

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

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

During PY 2024, the Genesee County Metropolitan Planning Commission (GCMPC) assisted local communities in completing 44 activities with Community Development Block Grant (CDBG) funding. Activity highlights include infrastructure improvements, senior services, and removal of architectural barriers. Beneficial infrastructure improvements in PY 2024 included several road improvement projects coordinated with the Genesee County Road Commission and the repair and replacement of deteriorated sidewalks. Public service projects included senior center and youth programming operations, skills training for disabled persons, crime and fire prevention, and fair housing activities. In PY 2024, 16 communities used their public service funds to assist with senior center operations to improve services for seniors in Genesee County. One single family residential unit is being rehabilitated using NPRR funds and will be completed during PY 2025 and then sold to a low to moderate income homebuyer.

In PY 2024, a total of 45 households were assisted through the Home Improvement Program, including 19 senior citizen households with home repairs. Genesee County's Urgent Repair program has continued to grow, allowing us to serve additional households with repairs such as roof and septic system replacements, while preventing those households from potentially facing homelessness. Also during PY 2024, GCMPC received a \$1.77 million grant from MSHDA and created a new repair program that focuses only on roof replacements. GCMPC is partnering with the Genesee County Habitat for Humanity to assist 105 households during a two year grant period. Habitat will assist 50 households located within the City of Flint and GCMPC will service 65 households throughout the rest of Genesee County. The MSHDA funding allows assistance to households with incomes up to 120% of AMI, increasing the potential number of eligible households. In addition, Habitat for Humanity has completed the construction of three new single-family homes that were sold to low/moderate income families.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address Needs related to COVID-19 Response	Homeless Non-Homeless Special Needs Non-Housing Community Development Prevent, prepare for, and respond to coronavirus	CDBG-CV: \$ / ESG-CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	8776	351.04%			
Address Needs related to COVID-19 Response	Homeless Non-Homeless Special Needs Non-Housing Community Development Prevent, prepare for, and respond to coronavirus	CDBG-CV: \$ / ESG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8500	21953	258.27%			

Address Needs related to COVID-19 Response	Homeless Non-Homeless Special Needs Non-Housing Community Development Prevent, prepare for, and respond to coronavirus	CDBG- CV: \$ / ESG- CV: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	92	46.00%			
Address Needs related to COVID-19 Response	Homeless Non-Homeless Special Needs Non-Housing Community Development Prevent, prepare for, and respond to coronavirus	CDBG- CV: \$ / ESG- CV: \$	Homeless Person Overnight Shelter	Persons Assisted	1500	3216	214.40%			

Address Needs related to COVID-19 Response	Homeless Non-Homeless Special Needs Non-Housing Community Development Prevent, prepare for, and respond to coronavirus	CDBG- CV: \$ / ESG- CV: \$	Homelessness Prevention	Persons Assisted	150	117	78.00%			
Address Needs related to COVID-19 Response	Homeless Non-Homeless Special Needs Non-Housing Community Development Prevent, prepare for, and respond to coronavirus	CDBG- CV: \$ / ESG- CV: \$	Businesses assisted	Businesses Assisted	50	33	66.00%			
Address the Needs of Homeless and At-Risk Persons	Affordable Housing Homeless	HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	35	43	122.86%	20	7	35.00%

Address the Needs of Homeless and At-Risk Persons	Affordable Housing Homeless	HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	1500	3216	214.40%	2229	987	44.28%
Address the Needs of Homeless and At-Risk Persons	Affordable Housing Homeless	HOME: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	10		10	0	0.00%
Address the Needs of Homeless and At-Risk Persons	Affordable Housing Homeless	HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	100	117	117.00%	20	59	295.00%
Improve Housing Conditions for Homeowners/Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	120	80.00%	38	45	118.42%
Improve Housing Conditions for Homeowners/Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	20	3	15.00%			
Improve Housing Conditions for Homeowners/Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1000	531	53.10%	531	0	0.00%

