton is 10.5%, while unemployment is at 3.2%. The median household income is \$76,066.

City of Linden

The poverty rate for the City of Linden is 4.6%, while unemployment is at 5.6%. The median household income is \$85,917.

City of Montrose

Based on the GCHCS, 35% of housing units are in need of repair. According to the ALICE Report, 58% of households are at or below the ALICE level.

City of Mt Morris

Based on the GCHCS, 25% of housing units are in need of repair. According to the ALICE Report, 63% of households are at or below the ALICE level.

Argentine Twp

The poverty rate for Argentine Twp is 7.4%, while unemployment is at 3.9%. The median household income is \$90,473.

Clayton Twp

The poverty rate for Clayton Twp is 9.6%, while unemployment is at 2.6%. The median household income is \$78,006.

Davison Twp

The poverty rate for Davison Twp is 9.5%, while unemployment is at 2.6%. The median household income is \$65,093.

Fenton Twp

The poverty rate for Fenton Twp is 6.7%, while unemployment is at 1.9%. The median household income is \$106,957.

Flint Twp

Based on the GCHCS, 18.6% of housing units are in need of repair. According to the ALICE Report, 46% of households are at or below the ALICE level.

Gaines Twp

The poverty rate for Gaines Twp is 4.0%, while unemployment is at 2.6%. The median household income is \$81,849.

Genesee Twp

Based on the GCHCS, 18.2% of housing units are in need of repair. According to the ALICE Report, 49% of households are at or below the ALICE level.

Grand Blanc Twp

The poverty rate for Grand Blanc Twp is 6.6%, while unemployment is at 2.8%. The median household income is \$79,302.

Mt Morris Twp

Based on the GCHCS, 48.5% of housing units are in need of repair. According to the ALICE Report, 54% of households are at or below the ALICE level.

Mundy Twp

The poverty rate for Mundy Twp is 5.4%, while unemployment is at 2.3%. The median household income is \$74,637.

Richfield Twp

The poverty rate for Richfield Twp is 12.2%, while unemployment is at 5.2%. The median household income is \$69,890.

Vienna Twp

The poverty rate for Vienna Twp is 11.7%, while unemployment is at 4.4%. The median household income is \$66,425.

Village of Otisville

Based on the (GCHCS), 30% of housing units are in need of repair. According to the ALICE Report, 46% of households are at or below the ALICE level.

Village of Otter Lake

Based on the GCHCS, 20% of housing units are in need of repair. According to the ALICE Report, 68% of households are at or below the ALICE level.

Are there any community assets in these areas/neighborhoods?

City of Burton

- Parks system including Kelly Lake Park and Settlement Park

City of Clio

- A City Park and a bike trail network along the Pine Run Creek

City of Fenton

- Fenton Farmers Market

City of Linden

- Linden County Park including access to Clover Beach and Byram Lake

City of Montrose

- Montrose City Lions Park
- Blueberry Park

Davison Township

- Davison Farmers Market
- Lake Callis Recreation Complex

Fenton Township

- Southern Lakes Parks and Recreation
- Mantawauka Park and Beach

Flint Township

- The Flint River Water Trail
- MTA Bus Stops

Grand Blanc Township

- Creasey Bicentennial Park
- Rick Harker Soccer Complex

Mt Morris Township

- Bicentennial Park

Mundy Township

- Mundy Miracle Commons
- US 23 Drive In

Richfield Township

- Genesee Recreation Area
- Smith's Tree Farm

Vienna Township

- Clio Youth Sports Complex
- Clio Center for the Arts

Village of Otter Lake

- Village of Otter Lake Campground and Boat Launch

Are there other strategic opportunities in any of these areas?

The City of Fenton has incorporated mixed-use development into their downtown that has the potential to develop into even more mixed-use structures in their own city; and to encourage mix-used development in surrounding communities' downtown areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

High speed internet access is essential for education, business, healthcare, and social engagement in today's world. In 2024, Genesee County began "Next Genesee", a Broadband Initiative to bring high-speed, reliable internet access to every corner of the community. The goal is to create a public/private underground broadband system that provides 24/7 high-speed internet access that is equitable, accessible and affordable for Genesee County residents. Having a fiber backbone ultimately leads to faster speeds and more competition, benefitting all residents, but is especially impactful to low- and moderate- income households that spend a larger portion of their income on utilities. A county-wide survey was distributed to all residents in late 2024 to see what other needs exist related to broadband internet. Data analysis is being completed in 2025 to determine the next steps towards broadband access for all of Genesee County.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Nearly 100% of Genesee County is currently covered by wired broadband internet service, but in some rural areas, the number of providers is limited. In some rural areas of the county, available download speeds are much lower than in urban areas. In some cases, wireless or cellular internet is the fastest available option. Increased competition from providers would benefit residents in these areas.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Flooding has been identified as one of the costliest natural disaster hazards in Genesee County, and climate change continues to cause even greater impacts. In July 2024, excessive rainfall caused by the remnants of Hurricane Beryl resulted in impassible roads and flooded homes throughout much of the county, particularly areas of Burton, Genesee Township and Richfield Township. Some areas received over 7 inches of rain in just two days. It is historically unusual for Michigan to see significant impacts from a tropical storm system. Excessive rainfall events are becoming more common due to climate change, as warmer temperatures and tropical moisture result in heavier rainfall. Flooding events highlight the need for infrastructure improvements to protect our investments. Examples include drainage system improvements and maintenance, and sump pumps for residential homes.

Severe thunderstorms are another one of the more common threats to Genesee County and can bring a range of threats to life and property – lightning strikes, strong winds, hail, and excessive rainfall. In July 2023, a significant thunderstorm event brought baseball-sized hail to parts of eastern Genesee County, particularly in Davison. The hail caused widespread damage to thousands of buildings and vehicles. Residents of Genesee County felt the impact of higher home and car insurance costs as insurance companies had to cover costs of expensive roof, siding and window replacements.

Other impactful natural hazards in Genesee County include tornadoes, winter storms, extreme heat and cold, wildfires, and droughts.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Using GIS to map and assess flood plains in our water-rich county is essential. These maps should be continually updated as floodplains change with time and development. The attached map shows the floodplains in Genesee County, which contain a total of 2,118 building structures at risk of flooding. With GIS, staff is able to overlay a map of low/moderate-income areas to see areas where HUD funding can be targeted. With a mapping assessment of natural disaster-prone areas, local units of government can make more informed decisions when applying for projects. For example, Fenton Township used CDBG funds in 2024 to install backup generators at several sewer pumping stations in a low/moderate-income neighborhood to prevent sewer backups during a power outage.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

The primary goals included in the consolidated plan are:

- Improve Public Facilities and Infrastructure
- Increase Homeownership
- Improve Housing Conditions for Homeowners and Renters
- Promote Access to Public Services and Resources
- Address the Needs of Homeless and At-Risk Persons

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

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

Genesee County has thirty-three municipalities within its boundaries. The City of Flint is an entitlement community and receives its own funding from HUD. Each of the remaining thirty-two municipalities have the option to participate in Genesee County's Community Development (CD) Program or opt-out in favor of applying to the State for grant funds dispersed on a competitive basis. Twenty-nine communities in Genesee County currently participate in the CD Program. GCMPC has established a formula to determine the amount of CDBG funds allocated to each participating local unit of government. The County's formula is based on data from the base year 2020 Census and 2020-2024 ACS updates, including population, poverty and overcrowded housing conditions, and is similar to the formula used by HUD to determine allocations for entitlement communities at the national level. CDBG funding in Genesee County is allocated to local communities on an annual funding cycle, although project selection takes place once every three years, most recently in the years 2025-2027. The application process begins with a pre-application, which allows staff to evaluate and determine eligibility of the projects that each municipality has selected. Municipalities then submit a full application providing additional details of the project, at which time GCMPC staff performs an environmental review to determine final eligibility. The application process and formula ensure that funds are equally and fairly distributed across Genesee County.

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

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

Genesee County's Down Payment Assistance Program (DPA) will receive an allocation of funding every year as needed, due to the decrease in DPA requests from participating lenders. These funds are set aside to assist low- to moderate-income homebuyers with funding to purchase a home.

In addition to the funds allocated annually to HIP and DPA, GCMPC works with non-profit developers, Community Housing Development Organizations (CHDO) and lending institutions to carry out eligible HOME funded activities. Applications for HOME funding are made available to these organizations each year. HOME funding is also used for the Tenant-Based Rental Assistance (TBRA) program administered

by Metro Community Development, which supports low- to moderate- income tenants throughout Genesee County.

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

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Street, Sidewalk, and Broadband Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	Address street, sidewalk, and broadband access improvements in eligible low to moderate income areas.
	Basis for Relative Priority	The condition of streets and roads throughout Genesee County was identified as a major concern by residents that participated in the community needs survey and the local units and agencies that were consulted during interviews. Survey respondents overwhelmingly supported road improvements, with many agreeing it was of the highest need. State, county and local level officials are seeking funding to assist with street improvements. Other significant needs included sidewalk (path) improvements and the installation of a fiber optic network. When asked what the overall need to improve quality of life, respondents felt access to high-speed internet was the highest. Sidewalks are important for accessibility for persons with disabilities, as well as encouraging health and wellness.
2	Priority Need Name	Housing Rehabilitation
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters
	Description	Assist low to moderate income homeowners with repairs to their primary residences in order to bring the homes up to Section 8 Housing Quality Standards or Uniform Property Conditions Standards (UPCS).
	Basis for Relative Priority	Over 70% of housing units in Genesee County are at least 40 years old, many of these homes are likely to need repairs due to the life expectancy of many housing components such as windows, roofs, siding, etc. In addition, over 7% of homes were identified to be in need of moderate or substantial rehabilitation during the Genesee County Housing Conditions Survey (GCHCS) conducted in the fall of 2022 by GCMPC staff. The GCHCS's findings were based solely on factors that could be seen from the outside of the home; therefore, the number of homes needing moderate or substantial rehabilitation are likely to be much higher when factoring in homes that are in need of interior repairs only. Accessible, and affordable housing, especially as it relates to the senior population, is was identified as being in short supply during the consultations with agencies serving low-income and non-homeless special needs populations. Housing rehabilitation would help address this highly-rated concern.
3	Priority Need Name	Down Payment Assistance
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities

	Geographic Areas Affected	
	Associated Goals	Increase Home Ownership
	Description	Utilize funds to assist homebuyers with down payment and closing costs to make homeownership a reality for income eligible households.
	Basis for Relative Priority	The consultations with agencies serving low-income and non-homeless special needs populations emphasized the importance of affordable housing to their clients. Housing cost burden was also identified in previous sections of this Plan as an issue for both low-income owners and renters. Down payment assistance can help renters transition into a more affordable housing payment. For households that may be able to afford to own their own home but are unable to contribute the funds necessary to close, down payment assistance can fill that gap.
4	Priority Need Name	Energy Efficiency Improvements to Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters
	Description	Include energy efficiency improvements into the housing rehabilitation done for eligible low-to moderate-income households.

	Basis for Relative Priority	Housing cost burden has been identified in previous sections of this Plan as an issue for low- to moderate-income homeowners. Overall, Black/African American and Hispanic households have more of a cost burden than other racial or ethnic groups. Affordable housing was identified as the top issue for many during the consultations with agencies serving low-income and non-homeless special needs populations. Improving the energy efficiency of housing units is likely to reduce utility costs, which in turn reduces the amount low- to moderate-income households are paying for housing costs.
5	Priority Need Name	Code Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve Housing Conditions for Homeowners/Renters
	Description	Provide funds to begin or continue code enforcement activities in low- to moderate-income areas.
	Basis for Relative Priority	In the community needs survey, many of the stakeholders that were interviewed identified restoring neighborhood aesthetics as an important need within the County.
6	Priority Need Name	Parks, Recreation, and Community Facilities
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Improve Public Facilities and Infrastructure Promote Access to Public Services and Resources
	Description	Improve and/or make additions to neighborhood parks, recreational facilities and community centers in low- to moderate-income areas, or where the majority of beneficiaries are low- to moderate-income residents.
	Basis for Relative Priority	According to ALICE data (described earlier in this Plan) 44% of households are struggling to afford basic needs. In the public needs survey, when asked to choose the top three reasons you chose to live in your current neighborhood, participants chose safety as the number one reason and 20% chose proximity to recreation. Improved parks, recreational facilities and community centers all contribute to community atmosphere and provide better amenities to residents in the area. They also provide activities/entertainment at low to no cost for households that likely have little disposable income.
7	Priority Need Name	Demolition, Clearance, and Remediation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve Housing Conditions for Homeowners/Renters
	Description	Demolish, clear and remediate blighted properties located throughout the County. Many of these activities will be done in low- to moderate-income areas.
	Basis for Relative Priority	In the public needs survey participants were asked to rate the need of infrastructure improvements in their neighborhood and about the need for housing improvements in their neighborhood. 53% of respondents rated demolition of dangerous/vacant buildings as low for both survey questions.

8	Priority Need Name	Public Facilities and Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve Public Facilities and Infrastructure Promote Access to Public Services and Resources Address the Needs of Homeless and At-Risk Persons
	Description	Provide assistance to support senior, youth, job training and employment, crime awareness and fire safety services and facilities. These services will be provided in low- to moderate-income areas or to populations that are presumed to be low- to moderate-income.
	Basis for Relative Priority	Increasing police and fire services was rated as a high need by 36% of the citizens that responded to the needs survey. Job creation was rated as a high need in the public needs survey with 46% and job retention was rated 53%.
9	Priority Need Name	Permanent Supportive Housing
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Address the Needs of Homeless and At-Risk Persons
	Description	Create permanent supportive housing options for non-homeless special needs populations in the County.
	Basis for Relative Priority	Over 71,000 residents in Genesee County have a disability, 48% are over the age of 75 according to the collaborative effort of Genesys, Hurley, and McLaren Hospitals in Genesee County, a Community Health Needs Assessment Report that was completed in 2022. The report states that survey respondents identified addiction (alcohol, drugs, and tobacco) as the most important health problem in the community. The agencies consulted to determine the needs of the special needs populations were almost unanimous in that their clients need affordable housing, accessible housing, and many clients will need supportive services with the housing.
10	Priority Need Name	Emergency Shelters
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Address the Needs of Homeless and At-Risk Persons
	Description	Assist the homeless population by providing emergency shelter opportunities.
	Basis for Relative Priority	Based on conversations with members of the Continuum of Care, emergency shelters are often at capacity and additional beds at these shelters would help lessen the number of people that are turned away, especially in the cold winter months. The number of unsheltered homeless individuals in Flint and Genesee County is approximately 162 on any given night.
11	Priority Need Name	Accessibility/Barrier Free Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Increase Home Ownership Improve Public Facilities and Infrastructure Improve Housing Conditions for Homeowners/Renters Address the Needs of Homeless and At-Risk Persons
	Description	Make improvements at owner-occupied housing units, public facilities and public spaces in order to improve the accessibility of those places.
	Basis for Relative Priority	Over 71,000 Genesee County residents have a disability, 48% of those are age 75 or over (this does not differentiate between physical, mental and developmental disabilities). In the consultations with local agencies, one of the needs that came up frequently was the availability of accessible housing or making renovations to allow older adults to age-in-place. Another high priority for persons with disabilities is making sidewalks accessible so that they are able to utilize public transportation with more ease.
12	Priority Need Name	Supportive Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	
	Associated Goals	Promote Access to Public Services and Resources Address the Needs of Homeless and At-Risk Persons
	Description	Provide supportive services to homeless and non-homeless special needs populations.
	Basis for Relative Priority	Over 71,000 residents in Genesee County have a disability, 48% are over the age of 75. Based on conversations with members of the Continuum of Care, emergency shelters are often at capacity and additional beds at these shelters would help lessen the number of people that are turned away, especially in the cold winter months. The number of unsheltered homeless families in Flint and Genesee County is approximately 76 on any given night.
13	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Increase Home Ownership Promote Access to Public Services and Resources Address the Needs of Homeless and At-Risk Persons
	Description	Promote access to housing for all Genesee County residents.

	Basis for Relative Priority	The consultations with agencies serving low-income and non-homeless special needs populations emphasized the importance of affordable housing to their clients. Access to housing in general can be more difficult for low- to moderate-income households and special needs populations. Fair housing services help promote access to housing for all residents of Genesee County.
14	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Promote Access to Public Services and Resources
	Description	Enhance economic development activities and provide job training opportunities.
	Basis for Relative Priority	According to ALICE data (described earlier in this Plan) 44% of households are struggling to afford basic needs. There is also data that shows that there is a shortage of talent in Genesee County and that the highest percentage of unemployed persons have attained a high school diploma or equivalent, but did not proceed further in their education. Providing enhanced job training activities and other economic development activities will assist individuals with finding a job, or enabling them to get a better job. The public participation community needs survey results showed that 46% of respondents rated job creation as a high need and job retention was rated at 53%.
15	Priority Need Name	Production of New Units
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase Home Ownership
	Description	Build new construction housing units to meet the needs of individuals and families in need of affordable, accessible and/or supportive housing.
	Basis for Relative Priority	Low- to moderate-income households are often paying too much of their income on housing (over 30%) and/or they are paying for housing that does not meet the needs of their household. According to ALICE data, 44% of households are struggling to afford basic needs. The consultations with agencies serving low-income and non-homeless special needs populations emphasized the importance of safe, affordable and accessible housing to their clients.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High rental prices in Genesee County make it challenging for households to afford a safe and stable living environment. The Tenant-Based Rental Assistance (TBRA) program prioritizes individuals aged 18–24 who are still working toward establishing a strong foundation for independent living.
TBRA for Non-Homeless Special Needs	Inflation has made it increasingly difficult for households to afford basic necessities. Rental costs for most low- to moderate-income households are unaffordable, leaving many severely cost-burdened.
New Unit Production	Genesee County faces a shortage of housing units across all income categories. Rising rental prices have increased demand for homeownership opportunities. Expanding the housing supply through new construction could help lower rental costs and improve affordability.
Rehabilitation	Since Genesee County has a low housing supply, it is crucial to sustain existing housing units through rehabilitation. With the high cost of new construction, rehabilitation projects may offer a more affordable option for potential homebuyers.
Acquisition, including preservation	Acquisition is used to purchase rehabilitation projects and convert them into affordable housing options.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The expected available funds for CDBG, ESG, and HOME are listed below. Amounts are estimated based on funding received for Program Year 2024.

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	1,820,353	150,000	0	1,970,353	7,332,332	CDBG funds often leverage local dollars.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	810,808	500,000	0	1,310,808	3,248,052	HOME funds may leverage funds from other federal programs.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,105	0	0	161,105	622,436	A 100% match is required for ESG funds, often fulfilled through non-cash contributions or local funds.

Table 48 - Anticipated Resources

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. CDBG funding for road improvements also use local funds to match federal funds. For example, townships in Genesee County receive an annual allocation of funds from the Genesee County Road Commission, which are often used as match for CDBG funded road improvements.

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. Staff will ensure match requirements are satisfied by requesting a budget from each subrecipient that shows the match sources for each expenditure.

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 CDBG or other funds were used to demolish a blighted

structure are also available for affordable housing projects. The Neighborhood Purchase Rehab-Resale (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. Federal funds are leveraged to increase the investment in Genesee County's participating jurisdictions.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GENESEE COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Key strengths include a tight-knit community of service providers who collaborate through both formal and informal agreements to ensure clients receive optimal services. With GCMPC overseeing implementation and directly managing projects, programs run efficiently. Subrecipients are held to strict contract deadlines, ensuring projects are completed on time.

However, challenges include limited funding, which restricts the services providers can offer. Additionally, the shortage of housing supply makes it difficult to implement housing subsidy programs due to a lack of affordable housing options.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			

Street Outreach Services			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare			
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X	X	
Other			

Table 50 - Homeless Prevention Services Summary

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

The Genesee County Continuum of Care (CoC) programs play a key role in addressing homelessness by developing community-wide strategies, identifying needs, and prioritizing funding. They administer HUD funding programs, such as the Continuum of Care and Emergency Solutions Grants, to support housing and services for homeless individuals and families. CoCs also monitor and evaluate the effectiveness of these programs to ensure compliance with requirements. They collect and report data on homelessness, including demographics and program outcomes, while coordinating closely with local service providers, government agencies, and community organizations to ensure comprehensive support for homeless individuals and families.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Key strengths include a collaborative service provider community that works together to effectively deliver the necessary services to clients. Catholic Charities offers a One Stop service, where individuals in need can either call or walk in for assistance, and staff will help connect them with the most appropriate services. All ESG-funded shelters in Genesee County follow the county's Coordinated Entry System (CES), ensuring consistent service delivery for clients, regardless of which agency they first contact.

However, challenges include limited funding, a lack of case management services, and low landlord participation. Securing landlords willing to rent to individuals with little or no income, prior evictions, or poor credit remains a significant obstacle.

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

From a strategic standpoint, service providers need to continue increasing collaboration among themselves. It is common for agencies to assist the same client on multiple occasions, so there should be a focused effort to reduce the revolving door for clients experiencing homelessness. Additionally, there should be increased oversight in the allocation of already limited grant funds. The community also needs to build stronger relationships with landlords and educate them about the available services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Home Ownership	2025	2029	Affordable Housing		Housing Rehabilitation Down Payment Assistance Energy Efficiency Improvements to Housing Accessibility/Barrier Free Improvements Fair Housing Production of New Units	HOME: \$2,902,930	Homeowner Housing Added: 50 Household Housing Unit Direct Financial Assistance to Homebuyers: 100 Households Assisted
2	Improve Public Facilities and Infrastructure	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Street, Sidewalk, and Broadband Improvements Parks, Recreation, and Community Facilities Public Facilities and Services Accessibility/Barrier Free Improvements	CDBG: \$2,125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons 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	2025	2029	Affordable Housing Non-Homeless Special Needs		Housing Rehabilitation Energy Efficiency Improvements to Housing Code Enforcement Demolition, Clearance, and Remediation Accessibility/Barrier Free Improvements	CDBG: \$3,400,000	Homeowner Housing Rehabilitated: 115 Household Housing Unit Buildings Demolished: 12 Buildings Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit
4	Address the Needs of Homeless and At-Risk Persons	2025	2029	Affordable Housing Homeless		Public Facilities and Services Permanent Supportive Housing Emergency Shelters Accessibility/Barrier Free Improvements Supportive Services Fair Housing	HOME: \$751,130 ESG: \$778,045	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Promote Access to Public Services and Resources	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Parks, Recreation, and Community Facilities Public Facilities and Services Supportive Services Fair Housing Economic Development	CDBG: \$1,374,812	Public service activities other than Low/Moderate Income Housing Benefit: 60000 Persons Assisted

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Home Ownership
	Goal Description	Increase homeownership opportunities through the Down Payment Assistance Program, funding to produce new or rehabilitate existing housing for low- to moderate-income households.
2	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Public facilities and infrastructure will be improved through street, sidewalk, water/sewer and flood/drainage improvements, increasing access to broadband, and through improvements of parks, public spaces and other public buildings in low- to moderate-income areas.
3	Goal Name	Improve Housing Conditions for Homeowners/Renters
	Goal Description	Housing conditions will be improved through homeowner rehabilitation, including energy efficiency improvements and improvements to increase accessibility, continued or increased code enforcement activities and demolition and clearance activities.

