



GENESEE COUNTY
METROPOLITAN PLANNING
COMMISSION

GENESEE COUNTY
ALLOCATION COMMITTEE MEETING

Genesee County Administration Building
1101 Beach Street, Room 301

Thursday, March 28, 2024
11:00 A.M.

AGENDA

- I. Call to Order
- II. Roll Call
- ***III. Minutes of the February 22, 2024 Meeting (attached)
- IV. 2024 Action Plan Update (attached)
- ***V. 2025-2027 CDBG Call for Projects (attached)
- ***VI. Grand Blanc Township Transfer Request (attached)
- VII. HUD Updates
- VIII. Other Business
- IX. Adjournment

****Indicates Action Item*

NEXT MEETING – April 25, 2024 at 11:00 A.M.

Derek Bradshaw, Director Christine Durgan, Assistant Director
COMMUNITY DEVELOPMENT PROGRAM

1101 Beach Street – Room 111, Flint, Michigan 48502-1470 • (810) 257-3010 • www.gcmpc.org
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**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
February 22, 2024 11:00 a.m.**

MINUTES

The Allocation Committee met at 11:00 a.m. on Thursday, February 22, 2024, in conference room 301 of the Genesee County Administration Building, 1101 Beach Street, Flint, MI 48502.

I. CALL TO ORDER

Ms. Chris Durgan called the meeting to order at 11:02 a.m.

II. ROLL CALL

Present:

Dr. Beverly Brown, Brad Dick, Terry Peck, Coetta Adams, Chris Durgan and Sheila Taylor

Absent:

James Avery, Martin Cousineau, Jeff Lutze, Shelley Thompson and Colleen Brown

Others Present: Damon Fortney, Anthony Kelly and Renate Soto

There were no members of the public in attendance, nor were any comments received from the public regarding the Allocation Committee meeting or the agenda items.

Ms. Durgan welcomed new Allocation Committee member Coetta Adams, from Montrose Township.

*****III. MINUTES OF THE OCTOBER 26, 2023 MEETING**

Motion: Action: Approve, **Moved by** Terry Peck **Seconded by** Brad Dick to approve the minutes of the October 26, 2023 meeting as presented.

Motion passed unanimously.

IV. 2024 Action Plan Update

Mr. Damon Fortney stated that staff has been working on the 2024 Action Plan for the past couple months. The Action Plan is essentially an application to HUD to receive CDBG, ESG, and HOME funding for Program Year 2024, which starts May 1, 2024, and ends April 30, 2025. The Plan lists priorities, goals, expected outcomes and the specific projects and activities planned for the year and is based on data from HUD, a housing conditions survey, the Consolidated Plan, U.S. Census data, information from local agencies, citizen input and data from other sources. Typically funding for the current program year is received around August or September. Proposed ESG and HOME projects for the year are still being finalized, so a completed Action Plan draft can be expected at next month's Allocation meeting. The expected CDBG allocation amount of \$1,770,505.00 is estimated based on the 2023 funding amounts received. Mr. Fortney reviewed the breakdown of the CDBG areas that the funding will be used for. Mr.

Anthony Kelly reviewed the expected amounts of \$159,068.00 for ESG funding and \$932,209.00 for HOME funding and what activities that funding would potentially be used for. Mr. Fortney spoke about the next steps for the Action Plan, which include: approval of the ESG projects by the Continuum of Care (CoC); a public comment period; approval by the Allocation Committee at the next meeting in March; present to the Community & Economic Development Committee (C&ED) (after receiving the allocation amounts typically in April or May) and subsequently submit to the full Board of Commissioners for approval; submit to HUD for approval; and sign the subrecipient agreements with local units of government and agencies. Mr. Forney included the list of approved 2024 CDBG projects in the presentation to the Committee and this list is included in the agenda packet as well. Discussion ensued.

V. 2025-2027 CDBG Call for Projects Update

Mr. Fortney explained the process for the 2025-2027 CDBG Call for Projects. Staff met with each local unit of government starting in October 2023, to go over the community needs, funding amounts and types of eligible projects. Local communities then held their own public hearings, allowing the public to provide any ideas for projects they may have. Each community is allocated funding using a formula based on population, poverty, and over-crowded housing units. Local units can choose how funding is distributed to any eligible projects. Pre-Applications were due in December and submitted through our online portal called Neighborly, followed by the full application being due in January. 79 projects were moved on to the full application stage. Staff has been reviewing the applications, requesting any additional information needed and completing site checks for all projects. Mr. Fortney reviewed a draft list of projects with the Committee. All projects must undergo an environmental review process to receive final approval. Once those reviews are completed, the projects are assigned to years 2025-2027, to split up the funding between those program years. The final list of projects will be provided to the Allocation Committee for approval. Discussion ensued.

VI. HUD Updates

Ms. Sheila Taylor stated that during the first week of March, HUD will be monitoring our HOME program year 2022. They will be specifically looking at our Tenant Based Rental Assistance (TBRA) Program and our Home Improvement Program (HIP). HUD just recently provided guidance on how to close out some of our old HOME grants, starting with program year 2015 and moving forward. We still have funding starting in program year 2019 through the current year. Program years 2019-2021 grants should be closed out in the next year or two as well, as that funding should be utilized soon. We are still waiting on our 2024 funding allocations, so our Action Plan with estimated amounts will be presented to Allocation Committee for approval and then submitted to C&ED Committee and the full Board of Commissioners once the actual funding amounts are released from HUD.

VII. Other Business

Ms. Durgan reviewed the GCMPC Annual Report that was just recently completed for 2023. Every year, staff develops this report to highlight the activities and projects that were accomplished in the previous year. Ms. Durgan encouraged committee members to take some time to review the report and discover the projects that have been either started or completed in 2023 by the staff at the GCMPC. This year's report goes into more detail and depth than in previous years' reports.

Ms. Taylor explained the ARPA-funded projects that the GCMPC staff is currently implementing. The Genesee County Board of Commissioner's recently approved \$100,000 to be used at each of the 16 Genesee County Senior Centers. Applications have been received from all of the senior centers encompassing approximately 46 projects. Some examples of the projects are furniture, flooring, new ceilings, electrical work, paint, expansion of garages, and a van purchase. Environmental reviews will be conducted on all the projects, and contracts are expected to be signed in late spring or early summer. The funds must be utilized by the end of 2024.