Improve Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	8276	16.55%	20000	8276	41.38%
Increase Home Ownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	15	10	66.67%	5	3	60.00%
Increase Home Ownership	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	40	0	0.00%	2	0	0.00%
Promote Access to Public Services and Resources	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	17976	35.95%	28773	17976	62.48%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

In GCMPC's Consolidated Plan, staff identified priorities and objectives to meet the three basic goal areas (Decent Housing, Suitable Living Environment, and Economic Opportunities) set forth by HUD's Community Planning and Development formula grants. During the Consolidated

Plan process, the community indicated that each of the statutory goal areas are equally important.

Decent Housing- Decent housing activities ensure decent, safe, and sanitary housing, opportunities for homeownership, affordable rents, and a range of housing choices. It also includes preventing homelessness and ending chronic homelessness. The table below illustrates the primary goals included in the Consolidated Plan under Decent Housing and the activities and priority level.

In order to increase homeownership, Genesee County Habitat for Humanity (GCHFH) utilizes HOME funds to build homes that will then be sold to qualified homebuyers. During PY 2024, three homes were constructed that included energy efficiency and visibility features. GCMPC also provides funding to the Metro Community Development Corporation and REACH Resource Services for Tenant-Based Rental Assistance (TBRA) services to qualified applicants. In PY 2024, funds were utilized to assist seven households with TBRA.

To improve housing conditions for Genesee County residents, CDBG and HOME funds were set aside for the Home Improvement Program (HIP) which assists homeowners with necessary housing repairs. During PY 2024, staff assisted 45 homes. The HIP program also expanded to grow the Urgent Repair Program (URP), allowing homeowners to apply for repairs that require urgent attention, including failing roofs, wells, septic systems, and furnaces. In PY 2024, 28 total urgent repairs were completed, 19 of which were for senior households. These types of repairs keep families in their homes, preventing further homelessness within the County.

GCMPC works with the Continuum of Care (CoC) to address the needs of homeless and at risk persons. With CDBG funds, GCMPC assists Legal Services of Eastern Michigan (LSEM) to ensure residents are provided fair opportunities to apply for and obtain housing. LSEM completed Systemic Investigations using paired testers to examine randomly selected rental properties throughout the County.

Suitable Living Environment- A suitable living environment is driven by a neighborhood with a healthy real estate market, attractive public amenities, a sense of safety, and security where residents are involved in neighborhood concerns. The table below illustrates the primary goals included in the Consolidated Plan under Suitable Living Environment, and the activities and priority level. Many communities chose to utilize their public service funding on their local senior centers to ensure a suitable living environment for their most vulnerable population. Communities that use their CDBG funding for public facility improvements also help improve living environments in many ways; for example, improving the driving and walking surfaces of neighborhood streets and sidewalks, making a local park more accessible to those with disabilities, and code enforcement activities that help clean up communities.

Economic Opportunities- The goal of economic opportunities is to build economic power within the neighborhood by supporting the

development of small businesses and assisting people with getting and keeping quality jobs. The table below illustrates the primary goals included in the Consolidated Plan under Economic Opportunities, and the activities and priority level. GCMPC helped implement many projects that contributed towards these goals, for example, each public facility improvement project provided jobs for local contractors at prevailing wage rates.

Suitable Living Environment	
OUTCOME: Improve Public Facilities and Infrastructure	
High Priority	Activity: Street, Sidewalk and Water/Sewer Improvements
High Priority	Activity: Accessibility/Barrier Free Improvemnts
Low Priority	Activity: Public Facilities and Services
Low Priority	Activity: Parks, Recreation and Community Facilities
OUTCOME: Promote Access to Public Services and Resources	
Low Priority	Activity: Public Facilities and Services
Low Priority	Activity: Supportive Services