4	Goal Name	Address the Needs of Homeless and At-Risk Persons
	Goal Description	Address the needs of the homeless and at-risk individuals and families primarily through support of the Continuum of Care and its members. Support may include funding for street outreach, emergency shelter, homeless prevention, rapid rehousing and homeless management information systems.
5	Goal Name	Promote Access to Public Services and Resources
	Goal Description	Provide access to public services and resources including senior and youth services, job training, food pantries, fair housing resources, and safety resources.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is estimated that Genesee County will provide 100 units of affordable housing for extremely low-, low- and moderate-income households over the next five years. HOME funds will be used to rehabilitate or construct new affordable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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 within Genesee County. The Consolidated Plan can be found at: https://www.cityofflint.com/wp-content/uploads/2023/05/Draft_3YRCP_Flint_Revised05152023.pdf.

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the 'troubled' designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

GCMPC will continue to inform local jurisdictions about the advantages of incorporating affordable housing into their planning efforts. Staff will present Census data to emphasize the need for local governments to implement policies that support affordable housing through land use regulations, zoning ordinances, building codes, and growth controls. By sharing this information, GCMPC aims to inspire citizens to actively participate in policy changes within their communities. Although the county lacks legal authority over local policies, staff is dedicated to working with communities to modify policies that have adverse effects. Staff has also created Housing Profiles for each municipality participating in the community development program. These profiles highlight housing conditions and monthly housing costs for residents. These Housing Profiles can be used determine barriers to housing affordability and sustainability.

GCMPC intends to partner with local units interested in updating their master plans to include enhanced zoning reforms. The Michigan Association of Planning has developed a zoning toolkit to assist local governments in revising their zoning codes.

In response to the housing shortage, Genesee County has established the Housing Impact Fund to create quality housing opportunities for residents across all income levels.

SP-60 Homelessness Strategy – 91.215(d)

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

Reach Resource Services provide individuals on the street with direct referrals to local resources, personal hygiene kits, non-perishable food items and clothing to those in need. Also, Street Outreach will assist homeless individuals by providing homeless verifications.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelter and transitional housing programs in Genesee County, supported by the Continuum of Care, employ skilled case managers who conduct individual assessments and develop personalized housing case plans for each client. These case managers work closely with clients to help them achieve their goals, playing a crucial role in equipping households with the necessary skills and readiness for a successful transition out of shelter programs.

Collaboration among service providers is a key component of implementing the "no wrong door" approach in Genesee County.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Flint/Genesee County Continuum of Care has embraced the "housing first" model, which focuses on helping homeless individuals, particularly those who are chronically homeless, minimize the duration of their homelessness by quickly placing them into permanent housing. The Continuum of Care is committed to not only securing housing for clients but also providing support services to address their needs and reduce the likelihood of returning to homelessness.

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

The Continuum of Care has established partnerships with local hospitals to address the immediate needs of individuals discharged from hospitals who are facing homelessness. For low-income families who are not homeless, the Continuum of Care collaborates with the local Housing Commission and the

Housing Choice Voucher (HCV) program to help prevent homelessness for those living below the federal poverty level. Additionally, individuals seeking homelessness prevention services may receive assistance through the Emergency Solutions Grant program, which provides financial support for rental arrears and utilities, budget training, landlord-tenant mediation, and case management.

The Flint Housing Commission serves as the Public Housing Authority for Genesee County. Public Housing is a subsidized housing program funded by the Department of Housing and Urban Development (HUD) that enables seniors, disabled individuals, and families to live independently in affordable housing. The Flint Housing Commission follows HUD income limits, with low-income limits set at 80% and very low-income limits set at 50% of the area's median income.

SP-65 Lead based paint Hazards – 91.215(i)

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

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

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

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

According to the Michigan Department of Health and Human Services (MDHHS)'s MiTracking Program, Genesee County has 28,384 children less than six years of age. Blood testing was completed on housing units that were constructed before 1950, which included 18.79% of housing units. In 2020, 3,857 (13.6%) children from Genesee County were tested, 2.9% of the children were found to have an elevated blood lead level (EBLL).

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

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

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

SP-70 Anti-Poverty Strategy – 91.215(j)

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

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

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

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

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

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

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

SP-80 Monitoring – 91.230

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

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

CDBG and HOME Program projects will be monitored throughout each of the project phases, and annually throughout the periods of affordability (as applicable); some up to 20 years after the activity is completed.

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

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

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

If compliance issues are found, GCMPC staff will issue a written statement to the subrecipient addressing all concerns. The subrecipient will be required to address and correct any issues within a specified time frame.

Genesee County will recapture 100% of all unexpended CDBG Program funds from subrecipients for projects that are not performed within a twelve month written Agreement cycle. Recaptured funds will be transferred to open projects for use on eligible activities or a new call for projects will be done.

Expected Resources

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

Introduction

The expected available funds for CDBG, ESG, and HOME are listed below. Amounts are estimated based on funding received for Program Year 2024.

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	1,820,353.00	150,000.00	0.00	1,970,353.00	7,332,332.00	CDBG funds often leverage local dollars.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	810,808.00	500,000.00	0.00	1,310,808.00	3,248,052.00	HOME funds may leverage funds from other federal programs.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,105.00	0.00	0.00	161,105.00	622,436.00	A 100% match is required for ESG funds, often fulfilled through non-cash contributions or local funds.

Table 52 - 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. CDBG funding for road improvements also use local funds to match federal funds. For example, townships in Genesee County receive an annual allocation of funds from the Genesee County Road Commission, which are often used as match for CDBG funded road improvements.

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. Staff will ensure match requirements are satisfied by requesting a budget from each subrecipient that shows the match sources for each expenditure.

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 CDBG or other funds were used to demolish a blighted structure are also available for affordable housing projects. The Neighborhood Purchase Rehab-Resale (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. 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	Increase Home Ownership	2025	2029	Affordable Housing		Housing Rehabilitation Down Payment Assistance Energy Efficiency Improvements to Housing Accessibility/Barrier Free Improvements Fair Housing Production of New Units	HOME: \$580,586.00	Homeowner Housing Added: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve Public Facilities and Infrastructure	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Street, Sidewalk, and Broadband Improvements Parks, Recreation, and Community Facilities Public Facilities and Services Accessibility/Barrier Free Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
3	Improve Housing Conditions for Homeowners/Renters	2025	2029	Affordable Housing Non-Homeless Special Needs		Housing Rehabilitation Energy Efficiency Improvements to Housing Code Enforcement Demolition, Clearance, and Remediation Accessibility/Barrier Free Improvements Fair Housing	CDBG: \$581,580.00	Homeowner Housing Rehabilitated: 23 Household Housing Unit Buildings Demolished: 3 Buildings Housing Code Enforcement/Foreclosed Property Care: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Address the Needs of Homeless and At-Risk Persons	2025	2029	Affordable Housing Homeless		Permanent Supportive Housing Emergency Shelters Supportive Services	HOME: \$150,226.00 ESG: \$155,609.00	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Homeless Person Overnight Shelter: 400 Persons Assisted Homelessness Prevention: 10 Persons Assisted
5	Promote Access to Public Services and Resources	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities and Services Supportive Services Fair Housing		Public service activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Home Ownership
	Goal Description	Increase homeownership opportunities through the Down Payment Assistance Program, funding to produce new or rehabilitate existing housing for low- to moderate-income households.
2	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Public facilities and infrastructure will be improved through street, sidewalk, water/sewer and flood/drainage improvements, increasing access to broadband, and through improvements of parks, public spaces and other public buildings in low- to moderate-income areas.

3	Goal Name	Improve Housing Conditions for Homeowners/Renters
	Goal Description	Housing conditions will be improved through homeowner rehabilitation, including energy efficiency improvements and improvements to increase accessibility, continued or increased code enforcement activities and demolition and clearance activities.
4	Goal Name	Address the Needs of Homeless and At-Risk Persons
	Goal Description	Address the needs of the homeless and at-risk individuals and families primarily through support of the Continuum of Care and its members. Support may include funding for street outreach, emergency shelter, homeless prevention, rapid rehousing and homeless management information systems.
5	Goal Name	Promote Access to Public Services and Resources
	Goal Description	Provide access to public services and resources including senior and youth services, job training, food pantries, fair housing resources, and safety resources.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are intended to meet the needs identified in the Genesee County Consolidated Plan 2025 - 2029

Projects

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

Table 54 – Project Information

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

Funding for Program Year 2025 is allocated to all participating local units of government, consistent with Genesee County's three-year funding cycle. The communities, with assistance from GCMPC staff, identified activities based on public input, to address local needs and priorities that are consistent with the goals of this Plan. All funds are estimates based on funding received in 2024. Actual funding amounts will be updated once received from HUD. Projects will be adjusted to reflect the change as needed.

AP-38 Project Summary
Project Summary Information

1	Project Name	Genesee County Public Services
	Target Area	
	Goals Supported	Promote Access to Public Services and Resources
	Needs Addressed	Public Facilities and Services Supportive Services Fair Housing
	Funding	:
	Description	Genesee County proposes to fund various public service projects to 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 activities, Genesee County estimates that more than 28,000 low-and-moderate-income residents will benefit.

Location Description	<p>Burton Senior Center - 3410 S. Grand Traverse, Burton, MI 48529</p> <p>Fenton Community Center - 150 S. Leroy, Fenton, MI 48430</p> <p>Grand Blanc Senior Center - 12632 Pagels Dr. 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>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>Vocational Independence Program - 5069 Van Slyke Road, Flint, MI 48507</p> <p>Davison Area Senior Center - 10135 Lapeer Road, Davison, MI 48423</p> <p>Thetford Township Senior Center - 11495 N. Center Road, Clio 48420</p> <p>Clio Area Senior Center - 2136 W. Vienna Road, Clio, MI 48420</p> <p>Swartz Creek Area Senior Center - 8095 Civic Drive, Swartz Creek, MI 48473</p> <p>Village of Goodrich Office - 7338 S. State Rd, Goodrich, MI 48438</p>
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		Eastside Senior Center - 3065 N Genesee Rd, Flint, MI 48506 Salvation Army LIFE Center - 1475 Coldwater Rd, Flint, MI 48505 Beecher Community Development Council - 1309 Coldwater Rd, Flint, MI 48505 Mundy Miracle Commons - 1286 Hill Rd, Flint, MI 48507
	Planned Activities	Atlas Township - Senior Services City of Burton - Senior Center Operations City of Fenton - Parks Programming for Seniors City of Grand Blanc - Senior Center Operations City of Swartz Creek - Senior Center Operations Clayton Township - Senior Center Operations Fenton Township - Parks & Recreation Programming Flint Charter Township - Senior Center Food Pantry Flint Charter Township - Crime Prevention Program Flushing Charter Township - Senior Center Operations Gaines Township - Senior Center Operations Genesee Township - Senior Center Operations Grand Blanc Charter Township - Senior Center Operations Legal Services of Eastern Michigan - Fair Housing Mt. Morris Charter Township - Senior Center Operations Mt. Morris Charter Township - Youth Program Operations Mundy Charter Township - MLGF Mundy Charter Township - Senior Center Operations Richfield Township - Senior Center Operations Vienna Charter Township - Senior Center Operations Village of Goodrich - Senior Center Operations
2	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	:
	Description	The Genesee County Metropolitan Planning Commission shall provide Community Development grant funding for the Planning and Administration of CDBG projects.
	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 2025 CDBG Planning and Administration
	3	
	Project Name	Genesee County Public Improvements
	Target Area	
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Street, Sidewalk, and Broadband Improvements Parks, Recreation, and Community Facilities Accessibility/Barrier Free Improvements
	Funding	:
	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	Throughout the proposed projects, Genesee County estimates that 20,000 individuals will benefit.

	Location Description	City of Burton - Buder Ave and Homestead Ave City of Davison- Clark St City of Montrose - Low/mod areas of the City City of Swartz Creek - Pajtas Amphitheater in downtown Clayton Township - Bristol Rd Fenton Township - Loose Senior Center Genesee Township - Eastside Senior Center 3065 N Genesee Rd, Flint, MI 48506 Montrose Township - Montrose Senior Center 200 Alfred St, Montrose, MI 48457 Mt Morris Township - McAlpine Dr Richfield Township - Oak Rd Vienna Township - Clio Senior Center 2136 W Vienna Rd, Clio, MI 48420 Village of Gaines - Peace Park 103 W Walker St, Gaines, MI 48436
	Planned Activities	City of Burton - Infrastructure Improvements City of Davison - Infrastructure Improvements City of Montrose - Infrastructure Improvements City of Swartz Creek - Infrastructure Improvements Clayton Township - Infrastructure Improvements Fenton Township - Infrastructure Improvements Genesee Township - Public Facility Improvements Montrose Township - Infrastructure Improvements Mt Morris Township - Infrastructure Improvements Richfield Township - Infrastructure Improvements Vienna Township - Public Facility Improvements Village of Gaines- Removal of Architectural Barriers
4	Project Name	Genesee County Acquisitions/Demolitions
	Target Area	
	Goals Supported	Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Demolition, Clearance, and Remediation

	Funding	:
	Description	Genesee County proposes to fund various acquisition projects for spot blight and demo 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 12 vacant units will be demolished.
	Location Description	
	Planned Activities	
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 Fair Housing Production of New Units
	Funding	:
	Description	Genesee County shall provide funding for HOME Planning and Administration for HOME projects throughout Genesee County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Genesee County CDBG Home Improvement Program (HIP)
	Target Area	
	Goals Supported	Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Housing Rehabilitation Energy Efficiency Improvements to Housing Accessibility/Barrier Free Improvements
	Funding	:

	Description	Genesee County shall provide funding for CDBG HIP projects to benefit low- and moderate- income residents throughout the County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed activities, Genesee County estimates that 72 low- and moderate- income households will benefit.
	Location Description	County-wide in participating jurisdictions.
	Planned Activities	Genesee County - Home Improvement Program
7	Project Name	Genesee County Code Enforcement
	Target Area	
	Goals Supported	Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Code Enforcement
	Funding	:
	Description	Genesee County proposes to fund various code enforcement projects in low to moderate income areas throughout the 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 200 households will benefit
	Location Description	Mt Morris Township - Various low- to moderate- income locations throughout the Township
	Planned Activities	Mt Morris Township - Code Enforcement
8	Project Name	Genesee County Tenant Based Rental Assistance (TBRA)
	Target Area	
	Goals Supported	Address the Needs of Homeless and At-Risk Persons
	Needs Addressed	Permanent Supportive Housing Supportive Services
	Funding	:
	Description	Genesee County shall provide funding for HOME TBRA activities to benefit low to moderate income residents throughout Genesee County.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 11 households will benefit from tenant-based rental assistance.
	Location Description	
	Planned Activities	
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	:
	Description	Emergency Solutions Grant funding for emergency shelters, homelessness prevention, and rapid rehousing activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Through proposed project, Genesee County Estimates that 1,000 low-mod household 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 Catholic Charities of Genesee Counties 901 Chippewa St, Flint, MI 48503 Genesee County Community Action Resource Department 1101 Beach St Ste. 285, Flint, MI 48502 Metro Community Development 1174 Robert T Longway Blvd, Flint, MI 48503

	Planned Activities	GCCARD - Homeless Prevention Reach Resource Services - Emergency Shelter Metro Community Development - HMIS My Brother's Keeper - Emergency Shelter Shelter of Flint / One Stop - Emergency Shelter YWCA - Emergency Shelter Catholic Charities - Rapid Rehousing Catholic Charities - Homeless Prevention
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AP-50 Geographic Distribution – 91.220(f)

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

Genesee County's policy regarding geographic distribution for CDBG funds states that all participating local units of government receive an allocation of funding once every three years for projects. Communities can then decide if they will be using their funding for a specific year or disperse their funding across the three years of the funding cycle. The allocation amounts for local units of government are determined by a formula which considers population, poverty and overcrowded housing, so those communities with a larger low-income population will receive more funding.

HOME funds are not typically directed to a specific geographic area but utilized to assist residents throughout the County that are in need of housing rehabilitation or that would like to become homeowners.

Geographic Distribution

Target Area	Percentage of Funds

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Genesee County is a large area with thirty-three municipalities, each with its own set of characteristics and needs. CDBG allocations are made to the local units, and decisions for spending are determined at the local level because local officials and residents know the needs of their communities. The City of Flint receives their own allocation of HUD funds, so they do not receive funding from Genesee County.

HOME funds are used to rehabilitate low- and moderate-income owner-occupied housing units throughout the County. Assistance of this type is not restricted to certain geographic areas. The geographic reach of HOME funds utilized to create new housing opportunities is based on the Community Housing Development Organization (CHDO) that is awarded funds.

Discussion

Genesee County has taken the stance that each local unit of government knows their community best and therefore is better suited to make decisions regarding high priority projects and needs in their area. GCMPC staff is available to assist and provide guidance on potential projects and project areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is a critical need in Genesee County, particularly for special-needs individuals and extremely low- and low-income households. There is a significant gap between the availability of rental units affordable to these households and the number of households in need of housing. Accessible affordable housing is also a top priority for individuals with physical disabilities and the county's growing aging population.

One Year Goals for the Number of Households to be Supported	
Homeless	75
Non-Homeless	25
Special-Needs	10
Total	110

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	12
The Production of New Units	20
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	36

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

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 within Genesee County. The Consolidated Plan can be found at: https://www.cityofflint.com/wp-content/uploads/2023/05/Draft_3YRCP_Flint_Revised05152023.pdf.

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

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

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

Discussion

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

Introduction

Genesee County, the Continuum of Care, and local agencies work collaboratively through outreach, assistance, and supportive services to reduce and ultimately eliminate homelessness.

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

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

A portion of the Emergency Solutions Grant funds received by Genesee County supports case management services, ensuring that homeless individuals have their needs assessed and receive the necessary resources. Additionally, agencies within the Continuum of Care conduct street outreach to engage with unsheltered homeless individuals, assess their needs, and connect them with appropriate support services.

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

Several programs are designed to support homeless individuals, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, in transitioning to permanent housing and independent living. Metro Community Development and Reach Resource Services offer a Tenant-Based Rental Assistance (TBRA) program for individuals aged 18-24, providing case management and supportive services with the goal of securing permanent housing after completing the 24-month program. My Brother's Keeper administers the Veteran Emergency Housing and Therapeutic Services (VETHS) program, where each veteran is assigned a case manager and receives an individualized development plan to help them move beyond homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

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

Discussion

Emergency Solutions Grant funding enables GCMPC to support the Continuum of Care in assisting individuals and families experiencing homelessness or those at risk of becoming homeless. Combined with strong case management services, this funding helps households transition from shelters into permanent housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The HOME Investment Partnership and Emergency Solutions Grants provide essential funding that enables GCMPC to support the Continuum of Care in assisting individuals and families experiencing homelessness or 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 benefits of incorporating affordable housing into their planning efforts. Census data will be used to highlight the need for local governments to adopt public policies that support affordable housing through land use controls, tax policies, zoning ordinances, building codes, fees, and growth limitations. By providing this information, GCMPC aims to encourage residents to engage in policy changes within their communities. While the County has no legal authority over local policies, staff is committed to working with communities to amend policies that have negative effects on housing affordability.

To further promote policy changes and educate residents on affordable housing, Genesee County has updated its countywide comprehensive plan, *Genesee County: Our County, Our Future*. This plan addresses community development, transportation, and solid waste needs across the County and serves as a resource for residents and local officials in decision-making processes. Topics such as affordable housing and zoning are explored in depth, providing valuable guidance for shaping the future of the community.

Discussion:

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. In 2021, GCMPC began using the online platform, Neighborly, for program management. Neighborly is the portal where HUD grantees and subrecipients can access their grant information and request reimbursements for completed projects.

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. HIP will also help keep seniors in their homes by 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.

Most recently GCMPC staff has been accepting pre-applications for the brand new Genesee County Housing Impact Fund. The Housing Impact Fund is designed to help Genesee County build 500 housing units to support individuals and families in securing safe and affordable housing. This grant aims to address the housing needs of various household income levels, first time homebuyers, and qualifying populations facing housing instability.

Actions planned to reduce lead-based paint hazards

GCMPC incorporates lead-based paint hazard requirements into the HIP. A lead-based paint risk

assessment is conducted prior to rehabilitation specifications being written, allowing rehab inspectors to include lead-based paint interim controls or abatement into the scope of work for each rehab property.

Actions planned to reduce the number of poverty-level families

There are many programs in Genesee County aimed at assisting poverty-level families. Section 3 is a HUD requirement which sets goals for hiring and training low-income workers on HUD funded projects, specifically construction projects over \$100,000. Genesee County encourages solicitation of, and provides a preference for, contractors certified as Section 3 on all HUD funded projects.

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

GCMPC administers the Ride Share program which is a carpool or vanpool matching service that assists individuals and groups with their daily commute into or within Genesee and Lapeer counties. This service can dramatically reduce the travel costs of a poverty-level family that has work but may have a difficult time funding the travel required to get to and from work. GCMPC can specifically target some of their outreach for the Ride Share program to agencies that serve poverty-level families.

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

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

Actions planned to develop institutional structure

GCMPC has processes and policies in place to guide the structure of programs, projects, 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. The implementation of the Neighborly program has been a large step toward making the program requirements easier for subrecipients.

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

service agencies

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

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

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

Discussion:

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

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

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

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

- If the family or organization defaults on any portion of the contract, the County can recapture the entire amount of the HOME investment.
 - If the affordability period of the loan is met and no other portion of the contract is in default, the reduction during affordability period of the HOME investment to be recaptured is utilized in accordance with the loan promissory note.
 - If ownership of a property is transferred to anyone other than an eligible low- income resident throughout the period of affordability, the reduction during affordability period of the HOME investment to be recaptured is utilized in accordance with the loan promissory note.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

In order to qualify as affordable housing activities, Genesee County HOME funds are subject to a regulated Period of Affordability, depending on the type and dollar amount of assistance. The per

unit amount of HOME funds invested, and the respective affordability period they trigger are:

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

Down Payment Assistance (DPA)

1) Assisted through Deferred Payment Loans that are secured by a Lien and Promissory Note recorded on each HOME assisted property, GCMPC requires that during the period of affordability, homebuyers maintain HOME assisted properties as their principal place of residence. In situations where the homebuyer voluntarily sells the home, the County will immediately recapture the entire amount of the loan as a condition for release of the property. Fair market return to the homebuyer will be calculated based on net proceeds that acknowledge capital improvements invested by the homebuyer, as well as any mortgage senior to the HOME loan. The remaining net proceeds are recaptured to the local HOME Investment Trust Fund.