VIII. Adjournment

Ms. Durgan adjourned the meeting at 11:40 am.

Respectfully submitted,
Renate Soto, Secretary
Genesee County Metropolitan Planning Commission



GENESEE COUNTY
**METROPOLITAN PLANNING
COMMISSION**

MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Damon Fortney, Lead Planner
Genesee County Metropolitan Planning Commission

DATE: March 28, 2024

SUBJECT: **2024 Action Plan Update**

The draft 2024 Action Plan has been published for public comment and distributed to the public participation list and all local units of government. The public comment period began on March 18th and will continue until April 19th. A public hearing has been scheduled for April 4, 2024 at 1:00 p.m. at the Genesee County Administration Building, Room 222.

In March, ESG funding recommendations were brought to the Flint & Genesee County Continuum of Care's (CoC) Executive Committee for approval to ensure projects are consistent with community needs regarding homelessness. Staff will also begin the environmental review process for these new project applications. The recommended list of ESG projects is included in the attached draft Action Plan. Staff will request approval of the 2024 Action Plan at the April Allocation meeting, followed by the Community & Economic Development Committee and full Board of Commissioners. Staff will then submit the plan to HUD once the actual allocation amounts for the year have been released.

Derek Bradshaw, Director Christine Durgan, Assistant Director

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GENESEE COUNTY 2020-2024 CONSOLIDATED PLAN

Draft Genesee County 2024 Annual Action Plan



Executive Summary

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

1. Introduction

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

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

Genesee County Metropolitan Planning Commission (GCMPC) is authorized by the Genesee County Board of Commissioners to act as the lead agency for the development of the Five-Year Consolidated Plan, which also includes the development of the 2024 Action Plan. There are thirty-three municipalities located in Genesee County. One, the City of Flint, is a HUD entitlement community and receives separate funding to implement programs in the City. Of the remaining thirty-two municipalities, twenty-nine participate in the County's Community Development Program. Non-participating communities include the City of Clio, Village of Lennon, and the Village of Otter Lake.

2. Summarize the objectives and outcomes identified in the Plan

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

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

Based on the assessment of data, surveys, consultations and input from the public, local units of government and local agencies, Genesee County has determined the following primary goals for the 2024 Action Plan:

Goals

1. Improve Public Facilities and Infrastructure

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

2. Increase Homeownership

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

3. Improve Housing Conditions for Homeowners/Renters

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

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

Needs of the homeless population were evaluated by members of the Flint/Genesee County Continuum of Care (CoC). Emergency shelters, case management services and supportive services were all rated as high priority needs. ESG and some HOME funds will be used to address the needs of homeless and at-risk individuals and families. The demand for homelessness prevention and supportive services increased during the last few years as a result of COVID-19 and related hardships, increases in rent and mortgage interest rates, and overall increases in cost of living due to inflation. Local non-profit agencies continue to report difficulties with availability of affordable housing units for people seeking both short-term and long-term housing. Staff is working to begin implementation of HOME-ARP funded activities, with the goal of providing additional funding for affordable housing.

5. Promote Access to Public Services and Resources

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

3. Evaluation of past performance

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

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

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

During Program Year 2023, GCMPC achieved many of the goals and objectives outlined in the 2020-2024 Consolidated Plan. Although new needs have come up since the start of the pandemic (such as economic development and increased demand for rental assistance), GCMPC still made progress towards the original goals of the Consolidated Plan. Staff evaluated the performance of PY 2022 in this Plan because GCMPC is currently in PY 2023, making final project data currently unavailable. The following is a summary of results:

During PY 2022, Genesee County Metropolitan Planning Commission (GCMPC) assisted local communities in completing 33 activities and worked on an additional 9 activities using Community Development Block Grant CARES (CDBG-CV) Program funds. Activity highlights include infrastructure improvements, senior services, and code enforcement. An example of a beneficial infrastructure improvement was the paving of several gravel streets in a residential low/moderate-income area in the City of Burton. Public service projects included senior center and youth program operations, skills training for disabled persons, crime prevention/safety programming, and fair housing paired testing. In PY 2022, 15 communities used their public service funds to assist with senior center operations to improve the services for seniors in Genesee County. One single-family residential unit is currently being rehabilitated through the Neighborhood Stabilization Program (NSP) in the City of Burton, which will be sold to a low/moderate-income buyer.

In PY 2022, a total of 38 households were assisted through the Home Improvement Program, including 20 senior citizen households with home repairs. In addition, Habitat for Humanity has completed the construction of two new single-family homes that were sold to low/moderate-income families.

During program year 2023, staff worked to enhance the Down Payment Assistance program in response to shifting housing market conditions. Due to the rise in home values, down payment and closing costs have drastically increased. Staff conducted comparisons with down payment assistance grants offered in other areas of the state to determine an appropriate assistance amount. To address this challenge, Genesee County increased the Down Payment Assistance amount to \$10,000. This increase in down payment assistance aims to make the home buying process feasible for Genesee County residents who meet the income criteria.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

During the 2022-2024 CDBG application process, communities were required to hold a local public needs hearing on proposed projects for program years 2022-2024. Minutes were submitted with each application. During the 2022-2024 Call for Projects, a county public needs hearing was held on December 2, 2020. Another was held during the development of the 2024 Action Plan on December 14, 2023. No comments were received. Input from the local and county public needs hearings was considered during the development of the 2024 Action Plan.

The 2024 Action Plan 30-day public comment period will be held March 18, 2024 through April 19, 2024 with a public hearing scheduled on April 4, 2024. The public hearing's purpose is to garner input on the draft 2024 Action Plan, including the housing and community development needs and the goals and priorities identified. Comments received will be included in the appendix of the final 2024 Action Plan.

An email, with the draft Action Plan and comment sheet attached, will be sent to the public participation list, each local unit of government, members of the Continuum of Care, and consulted agencies. An accessible copy will be made available at the Genesee County Metropolitan Planning Commission (GCMPC) office, and a link to the draft will be available on the GCMPC website. Recipients are encouraged to provide comments. The public will be informed that funding estimates are based on 2023 allocations and will be adjusted per 2024 actual allocations. The final version of this plan will be updated to include actual allocations received from HUD.