**Decent Housing**

Suitable Living Environment	
OUTCOME: Improve Public Facilities and Infrastructure	
High Priority	Activity: Street, Sidewalk and Water/Sewer Improvements
High Priority	Activity: Accessibility/Barrier Free Improvemnts
Low Priority	Activity: Public Facilities and Services
Low Priority	Activity: Parks, Recreation and Community Facilities
OUTCOME: Promote Access to Public Services and Resources	
Low Priority	Activity: Public Facilities and Services
Low Priority	Activity: Supportive Services

**Economic Opportunities**

<b>Suitable Living Environment</b>	
<b>OUTCOME: Improve Public Facilities and Infrastructure</b>	
High Priority	Activity: Street, Sidewalk and Water/Sewer Improvements
High Priority	Activity: Accessibility/Barrier Free Improvemnts
Low Priority	Activity: Public Facilities and Services
Low Priority	Activity: Parks, Recreation and Community Facilities
<b>OUTCOME: Promote Access to Public Services and Resources</b>	
Low Priority	Activity: Public Facilities and Services
Low Priority	Activity: Supportive Services

**Suitable Living Environment**

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	21,631	5
Black or African American	2,570	0
Asian	354	0
American Indian or American Native	49	0
Native Hawaiian or Other Pacific Islander	1	0
<b>Total</b>	<b>24,605</b>	<b>5</b>
Hispanic	825	0
Not Hispanic	23,780	5

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	1
Asian or Asian American	1
Black, African American, or African	635
Hispanic/Latina/e/o	8
Middle Eastern or North African	2
Native Hawaiian or Pacific Islander	0
White	267
Multiracial	70
Client doesn't know	0
Client prefers not to answer	0
Data not collected	3
<b>Total</b>	<b>987</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

It is important to note that the above table reflects the number of families assisted, not the number of individuals for CDBG and HOME. For ESG data on number of families assisted was not available, so ESG is represented by individuals. This narrative will be used to describe the amount of individuals assisted, and the several mixed race categories that are not included on the table. Of the 25,592

households assisted with any funding source during PY 2024, 85% are white. Over 87% of people assisted with CDBG funds and over 100% of those assisted with HOME funds are white. However, when looking strictly at ESG funds, the majority of individuals assisted (64%) are black. Less than 1% of assisted individuals are Hispanic of any race.

The County's total population as of the 2020 census indicates that 71% of the population is white, 19.6% black or African American and the rest of the population identify as other. The numbers of assisted individuals should be close to the percentages of the County's total population.

Not included on the chart above are several mixed-race categories including "American Indian/Alaskan Native & White", "Black/African American & White", "Amer. Indian/Alaskan Native & Black/African Amer.", "Asian & White" and "Other Multi-racial" for CDBG. There are 4 people that are Black, African American, or African & American Indian, Alaska Native, or Indigenous, 1 person who is Hispanic/Latina/e/o & American Indian, Alaska Native, or Indigenous, 1 person who is White & American Indian, Alaska Native, or Indigenous, 2 people who are Hispanic/Latina/e/o & Black, African American, or African, 33 people who are White & Black, African American, or African, 3 people who are White & Hispanic/Latina/e/o, and 1 person who is White & Native Hawaiian or Pacific Islander.

For ESG, there are also categories that are not included, being "Multiple Races", "Client Doesn't Know/Client Refused", and "Data Not Collected". There are 70 people that are multiple races. Because these categories are not included in the chart, they were grouped into the "Multiracial" category and the total number of people assisted is 987.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,983,083	2,105,752
HOME	public - federal	1,340,703	2,006,548
ESG	public - federal	155,609	135,609

**Table 3 - Resources Made Available**

### Narrative

GCMPC receives all Community Development Program funds from the U.S. Department of Housing and Urban Development. The resources made available amount for each Program includes PY 2024 funding, as well as any remaining funding in open contracts from previous program years. The amount expended was adjusted to reflect information provided in the PR23 reports for CDBG and HOME. Other funds expended during PY 2024 included \$188,640.36 of CDBG-CV funding received during previous program years.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

Genesee County does not have target areas for Community Development projects. GCMPC distributes funds to the 29 participating local units of government on an annual basis, with project selection being every three years, and projects are completed in each of these communities.