2) In the event of a sale or foreclosure of a HOME DPA property, the County will institute net proceeds procedures in order to recover its DPA investment. If net proceeds are insufficient to recapture the full HOME investment, GCMPC will share the net proceeds. In circumstances where the net proceeds are less than the County's contributions to the buyer for the purchase of the property, the County shall receive the net proceeds that are available, in order to meet requirements of 24 CFR 92. 254 (a)(5)(ii).

Owner Occupied Single Family Housing Rehab (Home Improvement Program)

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

New Construction of Single Family Housing/Rehab of non-homeowner occupied Single Family

Housing/ New Construction/rehabilitation of Rental Housing

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

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

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

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

Down Payment Assistance (DPA)

1) Assisted through Deferred Payment Loans that are secured by a Lien and Promissory Note recorded on each HOME assisted property, GCMPC requires that during the period of affordability, homebuyers maintain HOME assisted properties as their principal place of residence. In situations where the homebuyer voluntarily sells the home, the County will immediately recapture the entire amount of the loan as a condition for release of the property. Fair market return to the homebuyer will be calculated based on net proceeds that acknowledge capital improvements invested by the homebuyer, as well as any mortgage senior to the HOME loan. The remaining net proceeds are recaptured to the local HOME Investment Trust Fund.

2) In the event of a sale or foreclosure of a HOME DPA property, the County will institute net proceeds procedures in order to recover its DPA investment. If net proceeds are insufficient to recapture the full HOME investment, GCMPC will share the net proceeds. In circumstances where the net proceeds are less than the County's contributions to the buyer for the purchase of the property, the County shall receive the net proceeds that are available, in order to meet

requirements of 24 CFR 92. 254 (a)(5)(ii).

Owner Occupied Single Family Housing Rehab (Home Improvement Program)

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

New Construction of Single Family Housing/Rehab of non-homeowner occupied Single Family Housing/ New Construction/rehabilitation of Rental Housing

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**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.

Coordinated Entry System (CES) procedures have been established to ensure that persons experiencing homelessness or at risk of becoming homeless are able to enter programs through the CES and that all will be given similar information and support to access and maintain permanent housing. The Coordinated Entry System (CES) provides an initial, comprehensive, standard assessment of the needs of individuals and families for housing and services that meets current HUD requirements. The system maps out the resources and delivery processes used to prevent homelessness and rapidly re-house individuals and families that are homeless. In the Genesee County CoC, the CES is led by our designated lead agency for HMIS.

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 and discussed at the mandatory meeting. Staff then determines recommended funding allocations for each agency and takes the recommendations to the Continuum of Care Review Committee. After the Review Committee has approved the funding allocations, staff takes the recommendations to the full Continuum of Care and through the County's Board approval process.

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

Genesee County meets the requirement.

5. Describe performance standards for evaluating ESG.

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

Appendix - Alternate/Local Data Sources

1	Data Source Name 2018 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.



GENESEE COUNTY METROPOLITAN PLANNING COMMISSION

Genesee County 2025 Action Plan List of Projects

2025 Community Development Block Grant (CDBG) Program (\$1,820,353)

*Funding amounts are estimates based on 2024 awards

Genesee County – 2025 CDBG Planning and Administration

Genesee County Metropolitan Planning Commission will provide Community Development Block Grant funding for Planning and Administration of CDBG projects. This activity will be funded with **\$364,070** of **2025** Genesee County CDBG funds. Commissioner Districts: Countywide

Genesee County – 2025 CDBG Home Improvement Program (HIP)

Genesee County will provide funding for the Community Development Block Grant Home Improvement Program throughout Genesee County. This activity will be funded with **\$581,580** of **2025** Genesee County CDBG funds. Commissioner Districts: Countywide

Atlas Township – Senior Programming

Atlas Township will provide funding for Senior Programs, through the township hall, located at 7386 S. Gale Road, Grand Blanc, MI 48439. Funded programs and activities include but are not limited to exercise and nutrition programs, Senior Newsletter publishing, senior transportation through Your Ride, and meals. This activity will be funded with **\$1,000** of **2025** Genesee County CDBG funds. Commissioner Districts: 5

City of Burton – Infrastructure Improvements

Buder from Saginaw to Morrison and Homestead from Parkwood to Boatfield are existing gravel streets. The scope of the work will consist of reshaping the existing street, ditching as necessary, removal and repair of driveways as necessary, updating of signage, providing proper drainage, and paving the street. This activity will be funded with **\$201,442** of **2025** Genesee County CDBG funds. Commissioner Districts: 3

City of Burton – Senior Center Operations

The City of Burton will provide funding for operational costs at the Burton Area Senior Center located at 3410 S. Grand Traverse Street, Burton, MI 48529. This activity will be funded with **\$16,787** of **2025** Genesee County CDBG funds. Commissioner Districts: 3

COMMUNITY DEVELOPMENT PROGRAM

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



City of Davison – Infrastructure Improvements

The City of Davison will provide funding for replacement of deteriorated sections of sidewalks along Clark Street east of M-15.

This activity will be funded with **\$37,193** of **2025** Genesee County CDBG funds.

Commissioner Districts: 9

City of Fenton – Senior Programming

The City of Fenton will provide funding for senior activities to Southern Lakes Parks and Recreation located at 150 S Leroy St, Fenton, MI 48430.

This activity will be funded with **\$5,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 6

City of Grand Blanc – Senior Center Operations

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

This activity will be funded with **\$2,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 5

City of Montrose – Infrastructure Improvements

The City of Montrose will install new sidewalks and replace deteriorated sidewalks and ramps in the low/moderate-income area of the city.

This activity will be funded with **\$26,263** of **2025** Genesee County CDBG funds.

Commissioner Districts: 6

City of Swartz Creek – Senior Center Operations

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

This activity will be funded with **\$3,519** of **2025** Genesee County CDBG funds.

Commissioner Districts: 8

City of Swartz Creek – Infrastructure Improvements

The City of Swartz Creek will provide funding to construct an accessible drop off ramp and entrance to the Pajtas Amphitheater in downtown Swartz Creek.

This activity will be funded with **\$24,633** of **2025** Genesee County CDBG funds.

Commissioner Districts: 8

Clayton Township – Infrastructure Improvements

Clayton Township will fund improvements to Bristol Road between M-13 and Duffield Road including gravel resurfacing and ditching.

This activity will be funded with **\$41,901** of **2025** Genesee County CDBG funds.

Commissioner Districts: 8

Clayton Township – Senior Center Operations

Clayton Township will provide funding to the Swartz Creek Senior Center (8095 Civic Dr, Swartz Creek MI 48473), and to the Flushing Senior Center (106 Elm St, Flushing MI 48433) for operating costs including wages, supplies and senior activities.

This activity will be funded with **\$3,334** of **2025** Genesee County CDBG funds.

Commissioner Districts: 8

Fenton Township – Senior Services

Fenton Township will provide funding to Southern Lakes Parks & Recreation for program fees for senior recreation programs.

This activity will be funded with **\$5,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 6

Fenton Township – Infrastructure Improvements

Fenton Township will provide funding to repair the annex and provide technology upgrades at the Loose Senior Center.

This activity will be funded with **\$67,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 6

Fenton Township – Public Facility Improvements

Fenton Township will provide funding to Install the AudioEye website tool from CivicPlus on Fenton Township's website.

This activity will be funded with **\$18,400** of **2025** Genesee County CDBG funds.

Commissioner Districts: 6

Flint Township – Senior Center Food Pantry

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

This activity will be funded with **\$20,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 2, 4, 8

Flint Township – Crime & Fire Prevention

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

This activity will be funded with **\$10,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 2, 4, 8

Flushing Township – Senior Center Operations

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

This activity will be funded with **\$5,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 8

Gaines Township – Senior Center Operations

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

This activity will be funded with **\$14,802** of **2025** Genesee County CDBG funds.

Commissioner Districts: 6

Genesee Township – Senior Center Operations

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

This activity will be funded with **\$15,350** of **2025** Genesee County CDBG funds.

Commissioner Districts: 9

Genesee Township – Public Facility Improvements

Genesee Township will fund the replacement and installation of a commercial dishwasher at the Eastside Senior Center (3065 N Genesee Rd, Flint MI 48506).

This activity will be funded with **\$7,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 9

Grand Blanc Township – Senior Center Operations

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

This activity will be funded with **\$20,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 4, 5

Legal Services of Eastern Michigan – Fair Housing

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

This activity will be funded with **\$25,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: Countywide

Montrose Township – Senior Center Operations

Montrose Township will provide funding for operational expenses at the Montrose Senior Center located at 200 Alfred St, Montrose, MI 48457.

This activity will be funded with **\$13,400** of **2025** Genesee County CDBG funds.

Commissioner Districts: 7

Montrose Township – Public Improvements

Montrose Township will provide funding for appliances, furniture, and media equipment at the Montrose Senior Center located at 200 Alfred St, Montrose, MI 48457.

This activity will be funded with **\$7,783** of **2025** Genesee County CDBG funds.

Commissioner Districts: 7

Montrose Township – Public Improvements

Montrose Township will provide funding for a van for the Montrose Senior Center located at 200 Alfred St, Montrose, MI 48457.

This activity will be funded with **\$12,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 7

Montrose Township – Infrastructure Improvements

Montrose Township will provide funding for lighting improvements at the Montrose Senior Center located at 200 Alfred St, Montrose, MI 48457.

This activity will be funded with **\$11,500** of **2025** Genesee County CDBG funds.

Commissioner Districts: 7

Mt. Morris Township – Senior Center Operations

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

This activity will be funded with **\$7,500** of **2025** Genesee County CDBG funds.

Commissioner Districts: 1, 7

Mt. Morris Township – Youth Programming

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

This activity will be funded with **\$3,333** of **2025** Genesee County CDBG funds.

Commissioner Districts: 1, 7

Mt. Morris Township – Youth Programming

Mt. Morris Township will provide funding to the Salvation Army LIFE Center (1475 Coldwater Rd, Flint MI 48505) for their youth mentoring program, for literacy curriculum, classroom furniture and technology.

This activity will be funded with **\$3,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 1, 7

Mt. Morris Township – Infrastructure Improvements

Mt. Morris Township will provide funding to resurface McAlpine Drive south of Stanley Road.

This activity will be funded with **\$50,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 1, 7

Mt. Morris Township – Code Enforcement

Mt. Morris Township will provide funding for code enforcement officer's wages and abatement activities at properties within the low/moderate-income areas of the township.

This activity will be funded with **\$20,667** of **2025** Genesee County CDBG funds.

Commissioner Districts: 1, 7

Mt. Morris Township – Public Facility Improvements

Mt. Morris Township will provide funding to the Greater Beecher Business District Association (1309 Coldwater Rd, Flint MI 48505) for neighborhood beautification and clean up events.

This activity will be funded with **\$5,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 1, 7

Mt. Morris Township – Youth Programming

Mt. Morris Township will provide funding to the Beecher Community Development Council (1309 Coldwater Rd, Flint MI 48505) for youth mentoring events, basic needs, food and community services projects.

This activity will be funded with **\$3,333** of **2025** Genesee County CDBG funds.

Commissioner Districts: 1, 7

Mundy Township – Public Facility Improvements

Mundy Township will provide funding for ADA-compliant picnic tables to be located at the Mundy Miracle Commons (1286 Hill Rd, Flint MI 48507).

This activity will be funded with **\$60,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 4

Mundy Township – Parks Programming

Mundy Township will provide funding to the Miracle League of Greater Flint (MLGF) for operational expenses associated with the creation of a baseball program for adults with disabilities. The program will take place at the Hill Road Park located at 1286 Hill Road, Mundy Township, MI 48507.

This activity will be funded with **\$3,604** of **2025** Genesee County CDBG funds.

Commissioner Districts: 4

Mundy Township – Senior Center Operations

Mundy Township will Provide funding to the Mundy Township Senior and Enrichment Center (3478 Mundy Ave, Swartz Creek MI 48473) for operating costs including employee wages, supplies and activities.

This activity will be funded with **\$7,208** of **2025** Genesee County CDBG funds.

Commissioner Districts: 4

Richfield Township – Senior Center Operations

Richfield Township will provide funding for operational expenses at the Davison Area Senior Center located at 10135 Lapeer Road, Davison, MI 48423.

This activity will be funded with **\$4,380** of **2025** Genesee County CDBG funds.

Commissioner Districts: 9

Richfield Township – Infrastructure Improvements

Richfield Township will provide funding for the limestone resurfacing of Oak Road from Richfield Road to Carpenter Road.

This activity will be funded with **\$52,562** of **2025** Genesee County CDBG funds.

Commissioner Districts: 9

Vienna Township – Senior Center Operations

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

This activity will be funded with **\$10,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 7

Vienna Township – Public Facility Improvements

Vienna Township will fund the installation of power door openers for 3 restrooms at the Clio Area Senior Center (2136 W Vienna Rd, Clio MI 48420).

This activity will be funded with **\$8,500** of **2025** Genesee County CDBG funds.

Commissioner Districts: 7

Village of Gaines – Removal of Architectural Barriers

The Village of Gaines will provide funding for the installation of ADA-compliant seating, picnic tables, and playground equipment at Peace Park (103 W Walker St, Gaines MI 48436).

This activity will be funded with **\$10,000** of **2025** Genesee County CDBG funds.

Commissioner Districts: 6

Village of Goodrich – Senior Programming

The Village of Goodrich will provide funding for Senior Programs, administered through the village offices, located at 7338 South State Road, Goodrich, MI 48438. Funded programs include but are not limited to emergency radios, smoke/carbon monoxide detectors, first aid kits, and other supplies and services as needed by residents.

This activity will be funded with **\$1,666** of **2025** Genesee County CDBG funds.

Commissioner Districts: 5

Village of Goodrich – Historic Preservation

Village of Goodrich will fund improvements to a property with historical significance located at 10219 Hegel Road, Goodrich, MI 48438. Improvements to the Ladies Library Museum (10219 Hegel Rd, Goodrich MI 48438) including repairs to the structure, furnace, walls, and siding to ensure safe and continued access to the building.

This activity will be funded with **\$8,643** of **2025** Genesee County CDBG funds.

Commissioner Districts: 5

HOME Investment Partnership (HOME) Program (\$810,808)

Genesee County – 2025 HOME Planning and Administration

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

This activity will be funded with **\$81,080** of total grant of **2025** Genesee County HOME funds.

Genesee County – 2025 HOME Down Payment Assistance (DPA)

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

This activity will be funded with **\$20,000** of **2025** Genesee County HOME funds.

Genesee County – 2025 Housing Activities

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

This activity will be funded with **\$ 709,728** of **2025** Genesee County HOME funds.

Emergency Solutions Grant (ESG) Program (\$161,105)**Genesee County – 2025 Emergency Solutions Grant Planning and Administration**

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

This activity will be funded with **\$12,083** of total grant of **2025** Genesee County ESG funds.

GCCARD – Homelessness Prevention

GCCARD will pay for utilities arrearages, rent/mortgage arrearages, security deposits, and first month's rent to assist with housing stabilization.

This activity will be funded with **\$23,199** of **2025** Genesee County ESG funds.

Catholic Charities – Homelessness Prevention

Catholic Charities will pay for utilities arrearages, rent/mortgage arrearages, security deposits, and first month's rent to assist with housing stabilization.

This activity will be funded with **\$15,466** of **2025** Genesee County ESG funds.

REACH Resource Services - Emergency Shelter

REACH Resource Services will pay for expenses associated with shelter operations at the REACH shelter located at 914 Church Street, Flint, MI 48502.

This activity will be funded with **\$24,166** of **2025** Genesee County ESG funds.

Shelter of Flint - Emergency Shelter

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

This activity will be funded with **\$23,199** of **2025** Genesee County ESG funds.

YWCA - Emergency Shelter

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

This activity will be funded with **\$16,433** of **2025** Genesee County ESG funds

Carriage Town Ministries - Emergency Shelter

Carriage Town Ministries will pay for expenses associated with operations at the shelter located at 605 Garland St. Flint, MI 48503. Expenses include case management, maintenance, food and utilities.

This activity will be funded with **\$17,399** of **2025** Genesee County ESG funds.

My Brother's Keeper - Emergency Shelter

My Brother's Keeper shall pay for expenses associated with shelter operations at the shelter located at 101 N. Grand Traverse Street, Flint, MI 48503. This activity will be funded with **\$15,466** of **2025** Genesee County ESG funds.

Catholic Charities - Rapid Rehousing

Catholic Charities will pay for case management services, assisting homeless individuals relocate to permanent housing.

This activity will be funded with **\$13,694** of **2025** Genesee County ESG funds

Genesee County Community Housing Profiles

To analyze the housing stock of each Genesee County community, GCMPC staff performed a visual survey of housing conditions. This survey was first conducted in 2018 for the 2020 Master Plan and replicated for this plan update. Addresses were randomly generated for each community and staff members filled out a scoring sheet evaluating the conditions of each home.

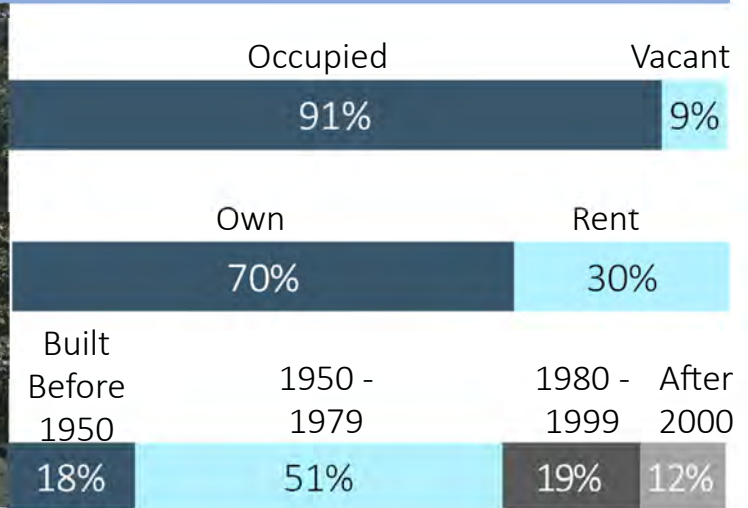
Overall, staff determined that there are more occupied units and fewer vacant units compared to the data collected as part of the 2020 Master Plan. There has also been a 17% decrease in families living within the county. Despite this decrease, there are fewer dilapidated homes present, dropping from 1.4% in 2018 to 0.5% in 2022. Of the homes that are in livable condition, there are more in which minor or moderate repairs are needed. Minor repairs rose from 6.5% to 11% and moderate repairs rose from 5.4% to 6.1%. Minor and moderate repairs were determined based on observing the outdoor conditions of each house including the foundation, roof, siding, windows, doors, etc. Staff also saw an increase in the percentage of sidewalks and lots or driveways in need of repair. Sidewalks in need of repair rose from 79% to 83% and lots or driveways in need of repair rose from 40% to 62%. The majority of housing in Genesee County consists of single family detached homes. Because of this, only single family homes were observed as a part of the survey. Multi-unit buildings make up a smaller percentage of residences in the county, which leaves fewer options for residents who prefer

apartments, townhomes, and condominiums.

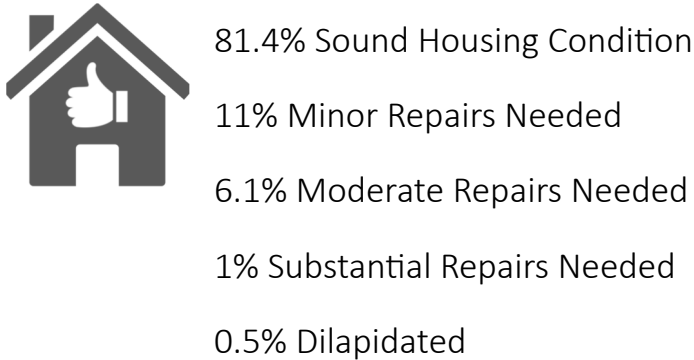
Staff reviewed United Way Asset Limited, Income Constrained, Employed (ALICE) level data to determine the percentage of families struggling to afford basic needs. ALICE households earn more than the U.S. poverty level, but less than the basic cost of living. This update shows that there are fewer families living above the ALICE level; dropping from 65% to 56%. There are also more families living at the ALICE level; rising from 21% to 28%.

This could be a contributing factor to the increase in percentage of home repairs. Many families may be forced to choose between spending money on home repairs or buying gas, groceries, or other essential items. A lack of affordable housing may also be the reason that there are over 27,000 additional housing units but a decrease in residents. The aftermath of the COVID-19 pandemic played a significant role in the increase in cost of living across the County. Data from the Genesee County HOME-ARP Allocation Plan shows that there has been a 13% increase in the median home sale price since 2017. Additionally, over 70% of Genesee County rental households spend 30% to 50% of their income on housing costs. Local governments are facing difficult decisions related to community development projects due to increased costs of labor, materials, and contractor availability; hindering projects like sidewalk repairs.