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

1. Items relating to the Public Hearing held on December 14, 2023 to allow the public an opportunity to contribute ideas or comment on the 2024 project list: the December 2023 public hearing notice in the Flint Journal; the sign-in sheet from the December 2023 public hearing; a copy of the Flint Journal March 7, 2024 public hearing notice and public comment period (held February 19, 2024 through March 22, 2024); and a copy of comments received during the period.

5. Summary of public comments

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

The public comment period will begin on March 18, 2024 and end on April 19, 2024 with a public hearing scheduled for April 4, 2024.

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

Any comments received during the public comment period will be listed here in the final Action Plan.

7. Summary

Genesee County's 2024 Action Plan contains an assessment of data, surveys and consultations collected from various sources, which were used to determine the priorities and goals for the CDBG, ESG and HOME Programs. By conducting 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- and moderate-income individuals and areas, and homeless and special needs persons and families.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Genesee County is governed by a publicly elected, nine-member Board of Commissioners, each representing geographic Districts. Genesee County Metropolitan Planning Commission (GCMPC), through its Community Development Program, is authorized by the Board of Commissioners to act as the lead agency for the development and implementation of the 2024 Action Plan. GCMPC is an eleven-member Board appointed to three-year terms by the Genesee County Board of Commissioners. Genesee County Community Development staff is solely responsible for administering the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds for Genesee County, outside of the City of Flint municipal boundaries.

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

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

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

Consolidated Plan Public Contact Information

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

1. Introduction

The Genesee County Metropolitan Planning Commission (GCMPC) plays an important role in formulating Genesee County's Consolidated Plan and Annual Action Plans. Collaborating frequently with various partners, GCMPC actively sought input from these partners during the Consolidated Planning process. Specifically, GCMPC sought input on community needs, focusing on low- and moderate-income households, special needs populations, and the homeless community. GCMPC also requested input at the County needs hearing on December 14, 2023.

Staff engaged in consultations with organizations addressing housing, homelessness, and special needs populations, seeking input from agencies dedicated to assisting individuals and families in these sectors. GCMPC staff conduct monthly check-in meetings with subrecipients to address any questions or concerns that arise during the contract period. As part of the three-year application for Community Development Block Grant (CDBG) funds, local government units conduct a public needs hearing as a requirement for deciding on their projects. GCMPC staff also created surveys during the Consolidated Planning process to gain input from local officials and residents to determine the needs in different communities throughout Genesee County.

In May 2023, GCMPC held two training workshops for all CDBG subrecipients and local units of government. Local officials who were new to CDBG were encouraged to attend to learn about the program, while those who have more experience with CDBG were also encouraged to come with questions and input. Topics covered included basic eligibility requirements, labor and procurement, record keeping, and a demonstration of the county's grant management software. The workshops received positive feedback as it helped subrecipients come up with new project ideas and improved their overall understanding of the program.

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

GCMPC staff consulted with the Genesee County Commission on Aging, a non-profit organization containing individuals with diverse interests across the county. This includes representatives from housing providers, service agencies, and health organizations. In the process of formulating the 2020-2024 Consolidated Plan, GCMPC staff collaborated with the Genesee County Office of Senior Services to gain insights into service gaps for seniors in the county. The Office of Senior Services consistently emphasizes a strong demand for Affordable Housing among low-income seniors.

Genesee County actively participates in the Flint/Genesee County Continuum of Care, a collaborative network with a common goal to end homelessness. The Continuum of Care connects agencies that cater

to individuals experiencing various stages of homelessness while incorporating public and assisted housing providers. The Continuum of Care also includes private and governmental entities focused on health, mental health, and service provision. The goal is to coordinate services in a manner that optimally supports and assists clients in need.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

GCMPC staff regularly attends the Flint/Genesee County Continuum of Care (CoC) meetings to remain informed of current needs in the homeless community through the agencies that work directly with that population. Staff participates in several subcommittees of the CoC in addition to its full membership meetings, including the Fiscal Workgroup, Governance Council, and the annual Point-In-Time Count.

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

GCMPC coordinates with the Continuum of Care's lead agency on multiple projects and consults with them throughout the Emergency Solutions Grant (ESG) application process. Metro Community Development has been the lead agency for many years and GCMPC has coordinated all programs with them. As of January 2024, the CoC selected a new lead agency, the Greater Flint Health Coalition (GFHC) to replace Metro Community Development. GFHC and Metro Community Development are in the beginning stages of transferring programs and responsibilities, and GCMPC will work with them to ensure a smooth transition.

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

Genesee County collaborates closely with the Continuum of Care, conducting a thorough examination of programs funded by various sources to ensure effective utilization of Emergency Solutions Grant (ESG) funds. GCMPC actively coordinates with the lead agency of the Continuum of Care on multiple projects and engages in consultations throughout the ESG application process. Staff thoroughly evaluates all ESG applications, assigning scores out of 100 based on established criteria. These scores guide staff in determining recommended funding amounts. These recommendations are then taken to the Continuum of Care Executive Committee for comment and approval. Once endorsed, staff presents the recommended funding amounts and associated projects to the full Continuum of Care for final approval.

Ongoing updates on the status of current ESG projects are provided to the Continuum of Care throughout the program year.