## Leveraging

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

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

As a requirement of Genesee County's HOME Program, HOME funds continue to leverage match funds from donated land, in-kind donations, other federal funding sources such as the Self-help Homeownership Opportunity Program (SHOP), and fundraising efforts by Community Development Housing Organizations (CHDOs). 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.

The CDBG Program leveraged funds associated with PY 2024. Leveraged resources include: in-kind contributions, Genesee County Senior Millage revenues, general funds provided by the local units of government and donations of local staff time, as well as grants from local charitable organizations.

The ESG Program leveraged funds with PY 2024 monies and a 100% match is a requirement of ESG funding. Leveraged resources included: in-kind contributions, general funds provided by the agencies and grants from local charitable organizations, such as Michigan Department of Health and Human Services, United Way, Department of Veterans Affairs, Salvation Army, Mott Foundation, Islamic Relief Fund, and Individual Private Donors.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	6,422,836
2. Match contributed during current Federal fiscal year	152,309
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	6,575,145

<b>Fiscal Year Summary – HOME Match</b>	
4. Match liability for current Federal fiscal year	43,290
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	6,531,855

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Habitat for Humanity	0	0	0	0	0	0	0	152,309

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2,229	7
Number of Non-Homeless households to be provided affordable housing units	78	3
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>2,312</b>	<b>10</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	40	7
Number of households supported through The Production of New Units	5	3
Number of households supported through Rehab of Existing Units	38	48
Number of households supported through Acquisition of Existing Units	0	2
<b>Total</b>	<b>83</b>	<b>60</b>

Table 12 – Number of Households Supported

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

The Community Housing Development Organizations (CHDOs) awarded HOME funds vary each year, and their housing goals change accordingly. The number of affordable units for non-homeless households primarily depends on CHDO activity, the number of TBRA households served, and the number of existing units rehabilitated through the Home Improvement Program (HIP). During the program year, seven households received TBRA assistance, and construction was completed on three Habitat for Humanity homes. GCMPC rehabilitated 48 existing units through the HIP program, exceeding our goal. PY 2024

was an excellent year for the HIP team, projects were completed promptly, and staff conducted outreach to many local jurisdictions, which positively impacted our ability to meet our objectives. GCMPC acquired two homes for rehabilitation through our Neighborhood Purchase, Rehab, and Resale (NPRR) or Neighborhood Stabilization Program (NSP) during this program year. Additionally, we completed and sold one HOME-funded property through the NSP program, with another expected to go on the market in PY 2025. Staff uses data from past performance to set annual goals, but some factors remain beyond our control. For example, rising interest rates and inflation have created new challenges for many households.

**Discuss how these outcomes will impact future annual action plans.**

GCMPC staff estimates the number of units to be provided and identifies the recipients in the annual action plan. Future goals will continue to be based on past needs and previous funding amounts.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	27	7
Low-income	9	0
Moderate-income	9	0
<b>Total</b>	<b>45</b>	<b>7</b>

**Table 13 – Number of Households Served**

**Narrative Information**

CDBG is more broadly distributed across income groups, while HOME funds in this case were targeted solely at the most vulnerable households. Extremely low-income households benefited the most overall: 34 out of 52 total households served (about 65%).

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

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

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

During the 2024 Program Year, both the Shelter of Flint and the Genesee County Youth Corporation delivered essential outreach services to individuals experiencing homelessness or living unsheltered. The Shelter of Flint's Homeless Outreach Program plays a critical role in connecting Genesee County residents to homelessness services. The program conducts street outreach to provide homeless verification for housing programs, connects clients with wraparound services, coordinates with community partners, and facilitates intake into Continuum of Care programs. It also offers information and referrals to a wide range of human services available throughout the county. In addition, the program provides transportation for individuals seeking employment, applying for public benefits, or securing housing within the Continuum of Care network. The Genesee County Youth Corporation's Street Outreach program serves homeless individuals aged 10 and older. Its primary goal is to connect people experiencing homelessness with local resources by offering direct referrals, hygiene kits, non-perishable food, and clothing. The program also assists with homeless verifications and offers community education through trainings and presentations on the agency's full range of services.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