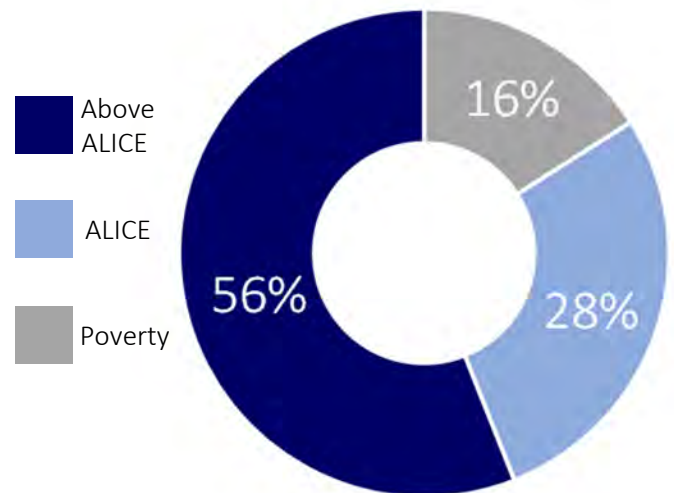
Community Housing Profile Genesee County



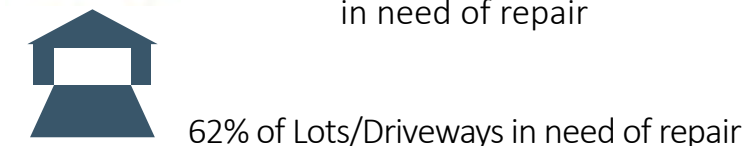
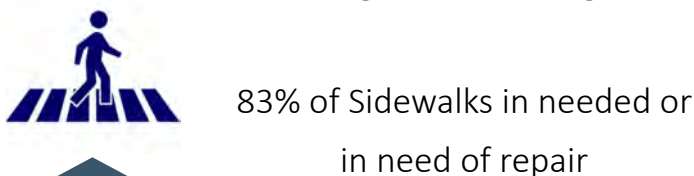
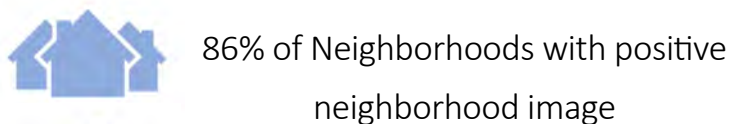
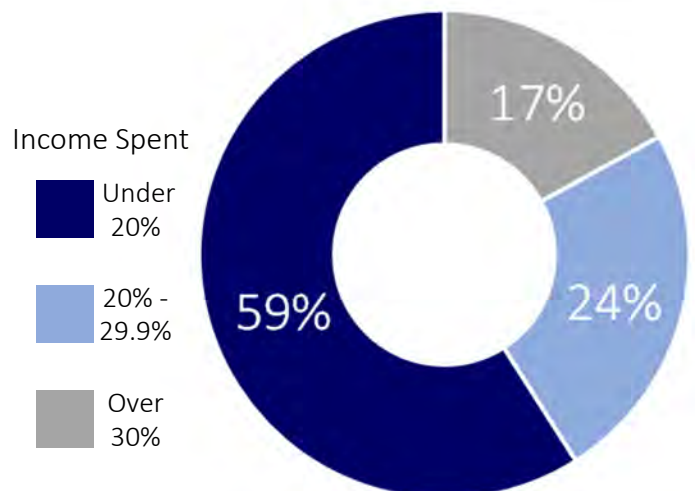
Housing Conditions



Families Struggling to Afford Basic Needs*

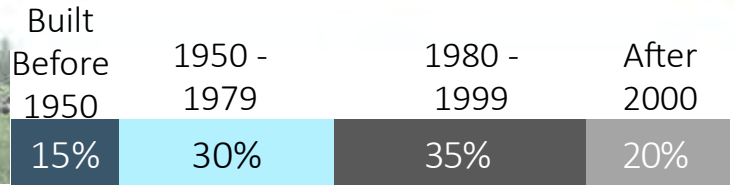
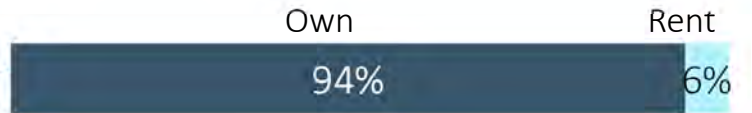


Monthly Housing Cost by Percent of Households



Community Housing Profile

Argentine Township



2,657 Units



2,010 Families

Housing Conditions



90% Sound Housing Condition

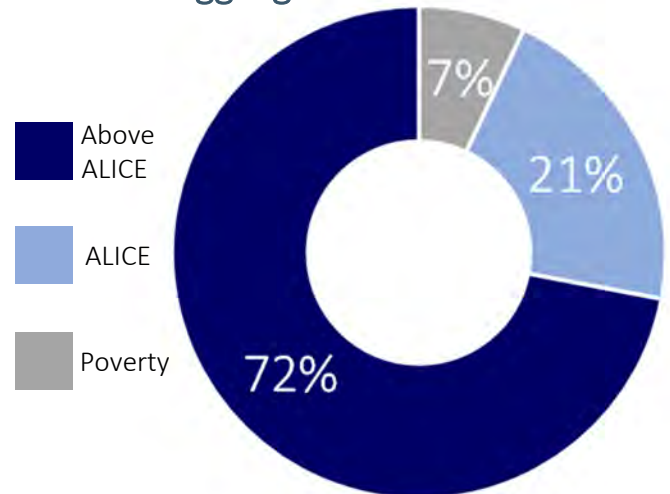
0% Minor Repairs Needed

10% Moderate Repairs Needed

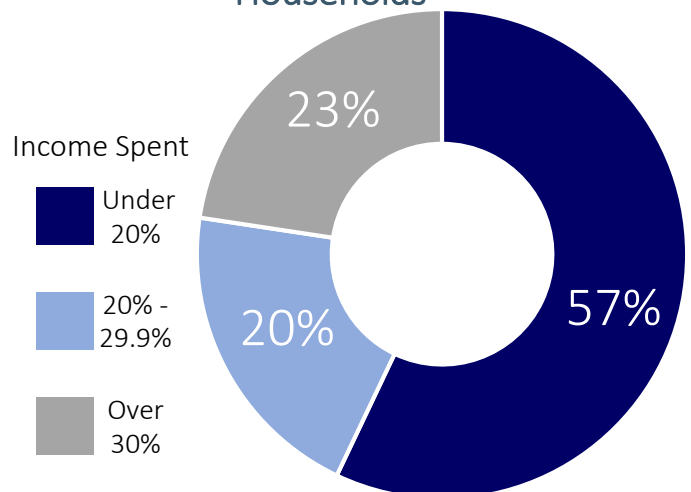
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



62% of Neighborhoods with positive neighborhood image

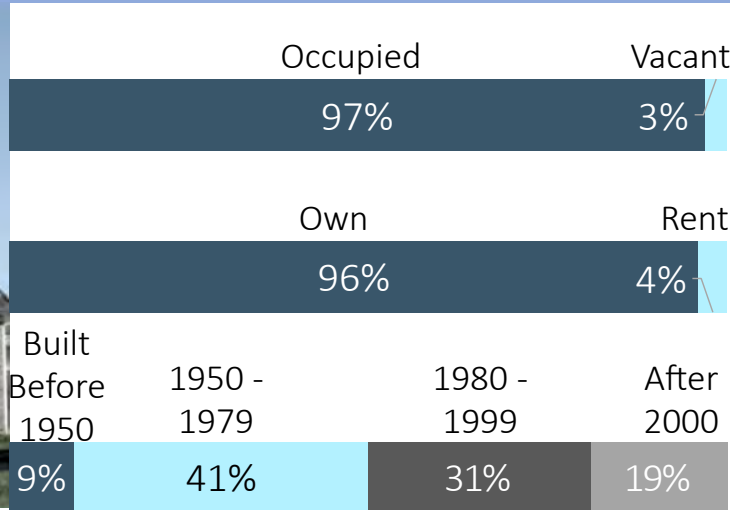


100% of Sidewalks needed or in need of repair



67% of Lots/Driveways in need of repair

Community Housing Profile Atlas Township



2,915 Units  2,453 Families

Housing Conditions



- 90% Sound Housing Condition
- 0% Minor Repairs Needed
- 10% Moderate Repairs Needed
- 0% Substantial Repairs Needed
- 0% Dilapidated



69% of Neighborhoods with positive neighborhood image

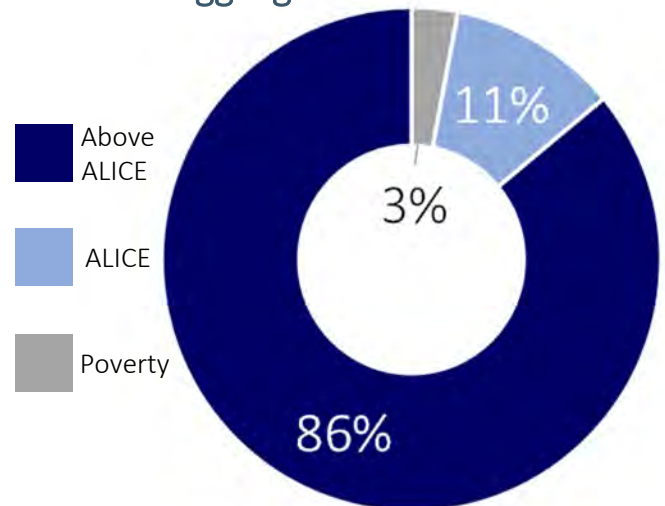


100% of Sidewalks needed or in need of repair

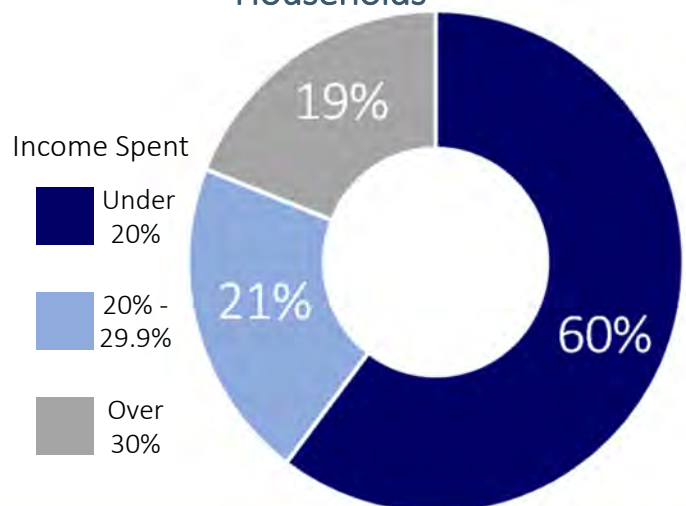


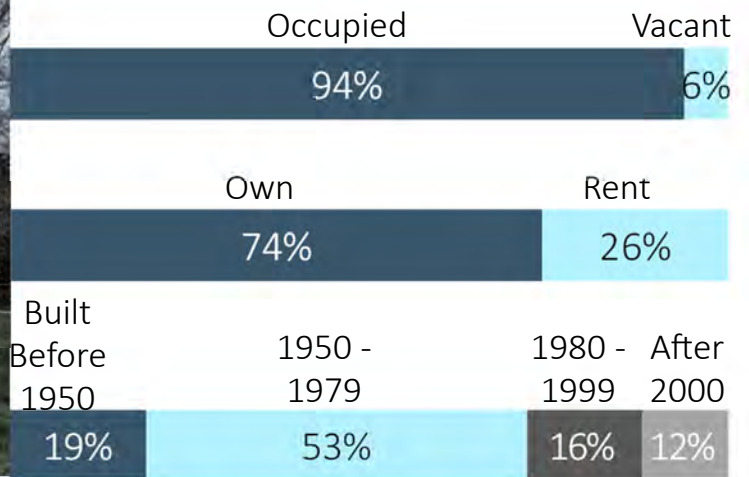
50% of Lots/Driveways in need of repair

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households





12,275 Units



7,433 Families

Housing Conditions



89.8% Sound Housing Condition

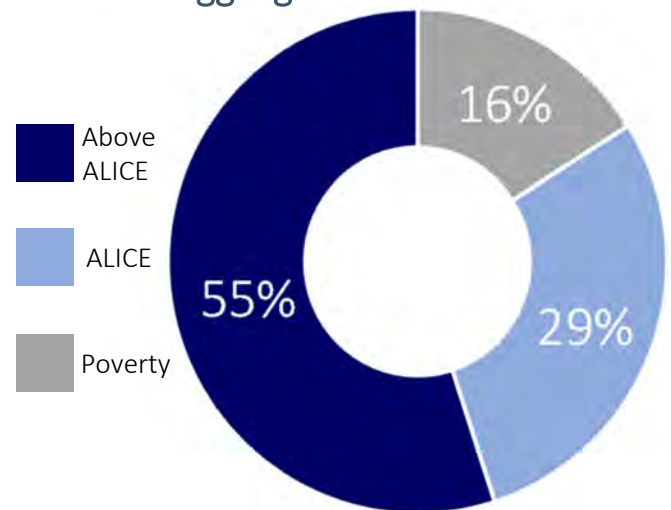
6.1% Minor Repairs Needed

4.1% Moderate Repairs Needed

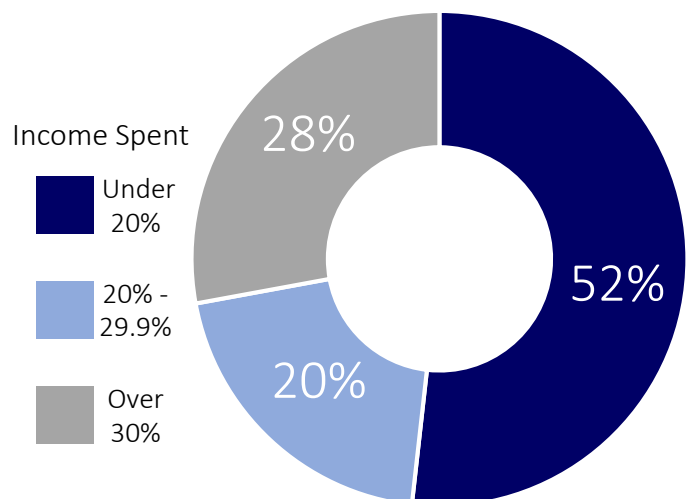
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



98% of Neighborhoods with positive neighborhood image

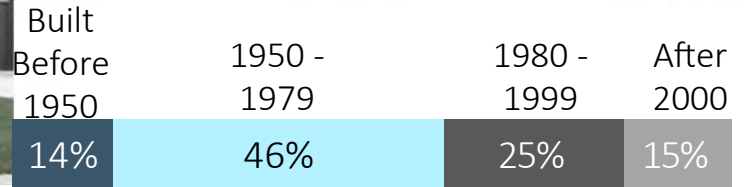
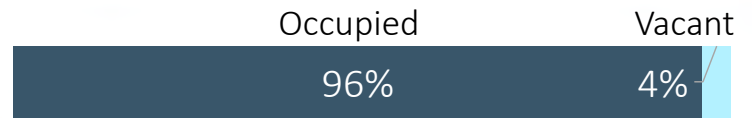


96% of Sidewalks needed or in need of repair



59% of Lots/Driveways in need of repair

Community Housing Profile Clayton Township



2,713 Units



2,127 Families

Housing Conditions



80% Sound Housing Condition

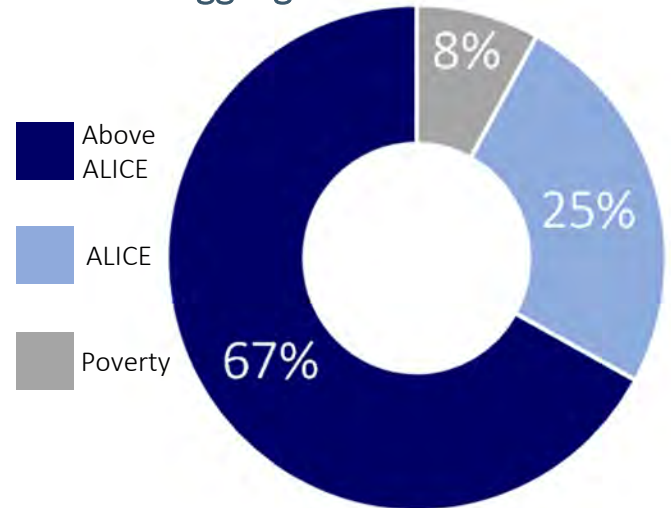
20% Minor Repairs Needed

0% Moderate Repairs Needed

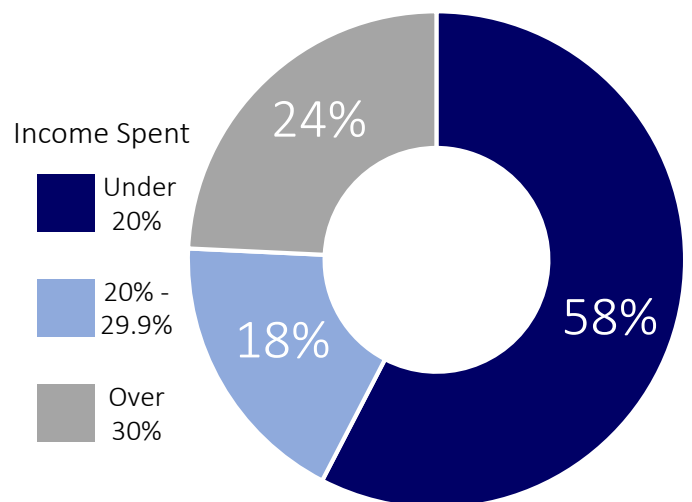
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



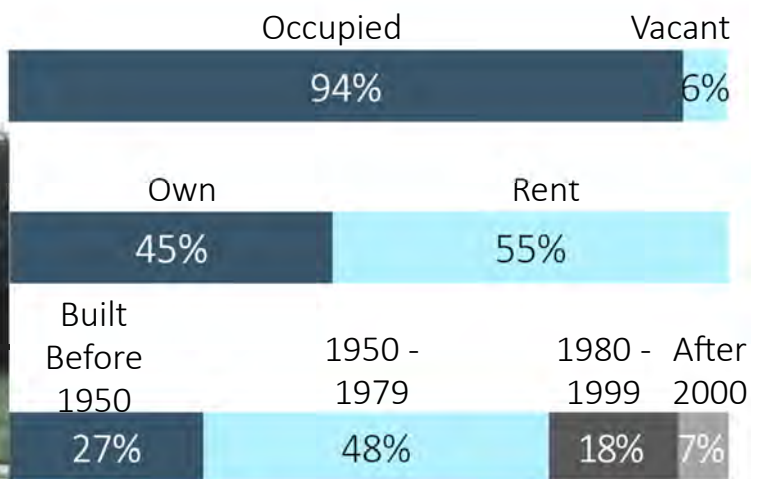
100% of Neighborhoods with positive neighborhood image



95% of Sidewalks needed or in need of repair



70% of Lots/Driveways in need of repair



1,194 Units



497 Families

Housing Conditions



75% Sound Housing Condition

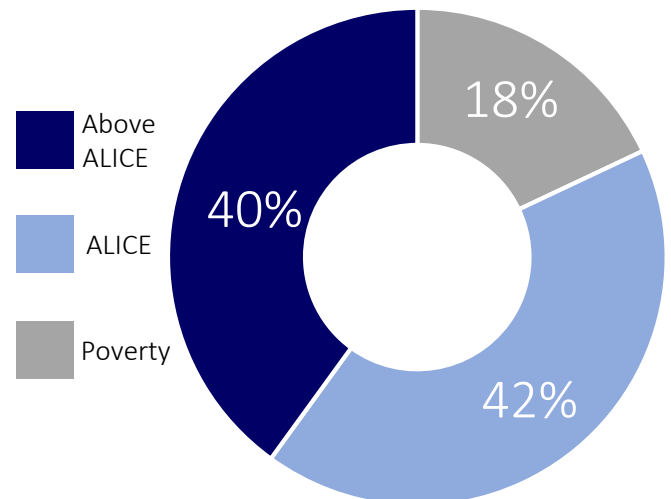
20% Minor Repairs Needed

5% Moderate Repairs Needed

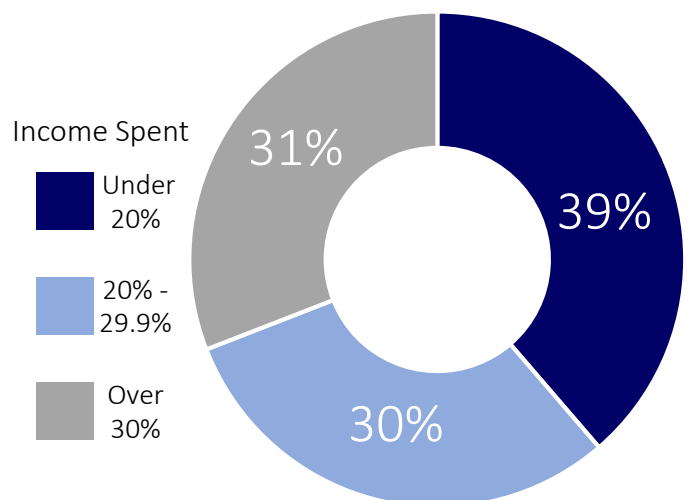
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image

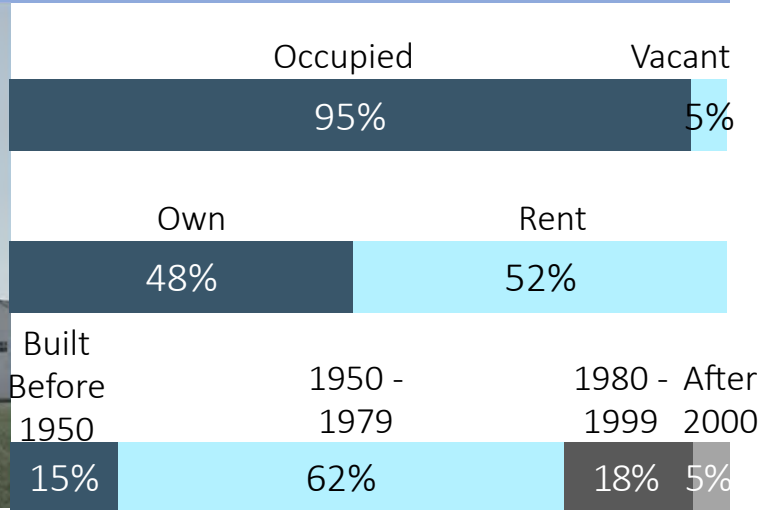


55% of Sidewalks needed or in need of repair



50% of Lots/Driveways in need of repair

Community Housing Profile City of Davison



2,462 Units



1,282 Families

Housing Conditions



85% Sound Housing Condition

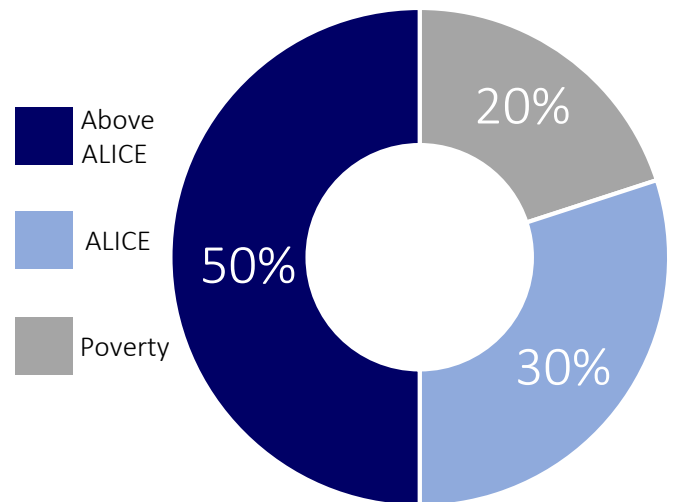
5% Minor Repairs Needed

10% Moderate Repairs Needed

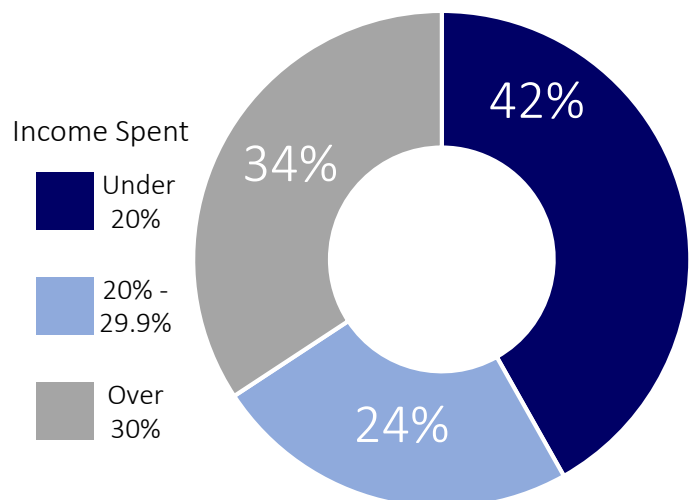
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image