The Continuum of Care's previous lead agency, Metro Community Development, has approved performance standards and methods for evaluating outcomes already in place. Metro Community Development has also been the agency that handles the administration of HMIS for the Continuum of Care, with policies and procedures already established. As mentioned previously, the Greater Flint Health Coalition (GFHC) has recently been selected as the new lead agency for Genesee County. GCMPC will assist the two agencies in their transition and work to form a successful partnership with the new agency. Genesee County requires that all agencies receiving ESG funds are active participants with the Continuum of Care, follow the established Coordinated Entry procedures, and contribute to the HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	METRO COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Education Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Metro Community Development is the lead agency for the Flint & Genesee County Continuum of Care. Our staff works closely with Metro to ensure our goals for serving the homeless population are aligned. Metro Community Development is consulted monthly for program and spending updates.
2	Agency/Group/Organization	LEGAL SERVICES OF EASTERN MICHIGAN
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Legal Services of Eastern Michigan (LSEM) on the barriers to affordable housing. The County has awarded CDBG funds to the Fair Housing Center in previous years. GCMPC will work with LSEM to improve access to housing in Genesee County.
3	Agency/Group/Organization	GENESEE COUNTY COMMUNITY ACTION RESOURCE DEPARTMENT
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Genesee County Community Action Resource Department is consulted monthly. During consultation program staff review budget items, contract details and other questions or concerns related to the Genesee County Community Action Resource Department ability to implement the program or project.
4	Agency/Group/Organization	GENESEE COUNTY YOUTH CORPORATION
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Genesee County Youth Corporation is consulted with monthly. During the consultation sessions, staff discuss program outcomes and challenges. A main concern was case management for clients transitioning into affordable housing but also case management services that continue to check up on a client after they move to ensure homeownership/rentership is going well.
5	Agency/Group/Organization	CATHOLIC CHARITIES OF SHIAWASEE & GENESEE COUNTIES
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities serves as the Housing Assessment Resource Agency for Genesee County, regularly consulted to assess the housing requirements of individuals at risk or currently facing homelessness. Continuous case management remains essential for those experiencing homelessness, and ESG funding plays a crucial role in supporting shelter operations and the homeless prevention services provided by Catholic Charities.

6	Agency/Group/Organization	SHELTER OF FLINT
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly consultations with Shelter of Flint provide staff with valuable insights into the fundamental needs of children and families. Utilizing ESG Genesee County resources, staff can effectively support basic shelter requirements and operations.
7	Agency/Group/Organization	MY BROTHER'S KEEPER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly consultations with My Brother's Keeper are conducted by staff to understand the service needs of men and veterans. Ongoing requirements for this demographic include case management services and permanent supportive housing. My Brother's Keeper collaborates with Genesee County to actively contribute to planning for both current and future housing needs.
8	Agency/Group/Organization	YWCA OF GREATER FLINT
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consults with the YWCA of Greater Flint to help understand the needs of all homeless and survivors of domestic violence and sexual assault. Through ESG grants Genesee County assist with the operational needs of the YWCA of Greater Flint.

9	Agency/Group/Organization	Genesee County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consults with Genesee County Habitat for Humanity to strategize ways to provide affordable and accessible single family homes to Genesee County residents.
10	Agency/Group/Organization	Family Promise of Genesee County
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise of Genesee County is consulted with monthly to identify the service needs of families experiencing homelessness. Genesee County assists with emergency shelter operations and homelessness prevention services for these families.

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

There are several agencies that belong to the continuum of Care. However, staff regular consults with the agencies that receive funding.

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

During the 2020-2024 Consolidated Planning process, staff sought input from the mentioned agencies regarding community needs. GCMPC consistently requested information from community partners throughout the implementation of the Consolidated Plan, providing them with the opportunity to offer additional insights into any evolving community needs. Numerous agencies emphasized the demand for more safe and

affordable housing across the entire county. In addition to the agencies listed, GCMPC staff also consulted with over eighty other private and public agencies, as well as local units of government including villages, cities, and townships.

AP-12 Participation – 91.105, 91.200(c)

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

CDBG Subrecipient Meetings

Staff regularly meets with each local unit of government that participates in the county's CDBG program. During late 2023, staff met with all local units to discuss plans for their upcoming 2024 projects, as well as future projects for the 2025-2027 CDBG Application process. During the meetings, local officials discussed potential project ideas, many of which come directly from their residents through public meetings, social media, and one-on-one conversations. As part of the application process, each local unit is required to hold a public hearing to accept comments on proposed projects. A project will not be eligible unless it was presented as part of their required public hearings.

Public Needs Survey

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

Local Government Interviews

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

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

Specific Surveys Regarding COVID-19 Needs

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

Citizen Participation Outreach

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)
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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)
1	Internet Outreach	Non-targeted/broad community	1079 residents responded	The survey sought to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of residents in their communities. Highest needs were road and street improvements, housing affordability, access to high-speed internet, and energy efficient housing.	None	https://www.surveymonkey.com/r/GeneseeOurCountyOurFuture

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	Stakeholder Interviews	Non-targeted/broad community	19 local units of government, 97 agencies including partner, environmental, service agencies etc..	The interviews sought to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of stakeholders within the County. Stakeholders feel that there needs to be more emphasis on the skilled trades sector, infrastructure improvements to roads, water and sewer lines, and to restore and maintain existing housing stock.	None	Annual Action Plan 2024 22

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)
3	Public Hearing	Non-targeted/broad community	Two Public Hearings were conducted on December 14, 2023 and April 4, 2024		None	
4	Internet Outreach	Non-targeted/broad community	1,272 comments received	Public comments were accepted to understand the need for public services, infrastructure improvements, homeless services, economic development activities, and the top concerns of residents within the County.	None	http://ourfuturegenesee.org/get-involved/

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	Newspaper Ad	Non-targeted/broad community	A public comment period was conducted from March 18, 2024 to April 19, 2024.			

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)
6	Public Hearing	Non-targeted/broad community	Before proposed projects are selected, all local units of government conducted a public hearing at which they discussed the needs of the community and potential project ideas to address those needs. All 29 of our participating local units held a public hearing prior to the last CDBG Application process.	Any comments received were documented by local units of government and included in their applications for funding.	Any comments received were documented by local units of government and included in their applications for funding.	

Table 4 – Citizen Participation Outreach

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 2023.

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	1,770,505	150,000	0	1,920,505	1,770,505	CDBG funds often leverage local dollars. Amounts are estimates based on funding received in PY 2023.

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	932,209	528,690	0	1,460,899	932,209	HOME funds may leverage funds from other federal programs. Amounts are estimates based on funding received in PY 2023.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,068	0	0	159,068	159,068	A 100% match is required for ESG funds, often fulfilled through non-cash contributions or local funds. Amounts are estimates based on funding received in PY 2023.