ESG-funded agencies play a vital role in meeting the emergency and transitional housing needs of individuals and families. These programs are designed to prioritize the safety and well-being of both sheltered and unsheltered clients. Core services include individual, family, and group counseling, crisis intervention, life skills training, educational and employment support, and family reunification efforts. Many of these agencies have longstanding roots in the community, enabling them to build strong partnerships with other service providers. As a result, they are able to offer coordinated and timely access to a broad range of supportive services with minimal delays.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

During Program Year 2024, Genesee County continued to allocate ESG funding to the Genesee County Community Action Resource Department (GCCARD) for Homelessness Prevention activities. GCCARD

administers a range of programs that support low-income residents, many of which are designed to help individuals and families avoid homelessness. These services include utility and deliverable fuel assistance (e.g., propane, fuel oil), water shutoff prevention, rent and mortgage assistance, healthcare enrollment support, and energy-saving home improvements. Additional offerings include funding for energy-efficient appliances, an emergency home repair program, regular food assistance for residents aged 60 and older, and an emergency food program. Beyond ESG-funded services, GCCARD utilizes Community Services Block Grant (CSBG) funding to provide additional support through its Neighborhood Services Center (NSC), which offers eviction prevention, utility assistance, and foreclosure prevention services. GCCARD also administers the Emergency Food and Shelter Program (EFSP), funded through the United Way under the Stewart B. McKinney Homeless Assistance Act, which offers rent, mortgage, and utility assistance. Genesee County also provided ESG funding to Catholic Charities of Flint to deliver Homelessness Prevention services. As the Housing Assessment Resource Agency (HARA) for Genesee County, operating as One Stop Housing, Catholic Charities offers comprehensive housing placement and stabilization services for individuals experiencing or at risk of homelessness, as well as those with special needs. Their Homeless prevention program supports low-income households through services such as short-term motel stays, assistance with rental arrears, and help with utility and water bills.

**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 Shelter of Flint's Permanent Supportive Housing (PSH) Program provides affordable housing and supportive services to homeless individuals with emotional, mental, or physical disabilities. All PSH clients receive subsidized rent, case management, life skills workshops, and access to programs designed to improve their overall quality of life. My Brother's Keeper operates the Veteran Emergency Housing and Therapeutic Services (VETHS) program, offering residential, recovery, and rehabilitative services to homeless veterans. The program includes room and board, laundry services, and therapeutic care. Each veteran is assigned a case manager and receives an individualized development plan to support their transition out of homelessness. REACH Resource Services Runaway Shelter is a crisis shelter program serving youth ages 10–17 who are homeless, runaway, or experiencing crisis. The program offers emergency shelter, counseling, crisis intervention, and referrals for youth and their families. Shelter stays are voluntary and require parental consent, with 24-hour staff availability and daily intake services. REACH staff conduct needs assessments, develop individualized treatment plans using the Brief Strategic Family Therapy (BSFT) model, and facilitate group sessions on topics such as conflict resolution, substance abuse, and healthy living. The shelter is staffed by trained counselors, direct care workers, and administrative personnel. Discharge planning includes aftercare services such as ongoing counseling and crisis support for up to 90 days, with flexible re-entry based on the youth's needs.