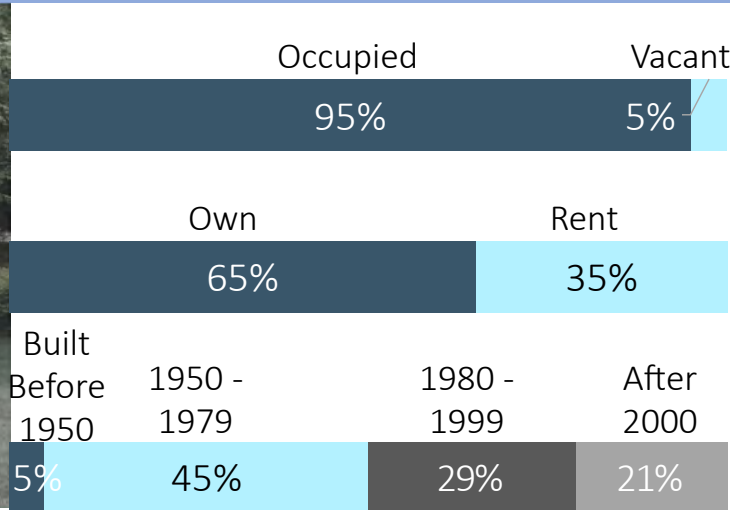


35% of Sidewalks needed or in need of repair



35% of Lots/Driveways in need of repair

Community Housing Profile Davison Township



8,927 Units



5,084 Families

Housing Conditions



96.2% Sound Housing Condition

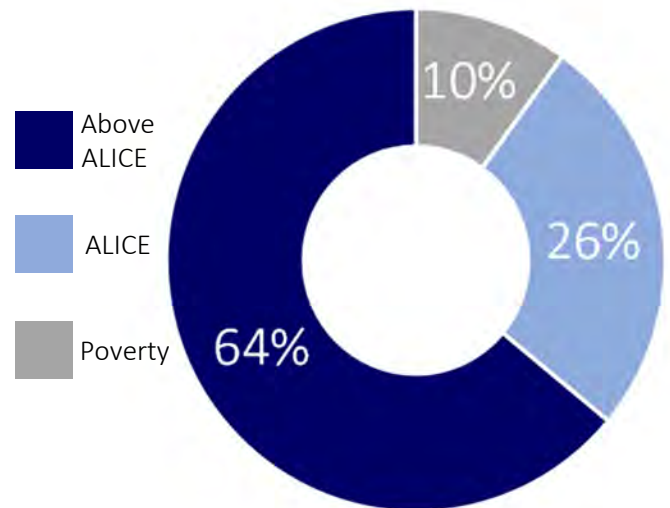
3.8% Minor Repairs Needed

0% Moderate Repairs Needed

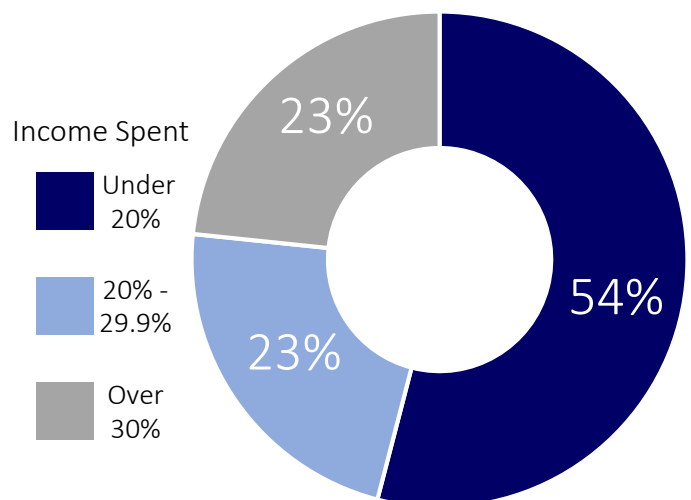
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



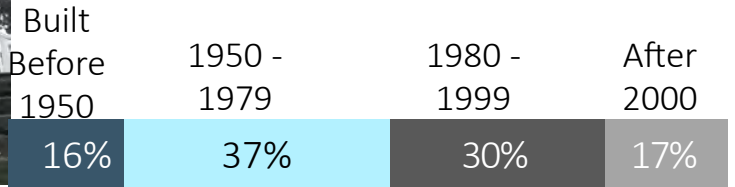
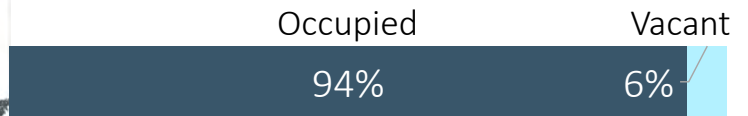
100% of Neighborhoods with positive neighborhood image



85% of Sidewalks needed or in need of repair



46% of Lots/Driveways in need of repair



5,011 Units



3,046 Families

Housing Conditions



85% Sound Housing Condition

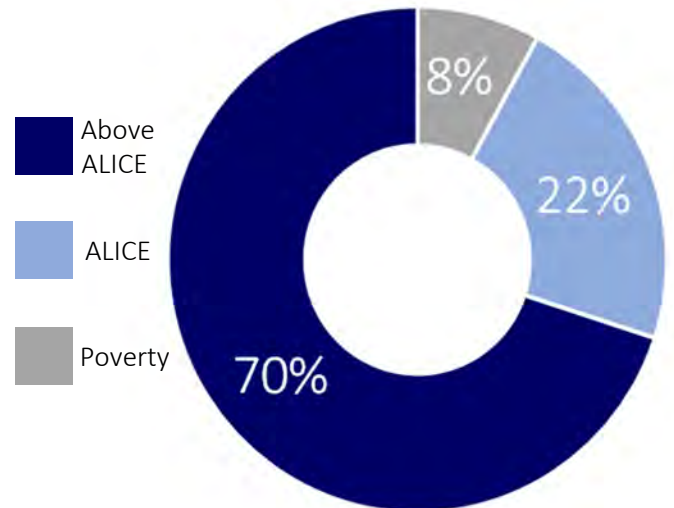
5% Minor Repairs Needed

10% Moderate Repairs Needed

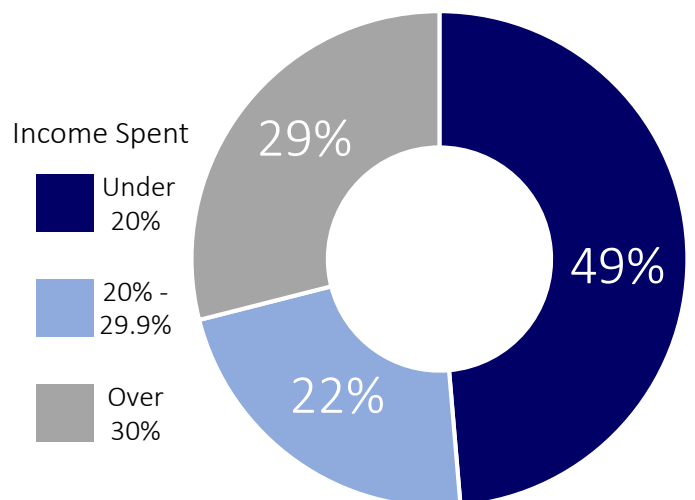
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



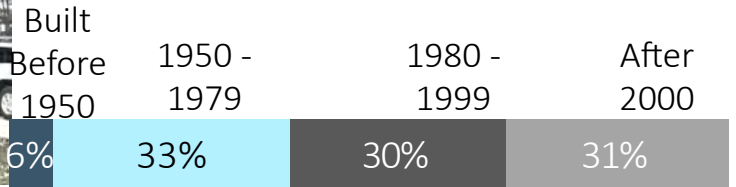
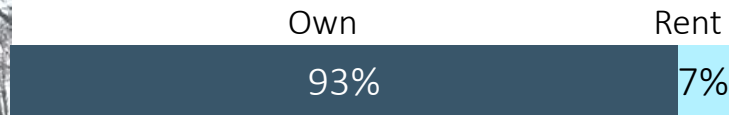
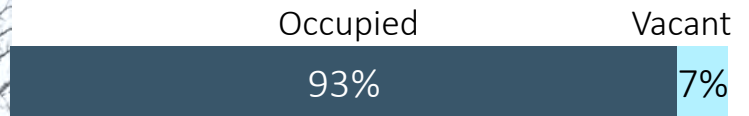
85% of Neighborhoods with positive neighborhood image



25% of Sidewalks needed or in need of repair



55% of Lots/Driveways in need of repair



6,497 Units



4,952 Families

Housing Conditions



86.7% Sound Housing Condition

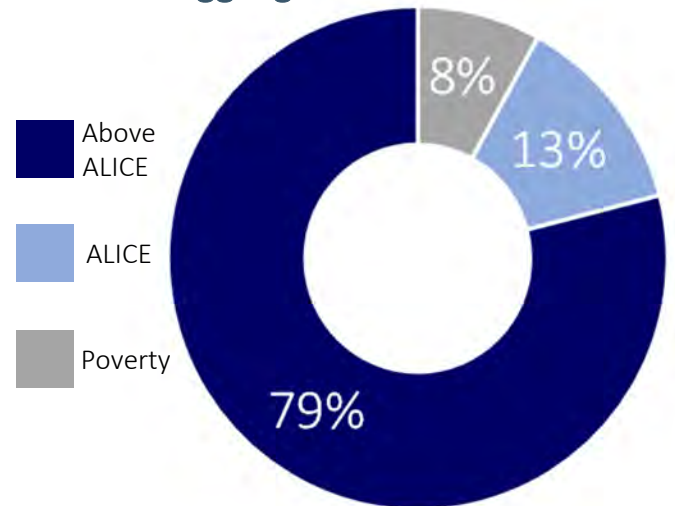
6.7% Minor Repairs Needed

3.3% Moderate Repairs Needed

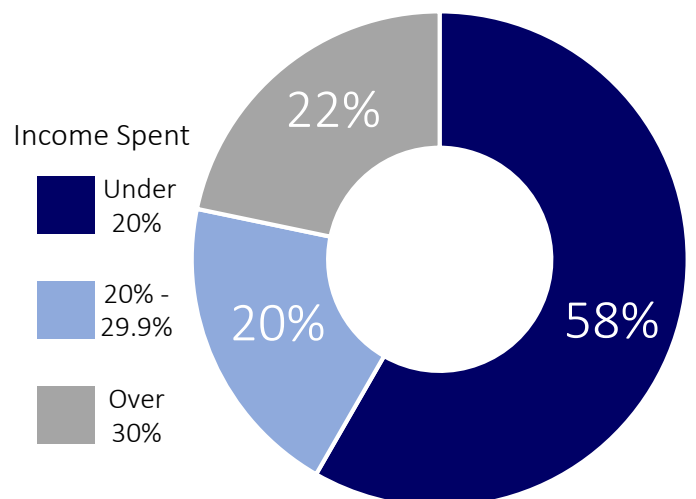
3.3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



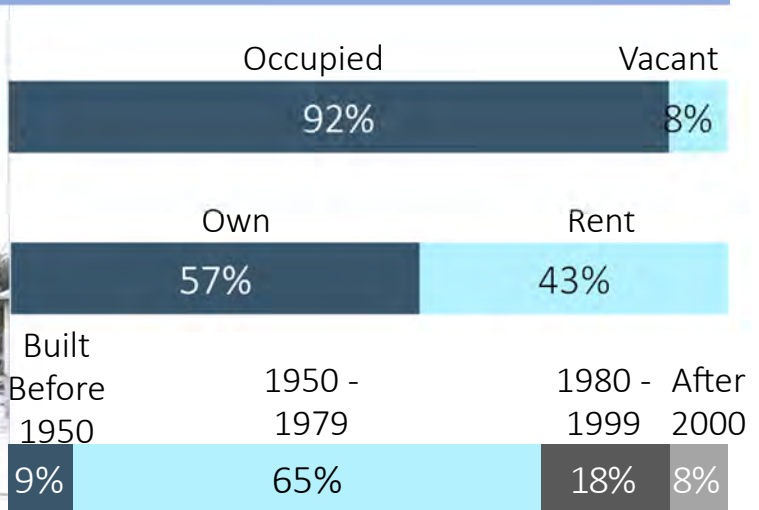
100% of Neighborhoods with positive neighborhood image



94% of Sidewalks needed or in need of repair



29% of Lots/Driveways in need of repair



12,952 Units



7,731 Families

Housing Conditions



81.4% Sound Housing Condition

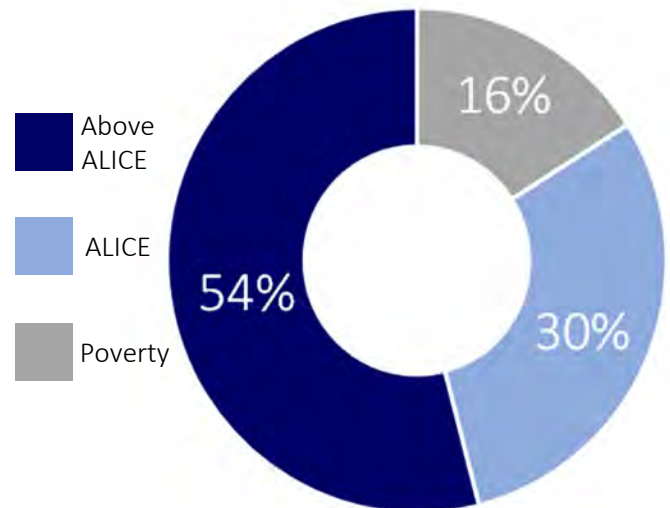
9.3% Minor Repairs Needed

7% Moderate Repairs Needed

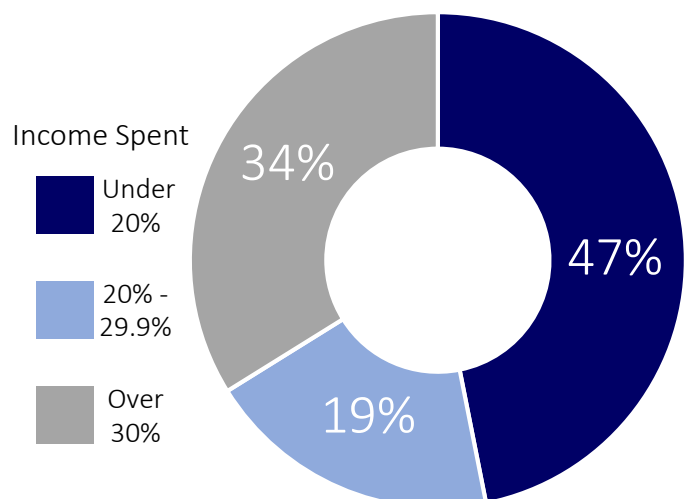
2.3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



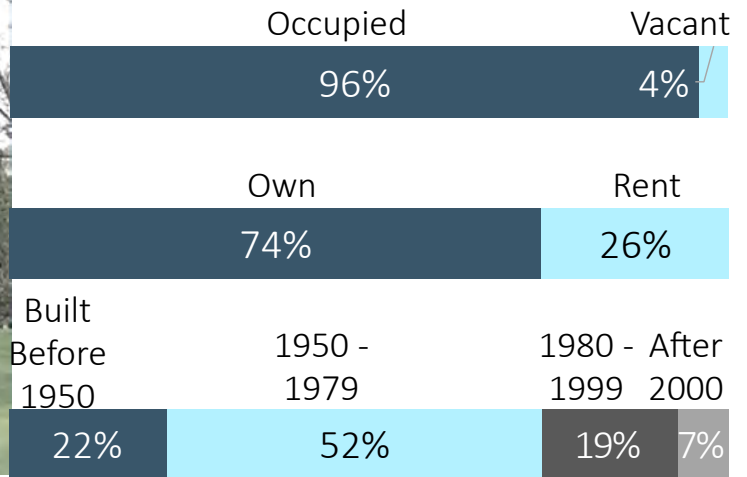
93% of Neighborhoods with positive neighborhood image



98% of Sidewalks needed or in need of repair



74% of Lots/Driveways in need of repair



3,422 Units



2,056 Families

Housing Conditions



73.7% Sound Housing Condition

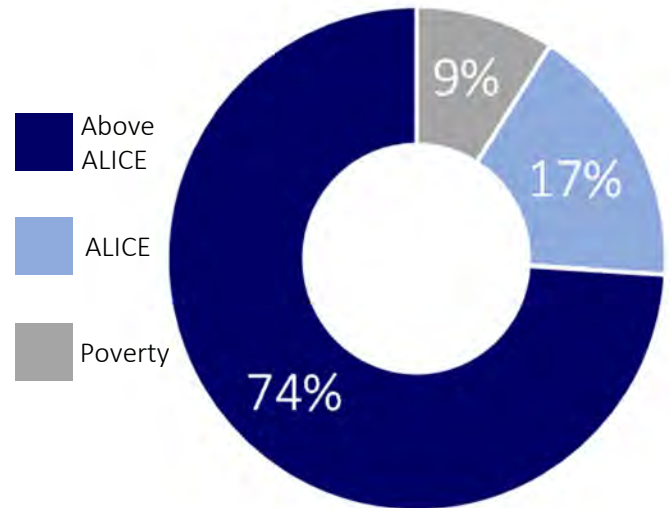
10.5% Minor Repairs Needed

10.5% Moderate Repairs Needed

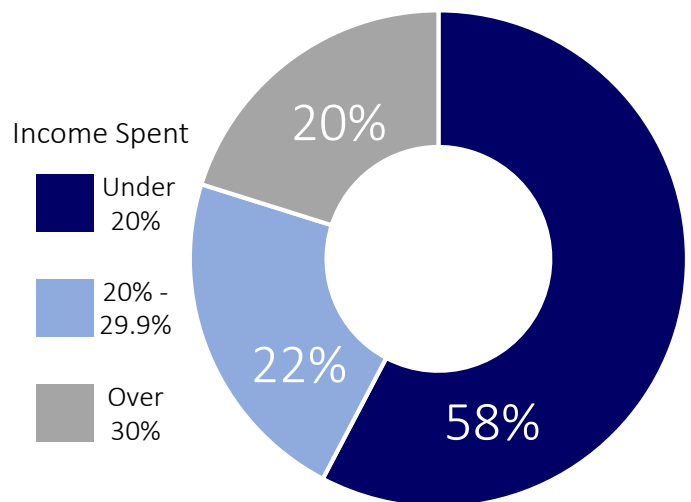
5.3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



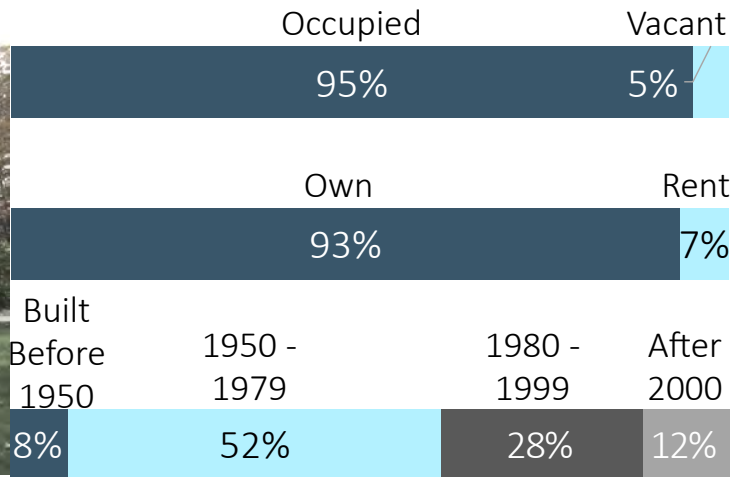
100% of Neighborhoods with positive neighborhood image



42% of Sidewalks needed or in need of repair



84% of Lots/Driveways in need of repair



3,969 Units



3,004 Families

Housing Conditions



75% Sound Housing Condition

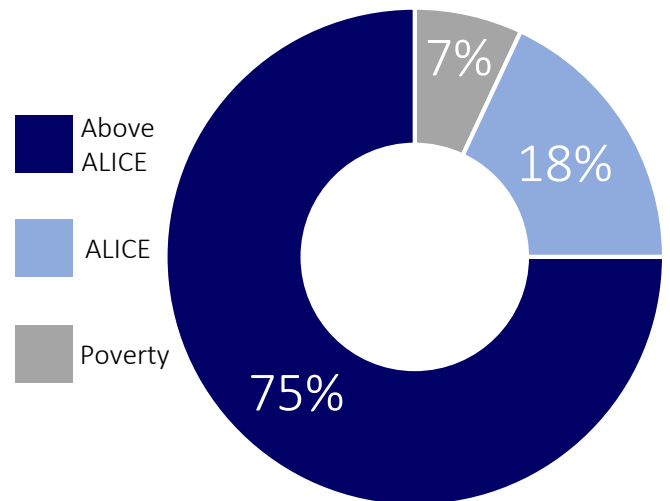
25% Minor Repairs Needed

0% Moderate Repairs Needed

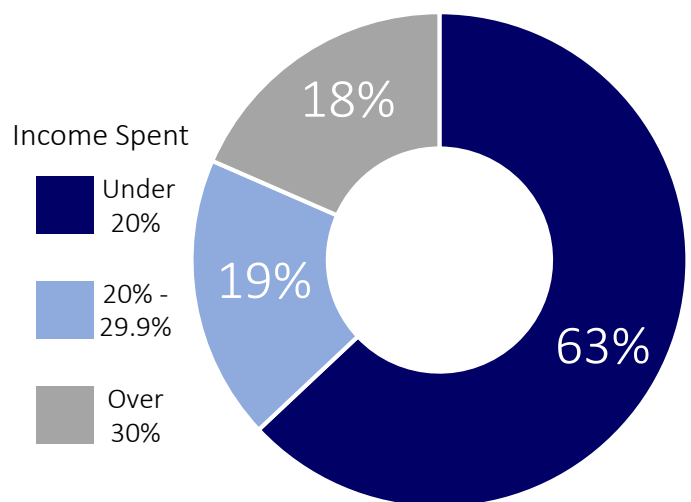
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image