Table 5 - Expected Resources – Priority Table

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

Community Development Block Grant (CDBG) funds will leverage dollars from participating local units of government on infrastructure and public facility projects. CDBG funds used to assist seniors (public services or facility improvement) are often used in concert with Genesee County Senior Services millage funds. The NPRR Program will leverage funds from program income generated and transferred to CDBG program income from the NSP grant, until NSP funds are completely drawn and closed out. 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 Genesee County NSP funds were used to demolish a blighted structure are also available for affordable housing projects. The NPRR Program will also continue GCMPC's partnership with the Land Bank to acquire appropriate properties for rehabilitation and resale to low-to-moderate income households throughout Genesee County.

Discussion

Genesee County's Community Development Program relies primarily on federal funds to implement its Action Plans. Federal funds are leveraged to increase the investment in Genesee County's participating jurisdictions.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development		Street, Sidewalk, and Broadband Improvements Parks, Recreation and Community Facilities Public Facilities and Services Accessibility/Barrier Free Improvements	CDBG: \$210,727	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
2	Increase Home Ownership	2020	2024	Affordable Housing		Housing Rehabilitation Down Payment Assistance Production of New Units	HOME: \$20,000	Homeowner Housing Added: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Housing Conditions for Homeowners/Renters	2020	2024	Affordable Housing Non-Homeless Special Needs		Housing Rehabilitation Code Enforcement Accessibility/Barrier Free Improvements	CDBG: \$714,741	Homeowner Housing Rehabilitated: 38 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 531 Household Housing Unit
4	Promote Access to Public Services and Resources	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Parks, Recreation and Community Facilities Public Facilities and Services Supportive Services Fair Housing	CDBG: \$167,319	Public service activities other than Low/Moderate Income Housing Benefit: 28773 Persons Assisted
5	Address the Needs of Homeless and At-Risk Persons	2020	2024	Affordable Housing Homeless		Public Facilities and Services Emergency Shelters Supportive Services Fair Housing	HOME: \$150,226 ESG: \$159,068	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 2229 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Homelessness Prevention: 20 Persons Assisted

Table 6 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are intended to meet the needs identified in the Genesee County Consolidated Plan for Program Year 2024.

Projects

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

Table 7 - Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Genesee County Community Development (Admin)
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$354,101
	Description	Genesee County Metropolitan Planning Commission shall provide Community Development Grant funding for Planning and Administration of CDBG projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1101 Beach Street, Flint MI, 48502
	Planned Activities	CDBG Planning & Administration
2	Project Name	Genesee County Public Services
	Target Area	
	Goals Supported	Promote Access to Public Services and Resources Address the Needs of Homeless and At-Risk Persons
	Needs Addressed	Code Enforcement Public Facilities and Services Supportive Services Fair Housing
	Funding	CDBG: \$167,319
	Description	Genesee County proposes to fund various public service projects for low-to-moderate income residents throughout the County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 28,773 people will be served by public services that directly benefit low/moderate-income families.

Location Description	<p>Atlas Township – 7386 S. Gale Rd, Grand Blanc, MI 48439</p> <p>Burton Senior Center – 3410 S. Grand Traverse, Burton MI 48529</p> <p>City of Fenton – 150 S Leroy St, Fenton, MI 48430</p> <p>Grand Blanc Senior Center – 12632 Pagels Drive, Grand Blanc, MI 48439</p> <p>Loose Senior Center – 707 N. Bridge Street, Linden, MI 48451</p> <p>Swartz Creek Senior Center – 8095 Civic Drive, Swartz Creek, MI 48473</p> <p>Outreach East Food Pantry – 425 N Genesee Street, Davison, MI 48423</p> <p>Carman-Ainsworth Senior Center - 2071 S. Graham Road, Flint, MI 48532</p> <p>Flint Township – 1490 S. Dye Rd, Flint, MI 48532</p> <p>Flushing Senior Center - 106 Elm Street, Flushing, MI 48433</p> <p>Eastside Senior Center - 3056 Genesee Road, Flint, MI 48506</p> <p>Grand Blanc Township – 5371 S. Saginaw, Grand Blanc MI 48507</p> <p>Legal Services of Eastern Michigan – 436 S. Saginaw St, Flint, MI 48502</p> <p>Krapohl Senior Center - 5473 Bicentennial Drive #G, Mt Morris, MI 48458.</p> <p>King's Karate - G-5339 N Saginaw Street, Flint, MI 48505</p> <p>Mt. Morris Township – 5447 Bicentennial Parkway, Mt. Morris, MI 48458</p> <p>Vocational Independence Program - 5069 Van Slyke Road, Flint, MI 48507</p> <p>Mundy Township Hill Road Park - 1286 Hill Road, Mundy Township, MI 48507</p> <p>Davison Area Senior Center - 10135 Lapeer Road, Davison, MI 48423</p> <p>Clio Area Senior Center - 2136 W. Vienna Road, Clio, MI 48420</p> <p>Village of Goodrich – 7338 South State Road, Goodrich, MI 48438</p>
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	Planned Activities	Atlas Township – Senior Programming City of Burton – Senior Center Operations City of Fenton – Senior Programming City of Grand Blanc – Senior Center Operations City of Linden – Senior Center Operations City of Swartz Creek – Senior Center Operations Davison Township – Food Pantry Assistance Flint Township – Senior Center Food Pantry Flint Township – Crime & Fire Prevention Flushing Township – Senior Center Operations Gaines Township – Senior Center Operations Genesee Township – Senior Center Operations Grand Blanc Township – Senior Center Operations Grand Blanc Township – Parks Programming Legal Services of Eastern Michigan – Fair Housing Mt. Morris Township – Senior Center Operations Mt. Morris Township – Youth Programming Mt. Morris Township – Job Training Mundy Township – Vocational Independence Program Mundy Township – Parks Programming for Disabled Persons Richfield Township – Senior Center Operations Richfield Township – Food Pantry Assistance Vienna Township – Senior Center Operations Village of Gaines – Senior Center Operations Village of Goodrich – Senior Programming
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 Public Facilities and Services Accessibility/Barrier Free Improvements
Funding	CDBG: \$210,727
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	An estimated 20,000 households will benefit from improvements, including residents of low/moderate-income areas and residents that are presumed benefit populations.
Location Description	Goodrich Ladies Library - 10219 Hegel Road, Goodrich, MI 48438 City of Davison - Clark Street east of M-15 City of Flushing – Riverview, Bonnieview and Mutton Parks. City of Grand Blanc – MTA Bus Route - Saginaw Street City of Linden – Community Center - 105 Mill St, Linden, MI 48451 City of Mt. Morris – Mt. Morris Library - 685 Van Buren Avenue, Mt. Morris, MI 48458 Grand Blanc Senior Center - 12632 Pagels Drive, Grand Blanc, MI 48439 Vienna Township Offices – 3400 W. Vienna Road, Clio, MI 48420
Planned Activities	Atlas Township – Historic Preservation City of Davison - Infrastructure Improvements City of Flushing – Removal of Architectural Barriers City of Grand Blanc – Infrastructure Improvement City of Linden – Removal of Architectural Barriers City of Mt. Morris – Public Facility Improvement Grand Blanc Township – Public Facility Improvements Vienna Township – Removal of Architectural Barriers Village of Goodrich – Historic Preservation