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

### **Actions taken to address the needs of public housing**

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

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

N/A

### **Actions taken to provide assistance to troubled PHAs**

N/A

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Genesee County has served as a co-lead for the Regional Housing Partnership (RHP) since March 2023, representing Region H, which includes Genesee, Lapeer, Shiawassee, Sanilac, St. Clair, Tuscola, and Huron counties. The role of the RHP is to support the implementation of Michigan's first Statewide Housing Plan. Since taking on the co-lead role, Region H RHP members have actively advocated for more diverse and innovative housing types across the region. To further this effort, the region hosted a summit to share sample zoning review summaries, provide draft accessory dwelling unit (ADU) ordinances to local communities, and offer the Michigan Association of Planning (MAP) Housing in 4 Parts training at no cost. While building permit figures for PY 2024 remained consistent with PY 2023, the increase in single-family homes as a share of total units highlights the ongoing need to expand overall housing production. A key milestone in advancing housing equity was the signing of a ban on source of income discrimination, and Region H members have begun educating local communities on how this policy will improve access to rental housing for residents with a variety of income sources.

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

Underserved populations in Genesee County include individuals who are severely cost-burdened, spending more than 30% of their income on rent or living in substandard housing, this also includes those with physical disabilities, victims of housing, employment, or transportation discrimination, individuals fleeing domestic violence, and people experiencing homelessness. In PY 2024, Habitat for Humanity completed three new affordable and accessible homes, incorporating sustainability and energy efficiency features to ensure long-term affordability through reduced mortgage and utility costs. Genesee County's Home Improvement Program (HIP) also supports housing stability by assisting low-income homeowners who cannot afford critical repairs. By bringing homes up to code, HIP removes a major barrier to safe and secure housing. Additionally, the HOME-funded Tenant-Based Rental Assistance (TBRA) Program provides up to two years of rental assistance to eligible individuals. By requiring participants to be employed or enrolled in school or training programs, the TBRA program not only provides immediate housing support but also promotes long-term financial stability.

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

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

The Emergency Solutions Grant (ESG) provides valuable resources for households experiencing poverty.

Families with incomes below 30% of the Area Median Income (AMI) are eligible for Homeless Prevention funding. When a family faces financial hardship, this program helps bring rent and utility payments current, allowing the household to stabilize. This support gives families a brief opportunity to focus on goals beyond their immediate housing needs. The HOME-funded Tenant-Based Rental Assistance (TBRA) program offers rental assistance for up to two years to families in need. This support helps families living in poverty secure stable housing while freeing up limited resources to address other priorities. In Program Year (PY) 2024, the TBRA program assisted seven families. GCMPC staff actively promotes Section 3 business enterprises to apply for contract opportunities funded by CDBG and HOME Program funds. The agency also enforces Section 3 requirements on construction projects exceeding \$200,000, aiming to encourage the hiring and training of low-income workers. For projects not subject to Section 3, staff works with sub-recipients to engage Minority, Women, and Historically Black Enterprise (MBE/WBE/HBE) contractors for all bid projects. During the previous program year, CDBG funds supported poverty-level families through public service programs. These funds also benefit senior centers, some of which use them to stock food pantries for low-income seniors, helping to ease the burdens faced by individuals living in poverty.

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

In PY 2024, GCMPC collaborated with various partners to implement the activities outlined in the 2025–2029 Consolidated Plan. Through these partnerships, community projects were initiated, sustained, and advanced by GCMPC staff. Staff actively encouraged the development of new and innovative projects to enhance resources for the CDBG, ESG, and HOME programs. Genesee County and its partners worked together to ensure shared productivity. GCMPC staff engaged with local units both in-person and virtually, providing personalized technical assistance as needed. Additionally, during PY 2024, staff conducted two in-person training sessions for CDBG and ESG subrecipients, educating newer participants on program procedures and refreshing the knowledge of more experienced staff.

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

In PY 2024, GCMPC staff actively participated in virtual Continuum of Care (CoC) meetings and maintained regular communication with service providers, including emergency shelters, Legal Services of Eastern Michigan, Greater Flint Health Coalition, Metro Community Development, and other community social service organizations. Staff also met individually with each local government unit participating in our programs to ensure a thorough understanding of the application process before submitting project proposals. Additionally, quarterly check-ins were established to address any issues grant recipients may encounter while utilizing grant funds.