100% of Sidewalks needed or in need of repair



55% of Lots/Driveways in need of repair

Community Housing Profile Forest Township



Occupied		Vacant	
94%		6%	
Own		Rent	
92%		8%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
20%	44%	28%	8%



1,754 Units



1,333 Families

Housing Conditions



85% Sound Housing Condition

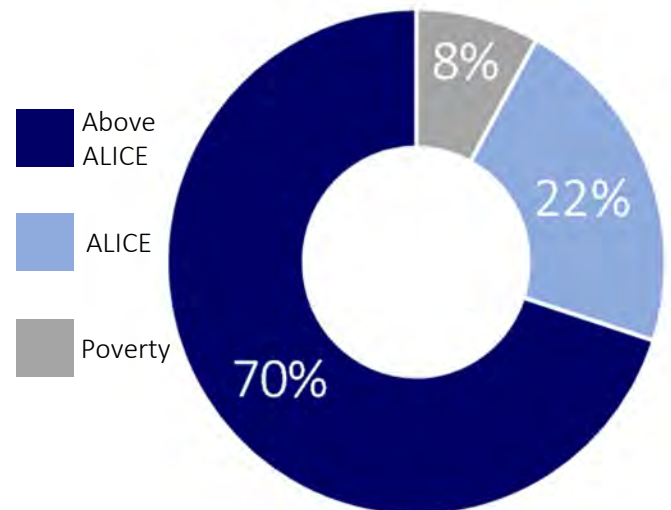
10% Minor Repairs Needed

5% Moderate Repairs Needed

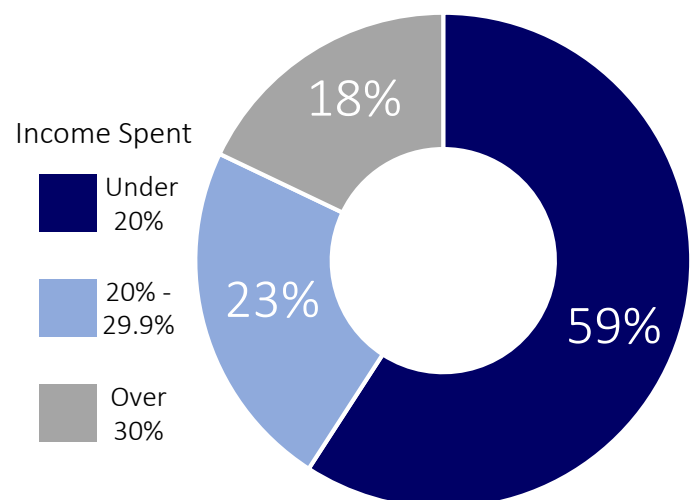
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image



95% of Sidewalks needed or in need of repair



75% of Lots/Driveways in need of repair

Community Housing Profile Gaines Township



Occupied		Vacant	
97%		3%	
Own		Rent	
96%		4%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
15%	36%	36%	13%



2,606 Units



2,025 Families

Housing Conditions



90% Sound Housing Condition

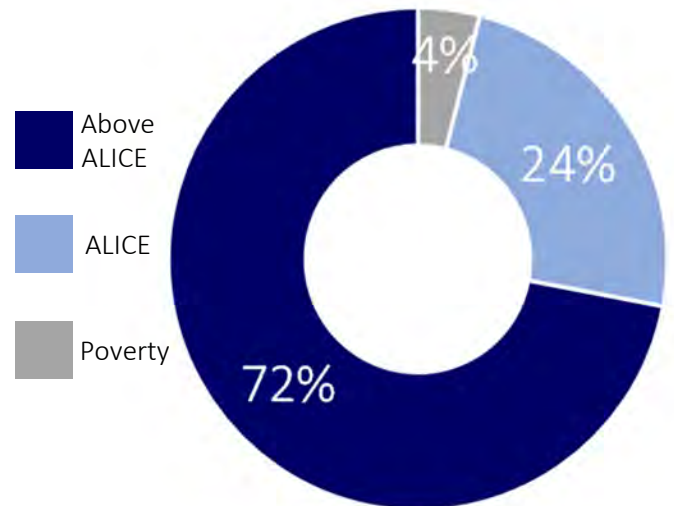
10% Minor Repairs Needed

0% Moderate Repairs Needed

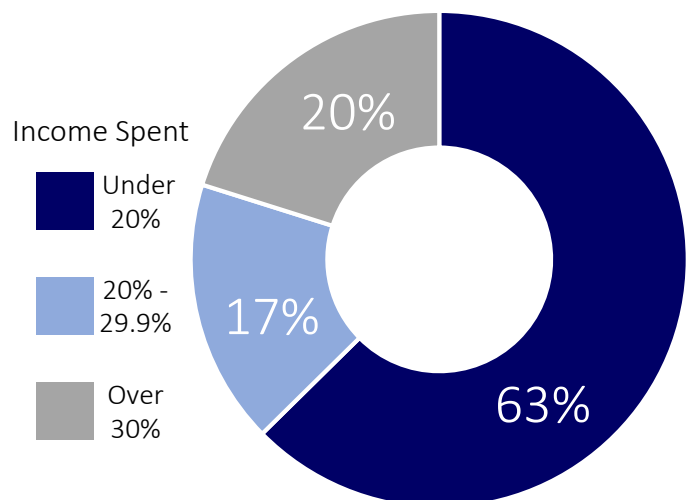
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



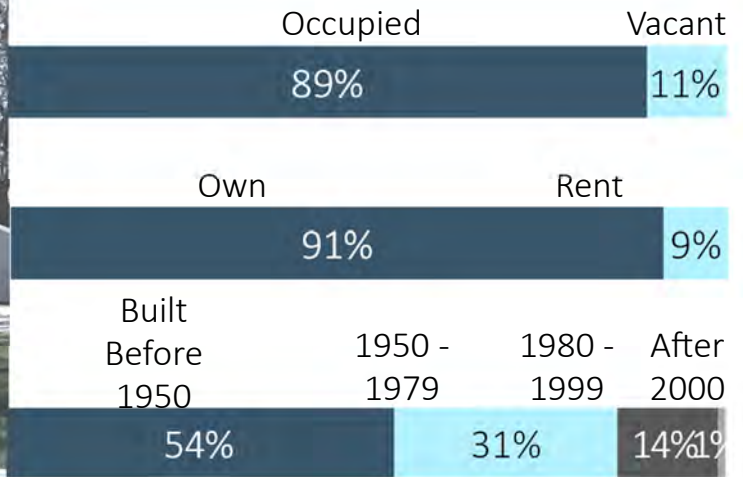
50% of Neighborhoods with positive neighborhood image



100% of Sidewalks need or in need of repair



60% of Lots/Driveways in need of repair



190 Units



143 Families

Housing Conditions



63.2% Sound Housing Condition

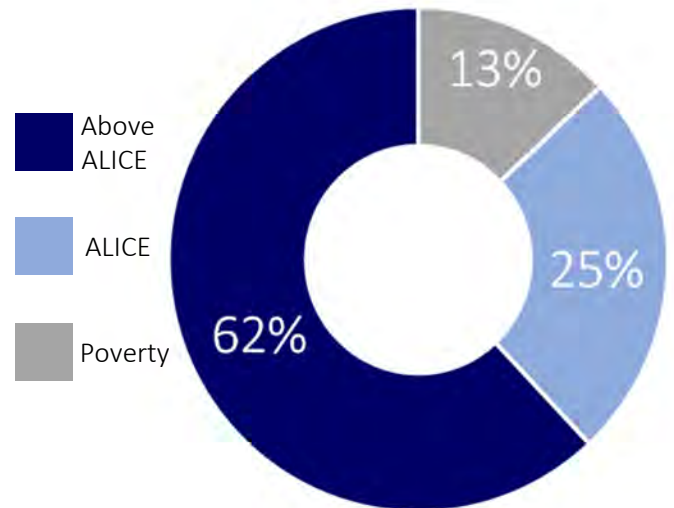
15.8% Minor Repairs Needed

15.8% Moderate Repairs Needed

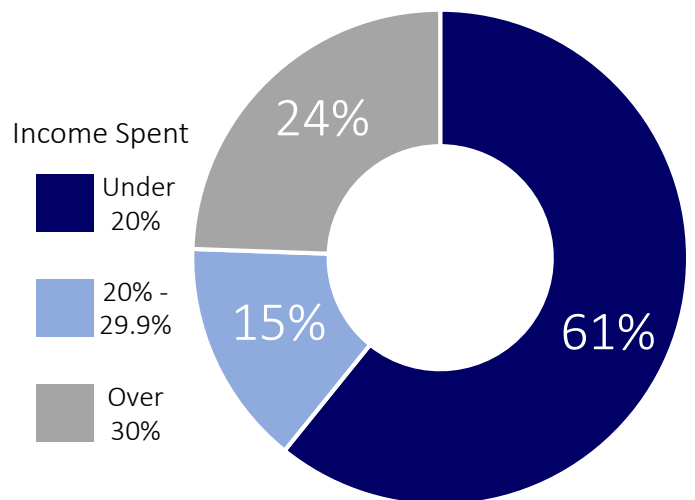
0% Substantial Repairs Needed

5.2% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



65% of Neighborhoods with positive neighborhood image



90% of Sidewalks needed or in need of repair



85% of Lots/Driveways in need of repair



Occupied		Vacant	
92%		8%	
Own		Rent	
77%		23%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
14%	58%	20%	8%



8,125 Units



5,113 Families

Housing Conditions



81.8% Sound Housing Condition

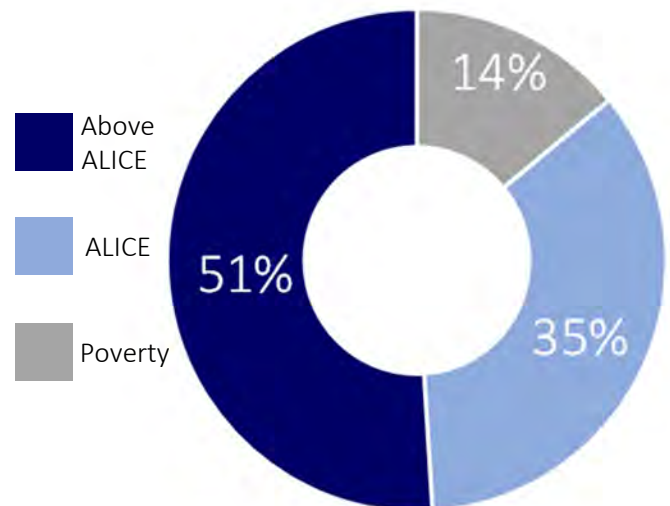
3% Minor Repairs Needed

12.2% Moderate Repairs Needed

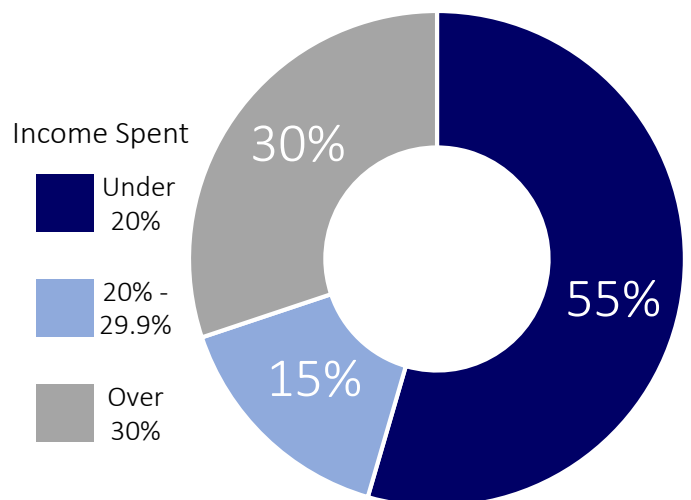
3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



82% of Neighborhoods with positive neighborhood image



100% of Sidewalks in needed or in need of repair



79% of Lots/Driveways in need of repair

Community Housing Profile Village of Goodrich



Occupied		Vacant	
97%		3%	
Own		Rent	
94%		6%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
20%	18%	32%	30%



727 Units



527 Families

Housing Conditions



80% Sound Housing Condition

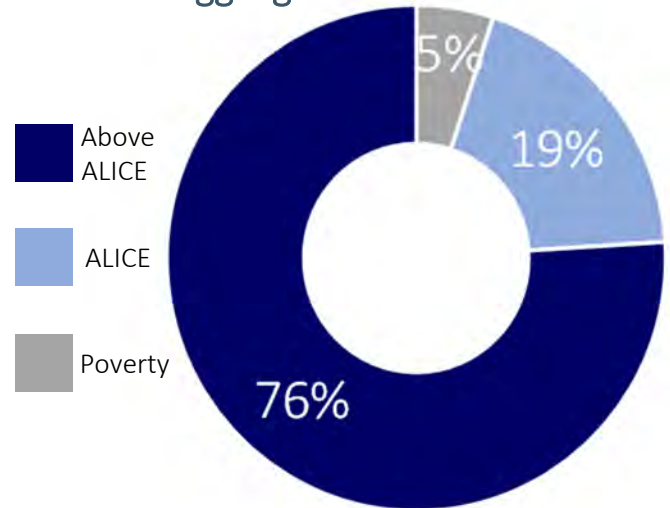
6.7% Minor Repairs Needed

0% Moderate Repairs Needed

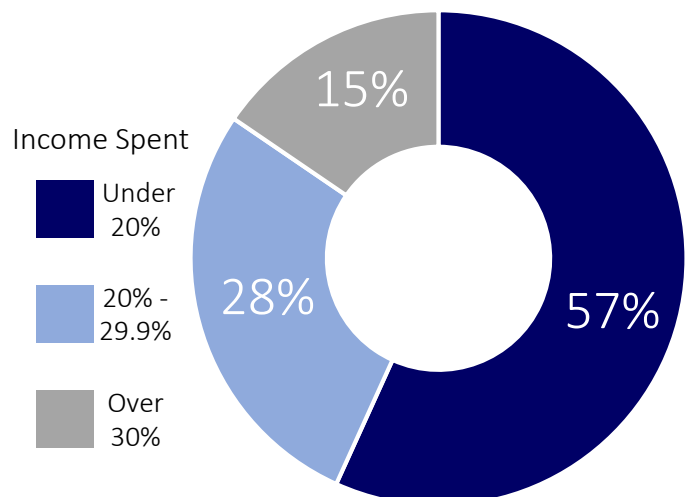
13.3% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



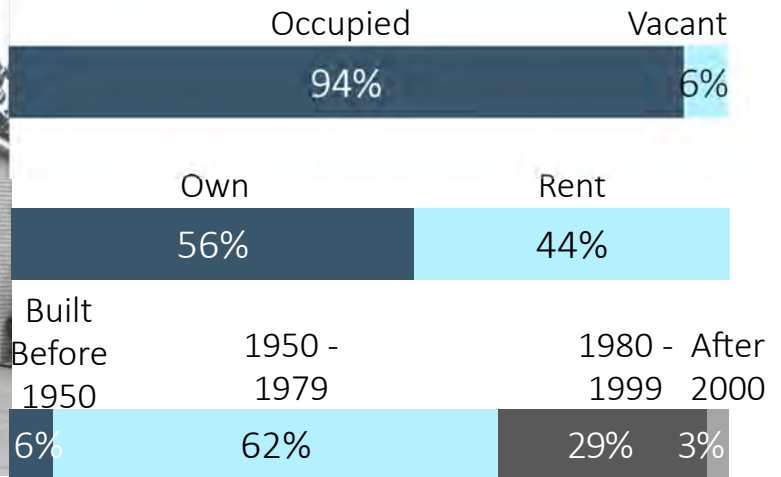
80% of Neighborhoods with positive neighborhood image



87% of Sidewalks needed or in need of repair



60% of Lots/Driveways in need of repair



3,623 Units



2,026 Families

Housing Conditions



65% Sound Housing Condition

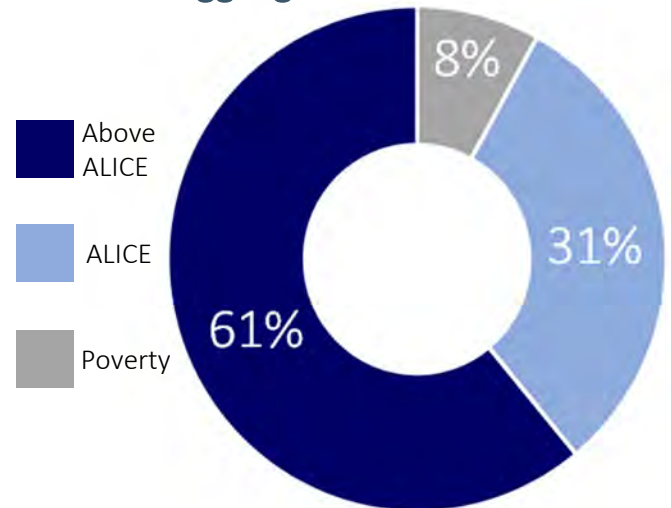
30% Minor Repairs Needed

5% Moderate Repairs Needed

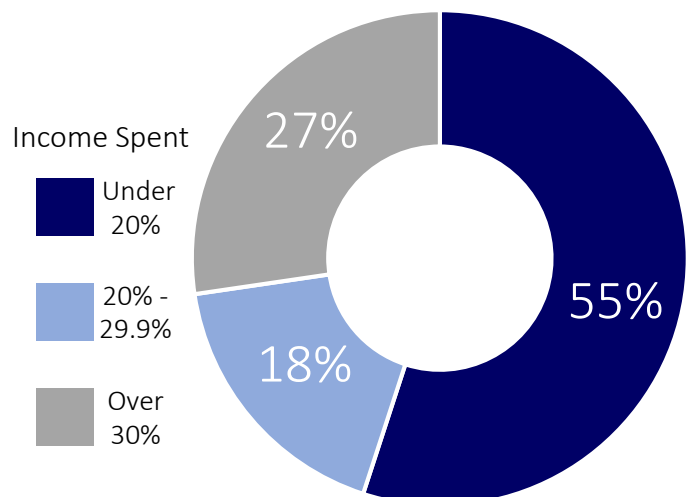
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



95% of Neighborhoods with positive neighborhood image

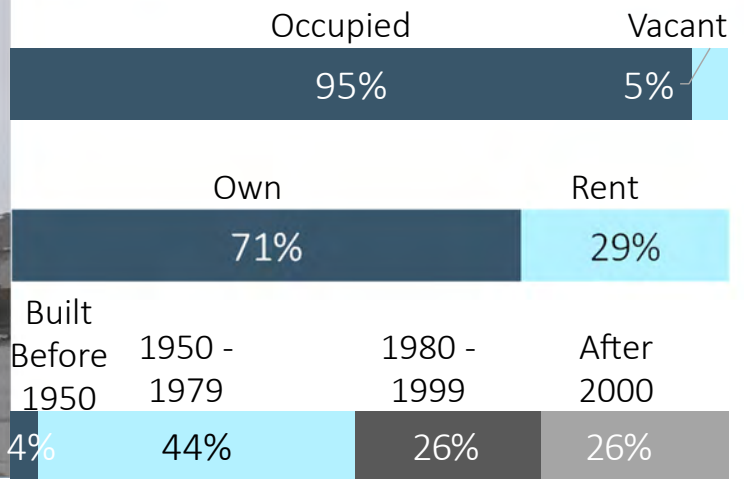


70% of Sidewalks needed or in need of repair



50% of Lots/Driveways in need of repair

Community Housing Profile Grand Blanc Township



15,914 Units



10,382 Families

Housing Conditions



86.5% Sound Housing Condition

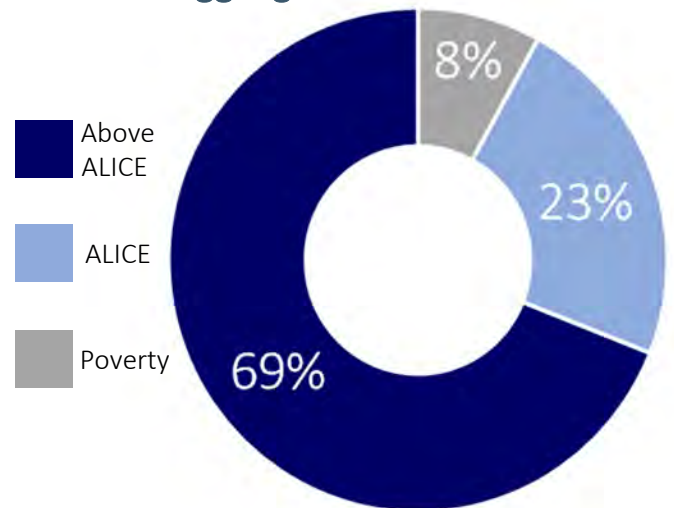
11.6% Minor Repairs Needed

1.9% Moderate Repairs Needed

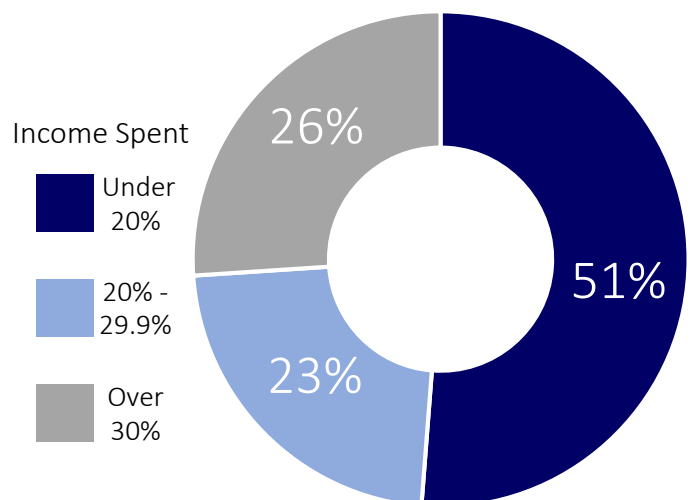
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