4	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	CDBG: \$714,741
	Description	Rehabilitation of owner-occupied housing for low/moderate-income households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 38 housing units with low/moderate-income owners will be rehabilitated.
	Location Description	Owner-occupied housing units throughout the participating communities of Genesee County. Specific households to be determined.
	Planned Activities	Genesee County – 2024 CDBG Home Improvement Program (HIP)
5	Project Name	Genesee County Blight Removal
	Target Area	
	Goals Supported	
	Needs Addressed	Demolition, Clearance and Remediation
	Funding	CDBG: \$323,617
	Description	Demolition and remediation of blighted properties throughout Genesee County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12 vacant housing units will be demolished, benefitting the safety of the surrounding areas.

	Location Description	106 N. Pine St, Fenton, MI 48430 10221 W. Coldwater Road, Flushing, Michigan 48433 10237 W. Coldwater Road, Flushing, Michigan 48433 1430 W. Carpenter Rd, Flint, MI 48505 2311 Bates Rd, Mt. Morris, MI 48458 4074 N. Jennings Rd, Flint, MI 48504 1074 W. Carpenter Rd, Flint, MI 48505 1172 E. Humphrey Ave, Flint, MI 48505 1104 Dorothy St, Mt. Morris, MI 48458 1056 E. Cass Ave, Flint, MI 48505 1373 E. Downey Ave, Flint, MI 48505 1306 E. Genesee Ave, Flint, MI 48505 1033 Clovis Ave, Mt. Morris, MI 48458 1357 E. Downey Ave, Flint, MI 48505
	Planned Activities	City of Fenton – Blight Elimination and Prevention Flushing Township – Blight Removal and Prevention Genesee Township – Bight Elimination and Prevention Mt. Morris Township – Blight Elimination and Prevention
6	Project Name	Genesee County HOME Planning and Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$93,220
	Description	Genesee County shall provide funding for HOME Planning and Administration of HOME projects throughout Genesee County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1101 Beach St, Flint MI 48502
	Planned Activities	Genesee County - HOME Planning and Administration

7	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	HOME: \$150,226
	Description	Genesee County shall provide funding for HOME TBRA activities to benefit low-and-moderate-income residents throughout Genesee County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 11 households will benefit from tenant-based rental assistance.
	Location Description	County-wide in participating jurisdictions.
	Planned Activities	HOME Tenant Based Rental Assistance (TBRA) - Genesee County Youth Corporation HOME Tenant Based Rental Assistance (TBRA) - Metro Community Development
8	Project Name	HOME Affordable Housing
	Target Area	
	Goals Supported	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Housing Rehabilitation Production of New Units
	Funding	HOME: \$668,762
	Description	Development of affordable housing units.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	To be determined
	Planned Activities	To be determined
9	Project Name	Genesee County HOME Down Payment Assistance (DPA)

	Target Area	
	Goals Supported	Increase Home Ownership
	Needs Addressed	Down Payment Assistance
	Funding	HOME: \$20,000
	Description	Down Payment Assistance for qualifying first time home buyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Down payment assistance will be provided to an estimated 2 low/moderate-income households who are first-time homebuyers.
	Location Description	County-wide in participating jurisdictions.
	Planned Activities	Genesee County – Down Payment Assistance
10	Project Name	Genesee County Emergency Solutions Grant (ESG)
	Target Area	
	Goals Supported	Address the Needs of Homeless and At-Risk Persons
	Needs Addressed	Permanent Supportive Housing Emergency Shelters Supportive Services
	Funding	ESG: \$159,068
	Description	ESG 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	An Estimated 2,284 households can benefit from this activity.

<p>Location Description</p>	<p>Genesee County - 1101 Beach St, Flint MI 48502</p> <p>REACH Shelter - 914 Church Street, Flint, MI 48502</p> <p>My Brother's Keeper - 101 N. Grand Traverse Street, Flint, MI 48503</p> <p>The Shelter of Flint - 924 Cedar Street, Flint, MI 48503</p> <p>YWCA SafeHouse - 801 S. Saginaw Street, Flint, MI 48502</p> <p>GCCARD - 1101 Beach St., Suite 285 Flint, MI 48502</p> <p>Catholic Charities - 901 CHIPPEWA STREET, FLINT, MI, 48503</p> <p>Greater Flint Health Coalition - 120 W 1st St, Flint, MI 48502</p> <p>Family Promise of Mid Michigan - 711 Saginaw St, Flint, MI 48502</p>
<p>Planned Activities</p>	<p>ESG Planning and Administration</p> <p>Emergency Shelter</p> <p>Homelessness Prevention</p> <p>Rapid Rehousing</p> <p>HMIS</p>

AP-50 Geographic Distribution – 91.220(f)

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

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

Program Year 2024 will allocate funds to: City of Burton, City of Davison, City of Fenton, City of Flushing, City of Grand Blanc, City of Linden, City of Mt Morris, City of Swartz Creek, Atlas Township, Davison Township, Flint Township, Flushing Township, Gaines Township, Genesee Township, Grand Blanc Township, Mt. Morris Township, Mundy Township, Richfield Township, Vienna Township, Village of Gaines, and Village of Goodrich.