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

Legal Services of Eastern Michigan (LSEM) is a contractual partner of Genesee County responsible for

overseeing the Fair Housing Center, funded in part by GCMPC CDBG funds. During PY 2024, LSEM conducted 708 intakes for Genesee County residents with housing-related matters. The housing team assisted clients with form completion and reviewed court and other documents in person. LSEM staff provided guidance and support, ensuring community members had their questions addressed and helping them navigate through forms and technology challenges.

Additionally, LSEM staff conducted educational sessions multiple times a month in senior centers and other community venues, covering general legal services and housing and fair housing issues. LSEM continued to conduct paired tests and systemic investigations at rental properties and lending agencies to uncover potential discrimination or other issues. These efforts aim to identify discriminatory housing practices by comparing responses received by individuals of protected classes versus those of non-protected classes. The LSEM legal team maintains a robust and consistent presence in numerous local courts each week, delivering prompt and tailored legal support. Their specialized housing attorneys are well-equipped to act on the spot, guided by judicial recommendations, to address and resolve issues related to housing discrimination. This ensures that individuals confronted with such legal challenges receive the necessary assistance exactly when they need it, safeguarding their rights and facilitating fair legal outcomes.

## **CR-40 - Monitoring 91.220 and 91.230**

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

GCMPC staff continued to implement a monitoring policy designed to ensure that all CDBG, HOME, and ESG program funds received by subrecipients were utilized in a way that complies with all CPD grant requirements. Three primary goals have been established as a basis for all monitoring visits: 1) to evaluate project performance; 2) to ensure accountability for all funds expended; and, 3) to ensure that applicable HUD and other federal and state requirements are being met. GCMPC also completes risk assessments each year to review each agency receiving federal funding.

The process for monitoring the Genesee County CDBG Program during PY 2024, as in each program year, began at the time any procurement activity was initiated, work started, and whenever any CDBG funds were expended on a project. Once a CDBG project has begun, each subrecipient must include a Performance Report with any request for funding reimbursement. GCMPC staff regularly met with agencies in-person and remotely for the purpose of evaluating progress, ensuring compliance, and providing technical assistance where necessary.

Internally, staff uses various methods to track subrecipient progress and compliance. In April 2025, GCMPC held two in-person CDBG training sessions for subrecipients. These trainings were designed to help staff who are newer to the program and to provide refreshers to more experienced staff. GCMPC staff uses a database to keep track of regularly scheduled meetings with subrecipients, latest status updates for projects and other project details. These details are also tracked using the Neighborly Portal.

In-person subrecipient monitoring for all CDBG projects began in early 2025 and will continue through Summer 2025. GCMPC schedules meetings at each participating local unit of government's office to meet with staff and review files. A checklist was created, similar to HUD's monitoring checklists, to complete a thorough review of each project. After the monitoring visit, staff sends a letter indicating whether the subrecipient was in compliance, had recommendations to improve their program, or had findings that could result in non-compliance with HUD regulations. The upcoming monitoring will cover completed PY 2021 through PY 2023 projects for compliance with regulations.

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

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

As outlined in Genesee County's Citizen Participation Plan, and based on HUD's regulations, GCMPC staff puts the CAPER out for public comment for 15 days. During the public comment period, a public hearing is held. The public comment period is advertised on GCMPC's website, Facebook, and sent to GCMPC's public participation list, including all local units of government. Printed copies of the CAPER are available to the public at the GCMPC offices' front desk, and the offices of all local units of government in the County. Comment sheets are included with all items to help streamline feedback from the community. A public comment period for the PY 2024 CAPER will be held between July 7 and July 23, 2025, and a public hearing will be held on July 14, 2025 to provide the public an opportunity to review the CAPER.