90% of Neighborhoods with positive neighborhood image

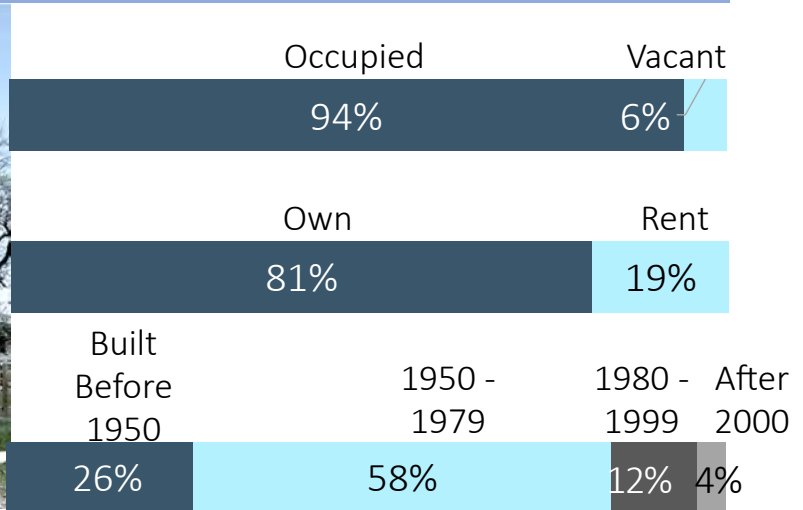


73% of Sidewalks needed or in need of repair



25% of Lots/Driveways in need of repair

Community Housing Profile Village of Lennon



167 Units



129 Families

Housing Conditions



94.7% Sound Housing Condition

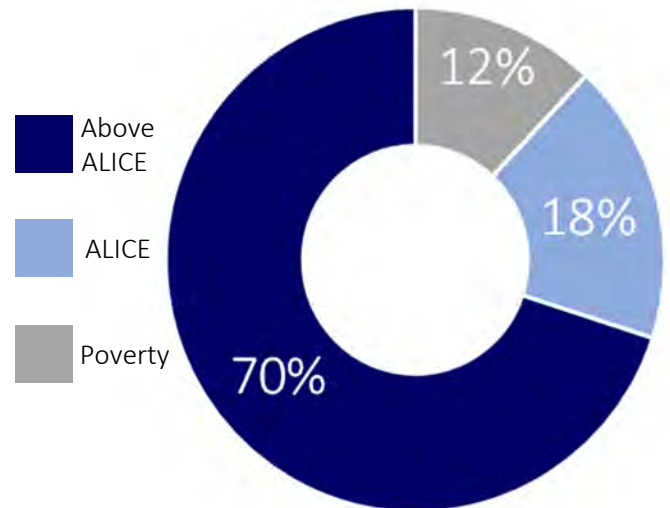
5.3% Minor Repairs Needed

0% Moderate Repairs Needed

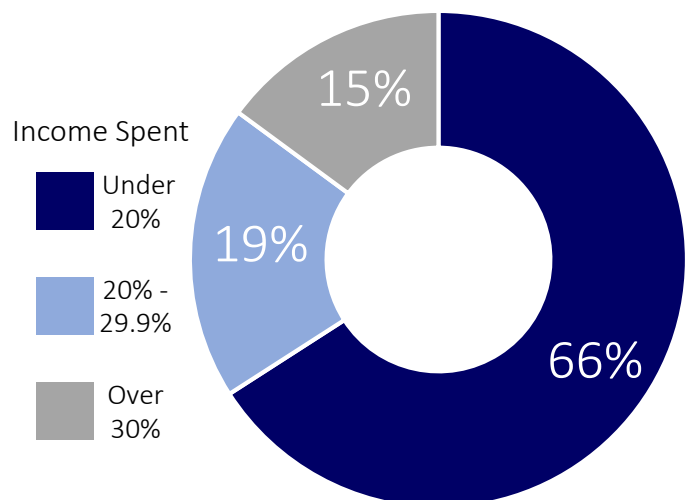
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image



70% of Sidewalks needed or in need of repair



75% of Lots/Driveways in need of repair



Community Housing Profile City of Linden



Occupied

94%

Vacant

6%

Own

93%

Rent

7%

Built

Before
1950

1950 -
1979

1980 -
1999

After
2000

14%

31%

26%

29%



1,428 Units



1,030 Families

Housing Conditions



80% Sound Housing Condition

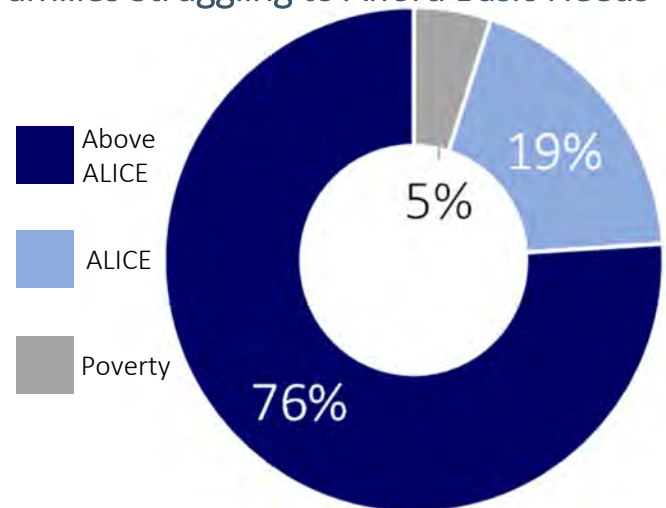
20% Minor Repairs Needed

0% Moderate Repairs Needed

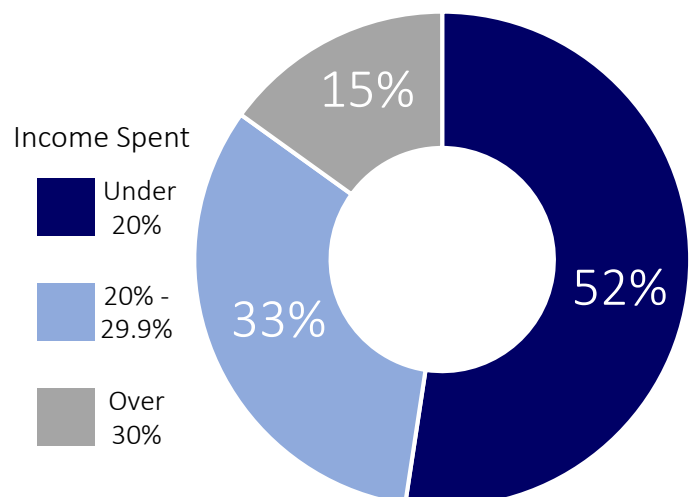
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



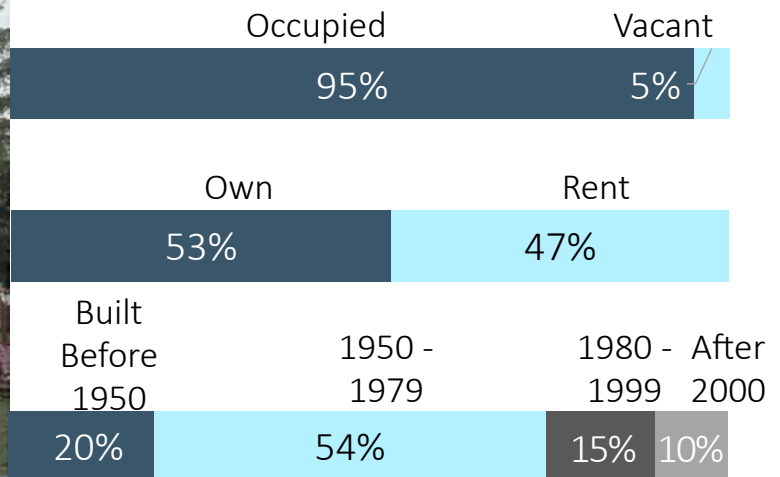
90% of Neighborhoods with positive neighborhood image



20% of Sidewalks needed or in need of repair



75% of Lots/Driveways in need of repair



882 Units



279 Families

Housing Conditions



65% Sound Housing Condition

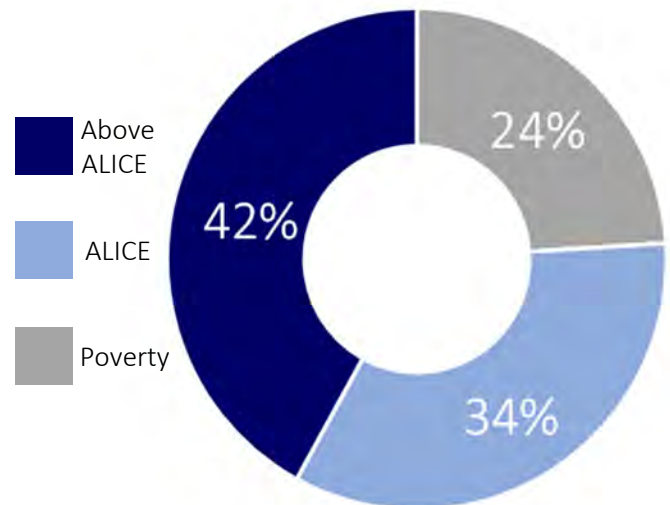
20% Minor Repairs Needed

10% Moderate Repairs Needed

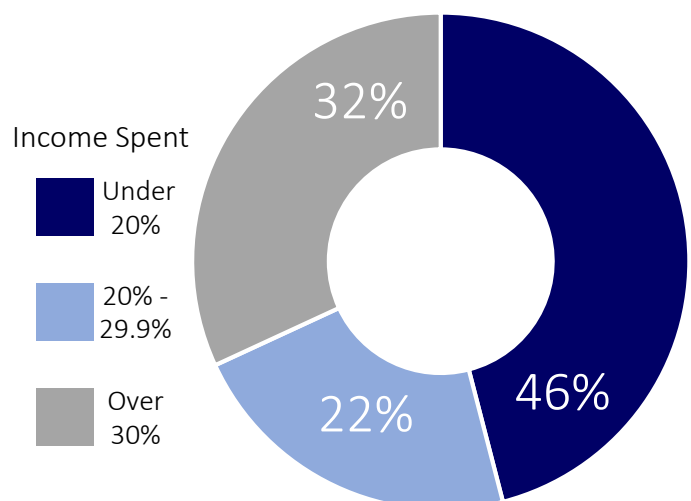
5% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



35% of Neighborhoods with positive neighborhood image



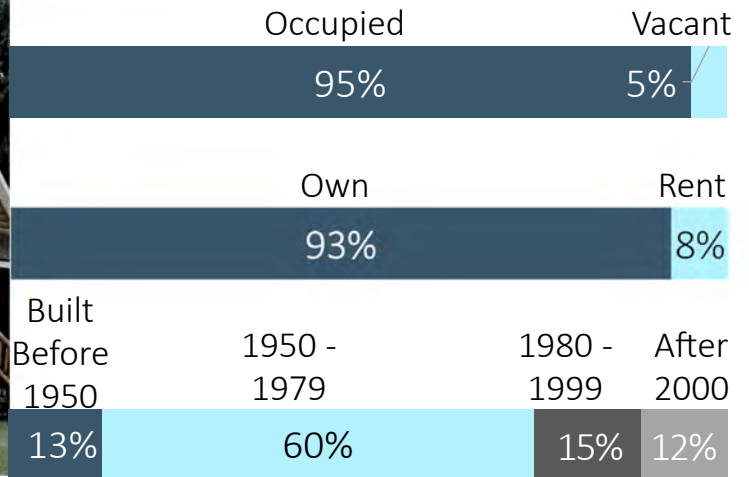
65% of Sidewalks needed or in need of repair



85% of Lots/Driveways in need of repair

Community Housing Profile

Montrose Township



2,206 Units



1,592 Families

Housing Conditions



90% Sound Housing Condition

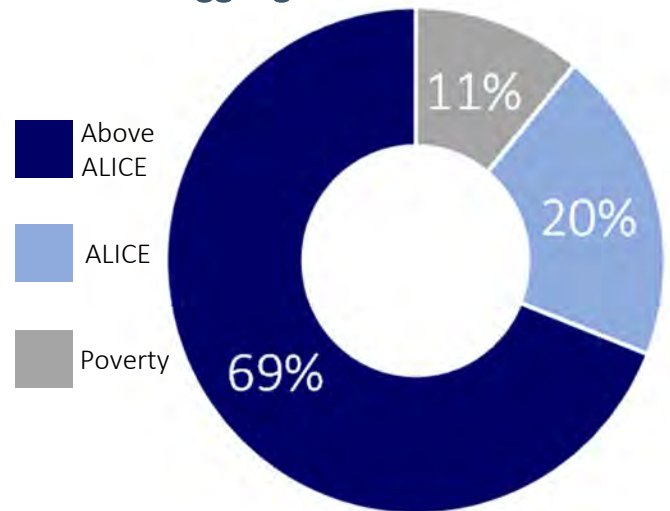
10% Minor Repairs Needed

0% Moderate Repairs Needed

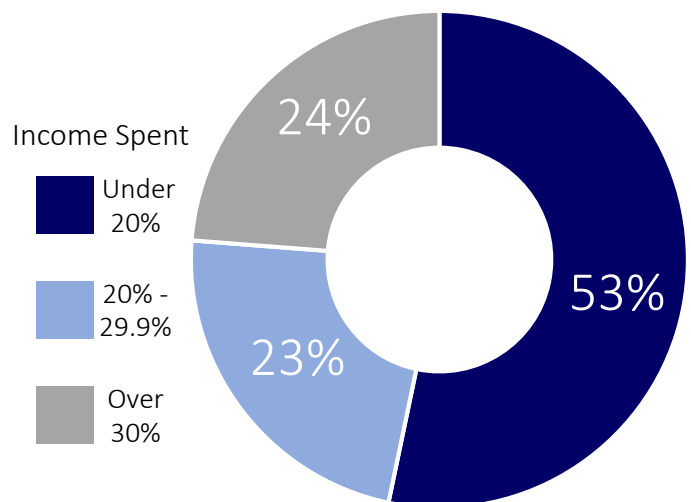
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image



100% of Sidewalks needed or in need of repair



55% of Lots/Driveways in need of repair

Community Housing Profile City of Mt. Morris



Occupied		Vacant
92%		8%
Own		Rent
53%		47%
Built Before 1950	1950 - 1979	1980 - After 1999 2000
38%	46%	13% 3%



1,252 Units



786 Families

Housing Conditions



75% Sound Housing Condition

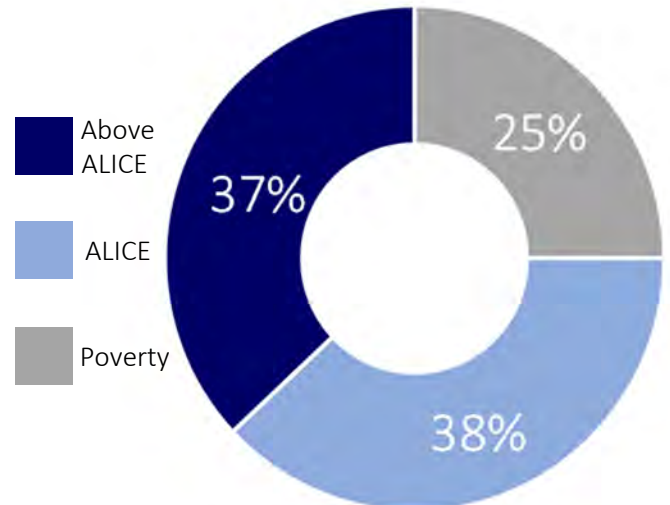
15% Minor Repairs Needed

10% Moderate Repairs Needed

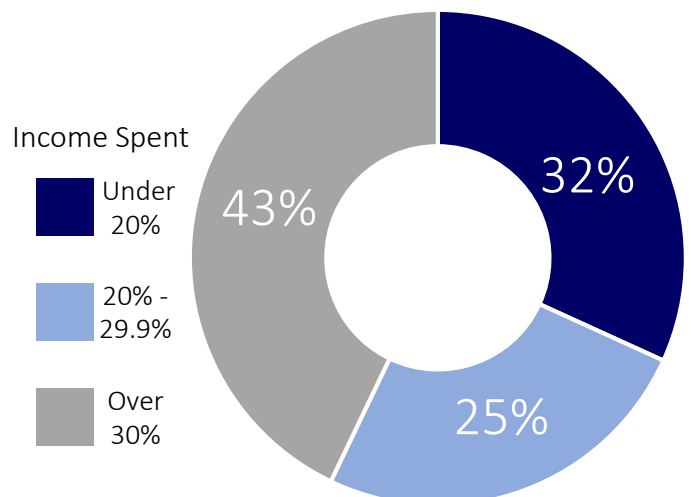
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



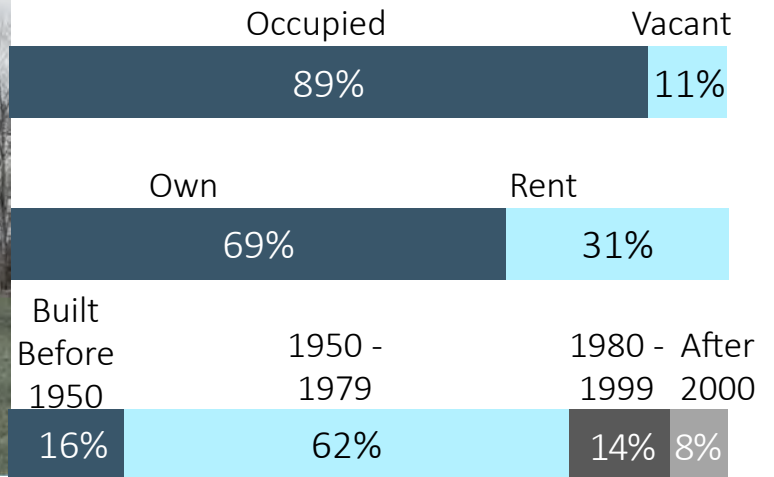
80% of Neighborhoods with positive neighborhood image



85% of Sidewalks needed or in need of repair



90% of Lots/Driveways in need of repair



7,922 Units



5,244 Families

Housing Conditions



48.5% Sound Housing Condition

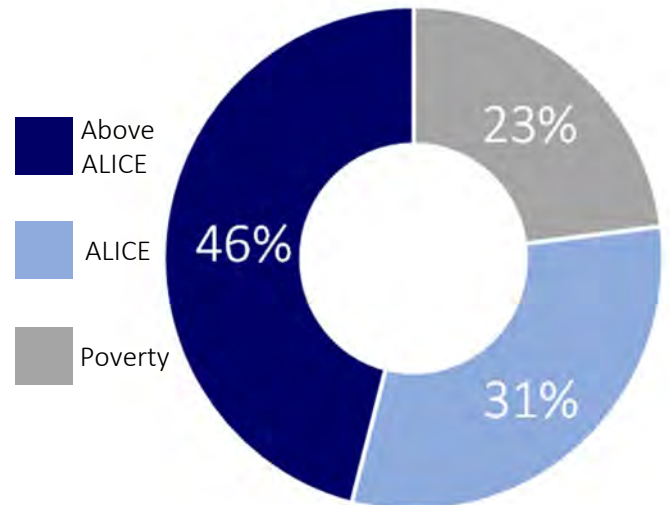
21.2% Minor Repairs Needed

24.2% Moderate Repairs Needed

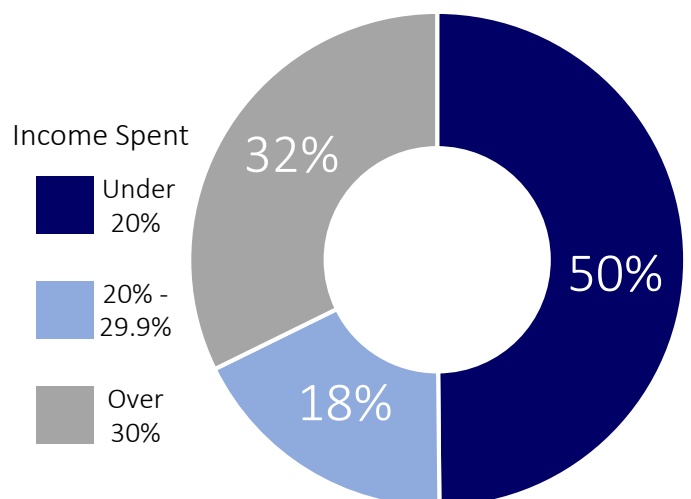
3.1% Substantial Repairs Needed

3% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



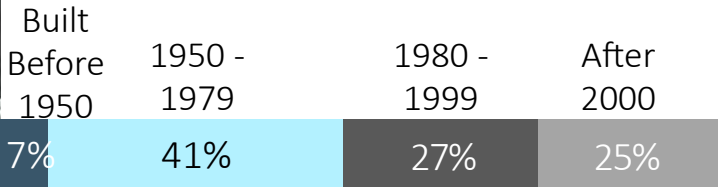
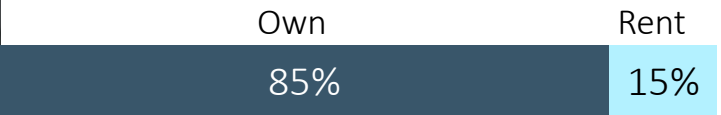
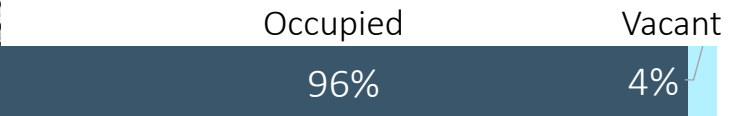
42% of Neighborhoods with positive neighborhood image