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

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

Assistance and Tenant Based Rental Assistance programs are available to qualifying residents in participating communities, regardless of the specific geographic area.

ESG funds are also utilized by households throughout the county and are not geographically targeted. A majority of emergency shelters that receive ESG funds are located in the City of Flint, but still serve individuals from out-county communities. Funds for homelessness prevention are available to households at risk of homelessness in any of Genesee County's participating communities.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In Genesee County, addressing the demand for affordable housing, especially for extremely low- and low-income households, stands as a top priority. A significant inequality exists between the limited number of rental units within the financial reach of these households and the considerable need for housing. Additionally, there is a pressing need for affordable and accessible housing for individuals with physical disabilities and the expanding aging population in Genesee County. Expanding the available affordable housing units in the county continues to be a growing need given the current high rate of inflation combined with a highly competitive housing market, which is pushing home prices out of reach for many families.

One Year Goals for the Number of Households to be Supported	
Homeless	2,229
Non-Homeless	78
Special-Needs	5
Total	2,312

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	5
Rehab of Existing Units	38
Acquisition of Existing Units	0
Total	83

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Genesee County primarily delivers affordable housing options via its HOME Program. Community Development Housing Organizations (CHDO) leverage HOME funds to rehabilitate or build housing tailored to meet the requirements of special needs and low-income populations in Genesee County. Additionally, affordable housing initiatives are facilitated through the CDBG NPRR and NSP Programs. By utilizing CDBG and NSP funds, staff can acquire, renovate, and resell homes to low-to-moderate income households in Genesee County.

AP-60 Public Housing – 91.220(h)

Introduction

Genesee County does not administer a Public Housing Program. Please see the City of Flint’s Five-Year Consolidated Plan for information regarding public housing in Genesee County area. The City Consolidated Plan can be found at: <https://www.cityofflint.com/community-economic-development/>

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

Genesee County has no actions planned.

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

Genesee County has no actions planned.

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

N/A

Discussion

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

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

Introduction

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

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

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

By coordinating efforts among agencies dedicated to ending homelessness and ensuring an accurate count of those requiring assistance, we can realistically achieve the objective of ending homelessness in Genesee County. GCMPC is committed to ensuring an ample supply of both permanent and temporary housing to make certain that every individual in Genesee County has shelter throughout the year. Genesee County's homeless shelters provide several programs tailored to place our most vulnerable populations into permanent housing. The GCMPC aims to enhance the capacity of these programs through various HUD funding sources.

A portion of the Emergency Solutions Grant funds received by Genesee County is allocated to support case management services. This enables homeless individuals to undergo individual needs assessments, ensuring they receive the essential resources. Agencies within the Continuum of Care include a street outreach component that involves collaborating with unsheltered homeless individuals to identify and address their needs. The One Stop Housing Center, operated by Catholic Charities of Genesee and Shiawassee Counties, serves as the initial point of contact for homeless assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

Genesee County's emergency shelter and transitional housing programs, supported by the Continuum of Care, feature skilled case managers conducting individual assessments and housing case plans for each client. These case managers collaborate with clients to identify their set goals. A significant portion of the ESG funding in Genesee County is allocated to sustain the operations of emergency shelters. This funding is directed to eligible agencies that manage various shelter and transitional housing units, accommodating individuals in the process of transitioning from homelessness. Traverse Place program of Genesee County Youth Corp offers quality transitional housing for homeless youth from 17 to 21 years of age. This program can go up to 21 months and provides help to homeless teens getting them on their feet and learning life skills.

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 assist homeless individuals, particularly those facing chronic homelessness, families with children, veterans, and unaccompanied youth, in transitioning to permanent housing and achieving independent living. Shelter of Flint specializes in providing permanent supportive housing for clients dealing with emotional, mental, and physical disabilities. My Brother's Keeper operates the Veteran Emergency Housing and Therapeutic Services (VETHS) program, which delivers residential, recovery, and rehabilitative services to homeless veterans. Additionally, the Genesee County Youth Corporation REACH program offers crisis intervention, counseling, information and referral services, along with emergency shelter, for youth aged 10-17 and their families.

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, particularly for individuals discharged from publicly funded institutions and care systems, Genesee County agencies employ a combination of resources like DHS, and agency resources such as United Way, Salvation Army, Catholic Charities, and GCCARD, for prevention assistance funding. These services encompass aid for security deposits, first month's rent, utility deposits, utility arrearages, and rent arrearages. Metro Community Development provides Tenant-Based Rental Assistance for individuals aged 18-24 who have aged out of foster care or may be confronting other challenges leading to homelessness.

Discussion

Emergency Solutions Grant funding helps GCMPC support the Continuum of Care in assisting individuals and families dealing with homelessness or who are at risk of becoming homeless.

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

Introduction:

GCMPC will continue to administer programs that help low-and moderate-income individuals and families afford homes, through tenant based rental assistance (TBRA), down payment assistance, low-income housing activities, or rehabilitation and new construction of affordable homes. GCMPC will also assist local units of government to remove any barriers created by public policies that are detrimental to the development of affordable housing.

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 about the benefits of including affordable housing in their planning efforts. Utilizing census and other resource data, GCMPC aims to illustrate the need for local government units to take part in public policies supporting affordable housing into various aspects, such as land use controls, tax policies, zoning ordinances, building codes, fees and charges, and growth limitations. GCMPC seeks to inspire citizens to actively participate in policy changes within their communities. Despite lacking legal authority over locally created policies, the GCMPC staff is happy to collaborate with communities in altering policies that remove the negative effects caused by policies currently in place.

To further encourage the changing of policies and educate residents on affordable housing, Genesee County has created a County-wide combined plan called Genesee County: Our County, Our Future to address community development, transportation, and environmental needs across the County. This plan will serve as a tool for residents and local officials to use when participating in the decision-making process for their community. Topics such as affordable housing and zoning, as well as many others are included and discussed in the Genesee County: Our County, Our Future. Additionally, GCMPC staff actively co-lead the Regional Housing Partnership Action Plan, addressing eight priority areas: Equity and Racial Justice, Housing Ecosystem, Preventing and Ending Homelessness, Housing Stock, Older Adult Housing, Rental Housing, Communication and Education, and Homeownership.