## **CR-45 - CDBG 91.520(c)**

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

During the last year, Genesee County Board of Commissioners began implementing its common purpose, values and priorities that contribute towards making a positive impact for Genesee County. The four major priorities include Healthy, Livable & Safe Communities, Long Term Financial Stability, Inclusive, Collaborative Culture, and Community Growth. Going forward, all projects being approved by the Board of Commissioners must demonstrate how they will contribute towards these priorities. This impacted our 2025-2027 CDBG Call for Projects. During the application process, subrecipients were required to select one of the four priorities and explain how their proposed project would contribute towards those goals. Staff found that the Board's priorities closely match the priorities already in place for CDBG.

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

No

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

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

TBRA units are regularly inspected as clients and units are identified. These inspections include a Housing Quality Standards (HQS) review, and any deficiencies must be corrected by the property management company before a rental payment agreement can be executed. TBRA clients are eligible to receive rental assistance for up to two years. Prior to signing a second year lease or if the client moves to a new unit, staff will conduct an additional inspection as required. During Program Year (PY) 2022, staff completed on-site monitoring visits for all HOME-assisted rental units to ensure compliance with HOME program regulations. HQS inspections for these units are conducted every three years, with the next round scheduled for fall 2025. Each inspection includes both an HQS review and file monitoring. Any units with findings or concerns were required to respond promptly by submitting a letter of understanding and, in some cases, scheduling a follow-up inspection. All identified issues have since been reviewed and resolved.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Once HOME funds are awarded and construction is underway, staff partners with agencies to develop an Affirmative Marketing Plan. Staff reviews the agency's draft plan, provides feedback, and requests revisions as needed. This collaborative process continues until a final, compliant plan is approved. Ongoing monitoring is conducted to ensure the agency adheres to the approved plan. These plans outline targeted outreach strategies designed to ensure that individuals of all ages, races, ethnicities, genders, abilities, and marital statuses have equal access to affordable housing opportunities.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In PY 2024 GCMPC received \$233,371.43 in program income. All program income received during the PY was from loan payoffs from the HOME Assisted Units, Home Improvement Program (HIP) or the Down Payment Assistance Program. These funds are returned to HOME program to continue affordable housing activities.

### **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable**

## **housing). 24 CFR 91.320(j)**

Genesee County is committed to fostering and preserving affordable housing by investing CDBG and HOME Program funds in high-priority projects that serve renters, single-family homeowners, and homebuyers. Of the CPD Grant Program funds allocated to the county, 99% support projects and activities that benefit low- to moderate-income and/or homeless populations. Renters experiencing financial hardship and struggling to keep up with rent and utility payments may apply for Homelessness Prevention assistance through the Genesee County Community Action Resource Department (GCCARD) or Catholic Charities' One Stop Housing Center. The recent increase in energy costs has made maintaining affordable housing more difficult. Many low- and moderate-income homeowners purchased their homes when utility expenses were lower and planned their budgets accordingly. Now, the combined burden of high energy bills and mortgage payments is straining household finances. To address this issue, the Genesee County Home Improvement Program (HIP) utilized CDBG and HOME funds to provide energy-efficiency upgrades such as new windows and insulation, along with safety, barrier-free, and structural improvements to single-family homes and affordable housing developments. Habitat for Humanity also contributed to the effort by using HOME funds to develop new, energy-efficient affordable housing. These homes feature Energy Star-rated appliances (including stove, refrigerator, washer, and dryer) and water-saving fixtures to reduce utility expenses. Additionally, Habitat constructs homes using basement systems with foam-insulated walls and, when possible, 2x6 framing, both of which allow for added insulation and lower heating and cooling costs. The HOME Program's Down Payment Assistance initiative partners with participating financial institutions to support eligible low- and moderate-income first-time homebuyers in Genesee County. This program offers up to \$10,000 to help cover down payment and closing costs, making homeownership more attainable.

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

While there were no activities subject to Section 3 requirements during PY 2024, subrecipients still did outreach to disadvantaged business enterprises in an effort to use local contractors for projects. Subrecipients are provided with a listing and an online database of disadvantaged and other small businesses in Genesee County to assist with this outreach.