91% of Sidewalks needed or in need of repair



79% of Lots/Driveways in need of repair



6,392 Units



4,030 Families

Housing Conditions



92.3% Sound Housing Condition

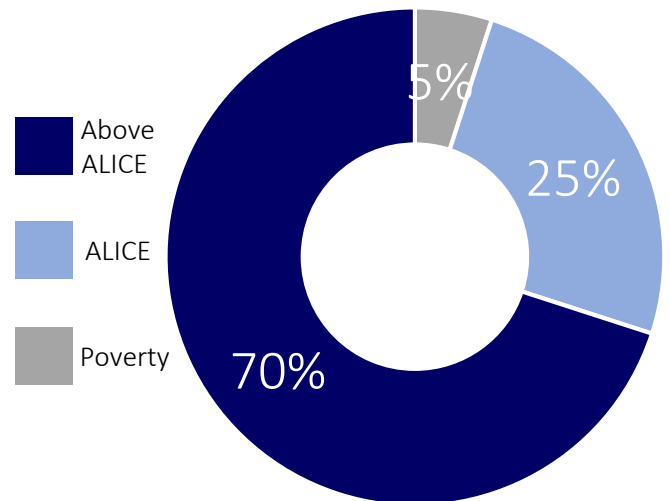
7.7% Minor Repairs Needed

0% Moderate Repairs Needed

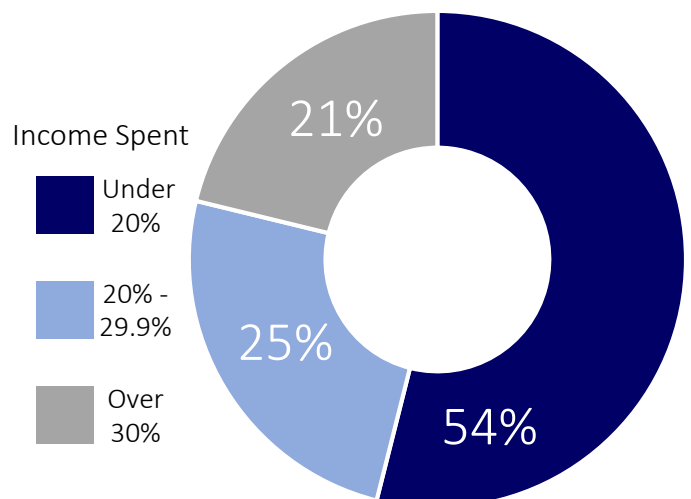
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



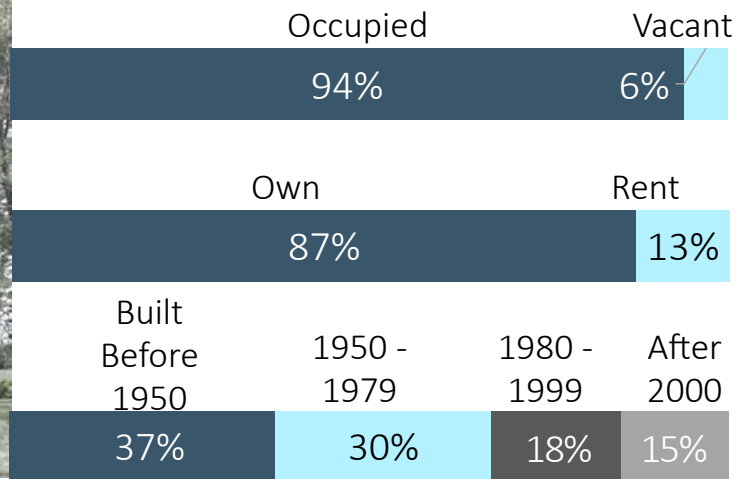
42% of Neighborhoods with positive neighborhood image



100% of Sidewalks needed or in need of repair



81% of Lots/Driveways in need of repair



379 Units



246 Families

Housing Conditions



70% Sound Housing Condition

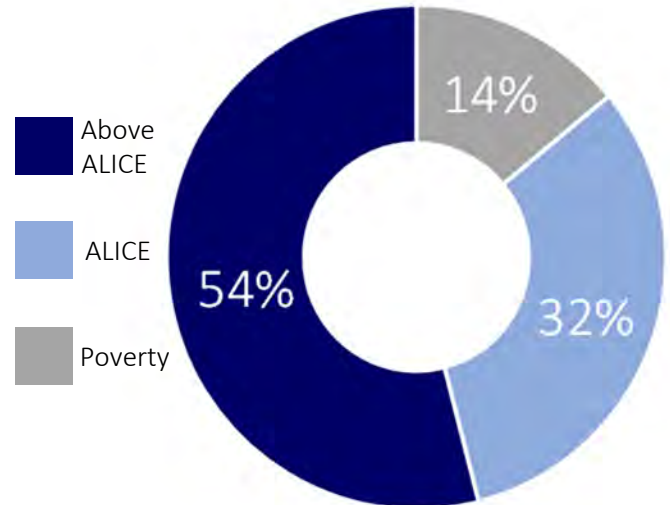
20% Minor Repairs Needed

10% Moderate Repairs Needed

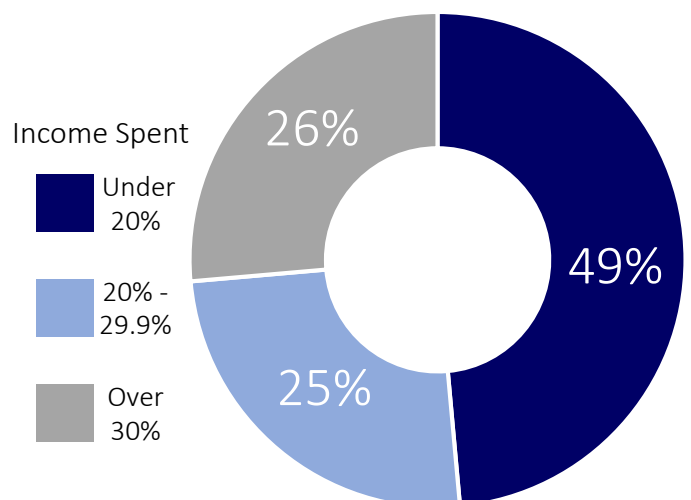
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



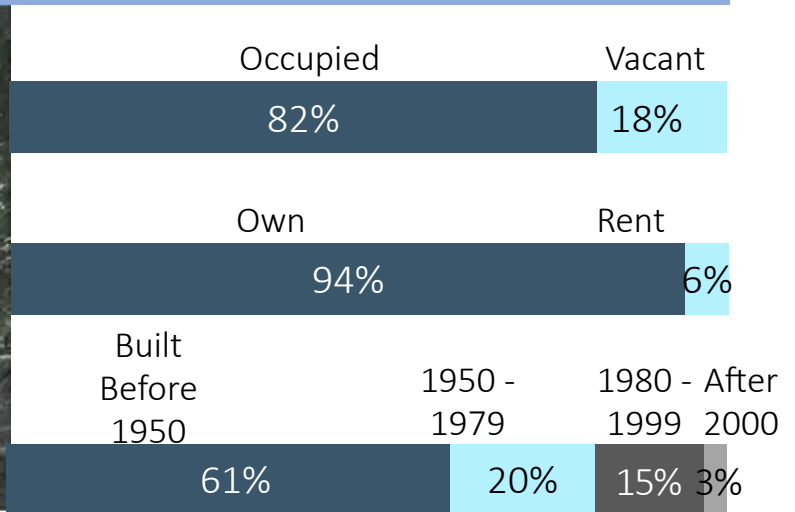
100% of Neighborhoods with positive neighborhood image



60% of Sidewalks needed or in need of repair



45% of Lots/Driveways in need of repair



173 Units



90 Families

Housing Conditions



80% Sound Housing Condition

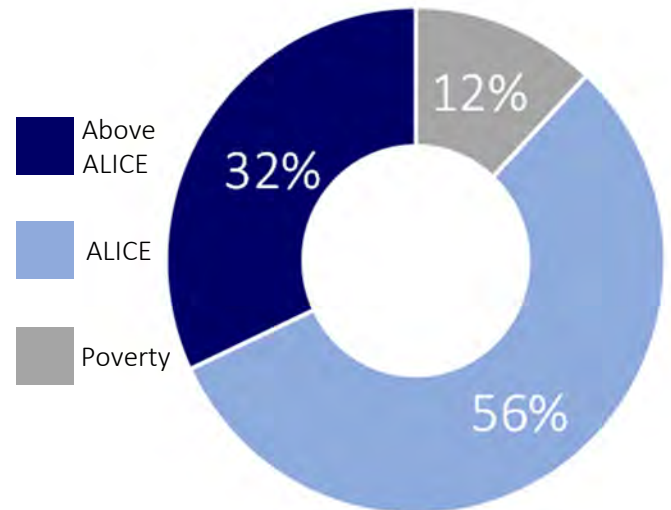
10% Minor Repairs Needed

10% Moderate Repairs Needed

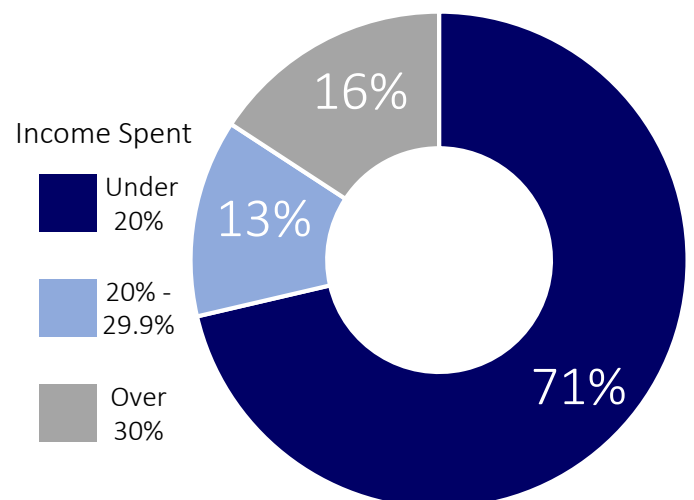
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image

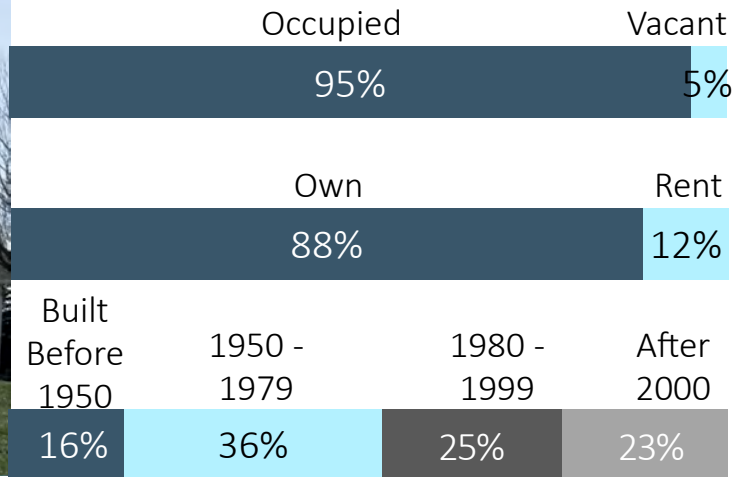


95% of Sidewalks needed or in need of repair



40% of Lots/Driveways in need of repair

Community Housing Profile Richfield Township



3,279 Units



2,437 Families

Housing Conditions



90% Sound Housing Condition

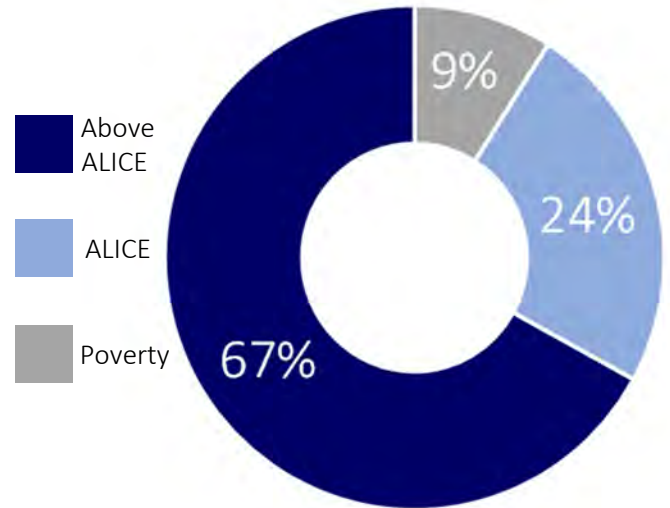
5% Minor Repairs Needed

5% Moderate Repairs Needed

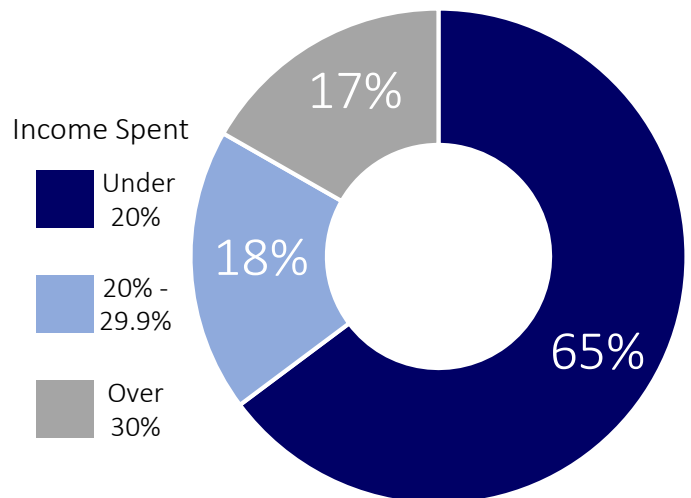
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image

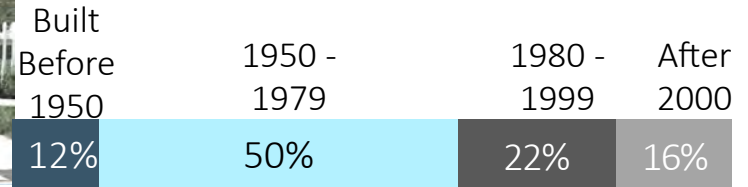
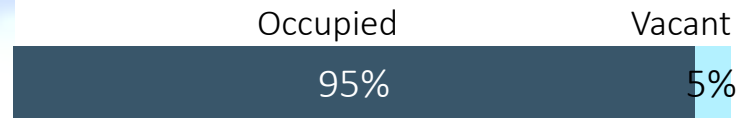


100% of Sidewalks needed or in need of repair



70% of Lots/Driveways in need of repair

Community Housing Profile City of Swartz Creek



2,702 Units



1,673 Families

Housing Conditions



95% Sound Housing Condition

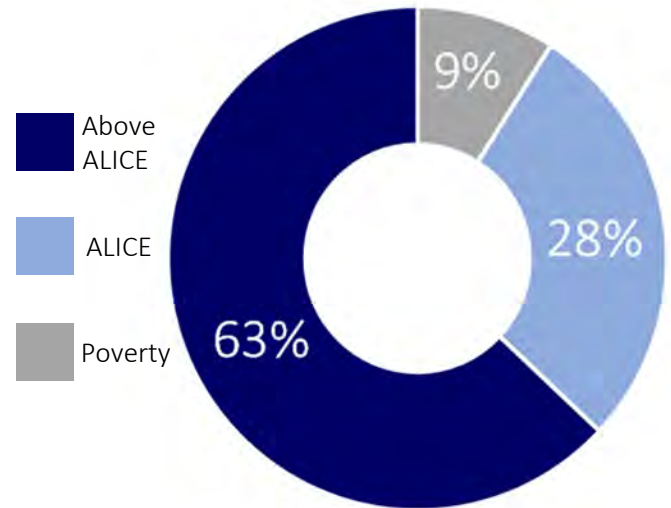
5% Minor Repairs Needed

0% Moderate Repairs Needed

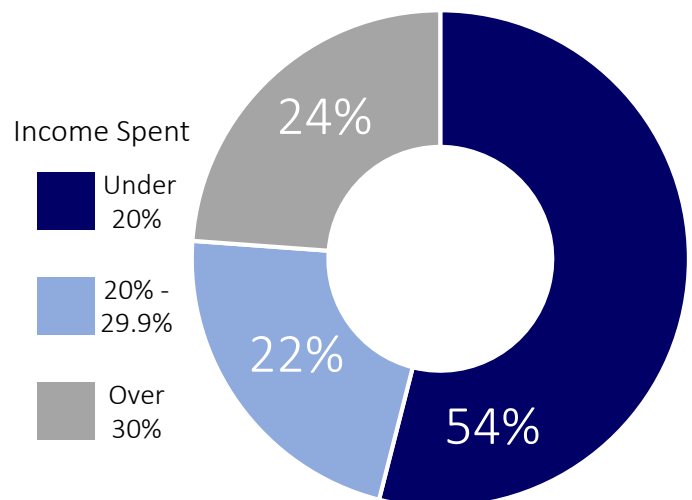
0% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



100% of Neighborhoods with positive neighborhood image

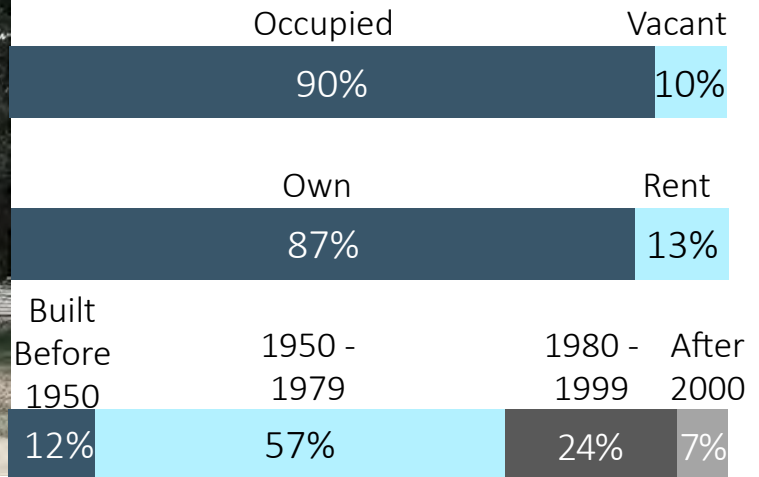


60% of Sidewalks needed or in need of repair



35% of Lots/Driveways in need of repair

Community Housing Profile Thetford Township



2,734 Units



1,826 Families

Housing Conditions



70% Sound Housing Condition

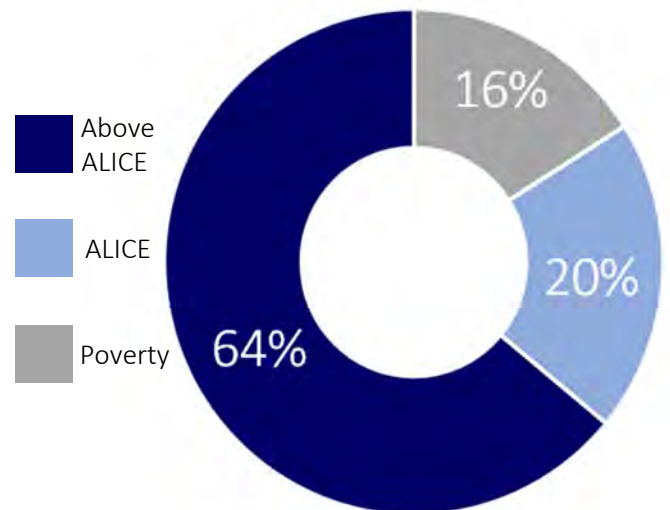
5% Minor Repairs Needed

15% Moderate Repairs Needed

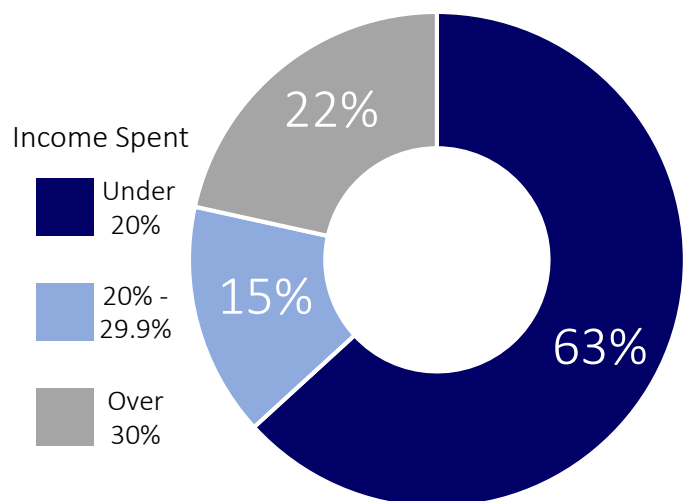
0% Substantial Repairs Needed

10% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



60% of Neighborhoods with positive neighborhood image



100% of Sidewalks needed or in need of repair



85% of Lots/Driveways in need of repair

Community Housing Profile Vienna Township



Occupied		Vacant	
95%		5%	
Own		Rent	
79%		21%	
Built Before 1950	1950 - 1979	1980 - 1999	After 2000
13%	56%	19%	12%



5,325 Units



3,572 Families

Housing Conditions



81% Sound Housing Condition

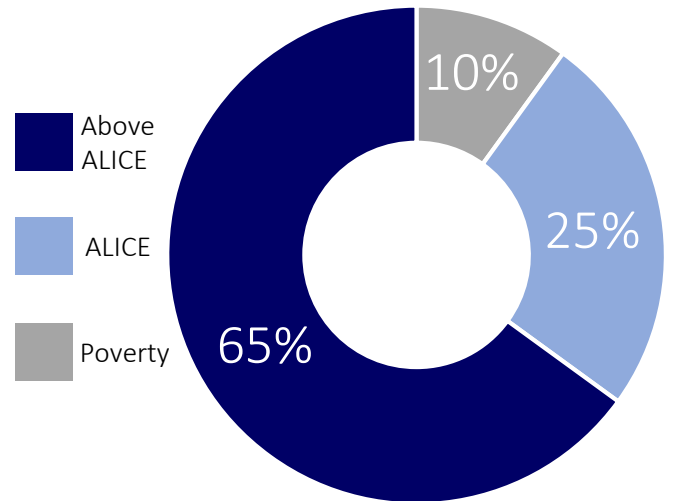
9.5% Minor Repairs Needed

4.7% Moderate Repairs Needed

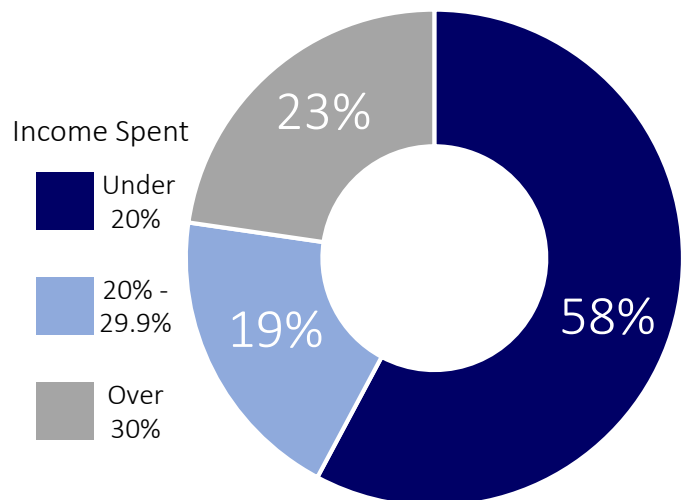
4.8% Substantial Repairs Needed

0% Dilapidated

Families Struggling to Afford Basic Needs*



Monthly Housing Cost by Percent of Households



86% of Neighborhoods with positive neighborhood image



100% of Sidewalks needed or in need of repair



62% of Lots/Driveways in need of repair