Discussion:

During the Consolidated Planning process, GCMPC staff surveyed housing conditions throughout the County. Staff organized and analyzed the results, then passed along individualized data to each of the local units of government to use in project planning. During the Regional Housing Partnership planning process During the Consolidated Planning process, GCMPC staff played a key role in coordinating stakeholder meetings and open house sessions. These efforts aimed to gather insights and

collaboratively identify suitable goals and strategies on a regional scale to address housing challenges.

AP-85 Other Actions – 91.220(k)

Actions planned to foster and maintain affordable housing

The Home Improvement Program (HIP) provides necessary repairs to owner-occupied housing units, which allows homeowners to stay in their homes without increasing monthly housing costs. The HIP will also help keep seniors in their homes with installing ADA accessible ramps or improvements when necessary. Staying in a home is typically more affordable than going into a nursing home or assisted living facility. The CDBG funded Neighborhood Purchase/Rehab/Resale Program allows low-to-moderate income households to obtain affordable housing through the sale of rehabilitated homes.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

GCMPC has processes and policies in place to guide the structure of program, project and activity delivery systems. These formal and informal agreements with County Departments, local governments, local service agencies, contractors, lending institutions and others allow GCMPC to run HUD programs effectively and efficiently.

GCMPC strives to find ways to improve the delivery systems to provide better services to those engaged in our programs. There are always ways to improve and GCMPC continues to look for ways to make application submission procedures, program requirements and monitoring processes as simple as possible for our developers, subrecipients, contractors and others that help us reach the goals identified in this Plan.

GCMPC has incorporated the Neighborly Software program to help administer CDBG, HOME and ESG

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

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

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

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

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

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

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

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

Less than \$15,000 5 years

\$15,000 to \$40,000 10 years

Over \$40,000 15 years

New Construction 20 years

Owner Occupied Single Family Housing Rehab (Home Improvement Program)

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

Down Payment Assistance (DPA)

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

2) In the event of a sale or a foreclosure of a HOME DPA property, the County will institute net proceeds procedures to recover its DPA investment. If net proceeds are insufficient to recapture the full HOME investment, GCMPC will share the net proceeds. In circumstances where the net

proceeds are less than the County's contributions to the buyer for the purchase of the property, the County shall receive the net proceeds that are available, in order to meet the requirements of 24 CFR 92.254 (a)(5)(ii).

3) 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:

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

No debt will be refinanced using HOME funds.

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)).

N/A

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)).

N/A

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).

N/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.

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

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

GCMPC staff sends out a yearly ESG application to the members of the Continuum of Care. Staff reviews and scores applications based on the criteria outlined in the application. Staff then determines recommended funding allocations for each agency and takes recommendations to the Continuum of Care Executive Committee. After the Executive Committee has approved the funding allocations, staff takes recommendations to the full Continuum of Care and through the County's Board approval process. Any private nonprofit organization including community and faith-based organizations is able to apply for ESG funds, as long as they are a participating member in the Continuum of Care.

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

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

5. Describe performance standards for evaluating ESG.

The process for evaluating ESG activities will involve a review of an array of data including: 1) agency

budgets, 2) staff reports on prior year activity, 3) number of clients assisted by the agency, 4) review of exit data (housing and steps towards self-sufficiency), and 5) review of third party audits.

ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities.



2024 Action Plan List of Projects

2024 Community Development Block Grant (CDBG) Program (\$1,770,505*)

*Funding amounts are estimates based on 2023 awards

Genesee County – 2024 CDBG Planning and Administration

Genesee County Metropolitan Planning Commission shall provide Community Development Block Grant funding for Planning and Administration of CDBG projects. This activity will be funded with **\$354,101** of **2024** Genesee County CDBG funds.

Genesee County – 2024 CDBG Home Improvement Program (HIP)

Genesee County shall provide funding for the Community Development Block Grant Home Improvement Program throughout Genesee County. This activity will be funded with **\$714,741** of **2024** Genesee County CDBG funds.

Atlas Township – Senior Programming

Atlas Township shall provide funding for Senior Programs, through the township hall, located at 7386 S. Gale Road, Grand Blanc, MI 48439. Funded programs and activities include but are not limited to exercise and nutrition programs, Senior Newsletter publishing, senior transportation through Your Ride, and meals. This activity will be funded with **\$740** of **2024** Genesee County CDBG funds.

Atlas Township – Historic Preservation

Atlas Township shall fund improvements to a property with historical significance located at 10219 Hegel Road, Goodrich, MI 48438. Improvements include items that are a threat to public safety, including the foundation, as well as the airflow/furnace system. The structural integrity of the building is at risk, and these improvements will allow for safe and continued access to the building for the public. The Township will also ensure that the building is registered on the National Register of Historic Places. This activity will be funded with **\$50,000** of **2024** Genesee County CDBG funds.

City of Burton – Senior Center Operations

The City of Burton shall provide funding for operational costs at the Burton Area Senior Center located at 3410 S. Grand Traverse Street, Burton, MI 48529. This activity will be funded with **\$20,121** of **2024** Genesee County CDBG funds.

COMMUNITY DEVELOPMENT PROGRAM



City of Davison – Infrastructure Improvements

The City of Davison shall 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 **2024** Genesee County CDBG funds.

City of Fenton – Senior Programming

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

This activity will be funded with **\$3,333** of **2024** Genesee County CDBG funds.

City of Fenton – Blight Elimination and Prevention

The City of Fenton shall fund the demolition of a blighted property located at 106 N. Pine St, Fenton, MI 48430.

This activity will be funded with **\$65,000** of **2024** Genesee County CDBG funds.

City of Flushing – Removal of Architectural Barriers

The City of Flushing shall provide funding to replace deteriorating and non-compliant picnic tables with ADA-compliant picnic tables in Riverview, Bonnieview and Mutton Parks.

This activity will be funded with **\$24,463** of **2024** Genesee County CDBG funds.

City of Grand Blanc – Senior Center Operations

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

This activity will be funded with **\$2,366** of **2024** Genesee County CDBG funds.

City of Grand Blanc – Infrastructure Improvement

The City of Grand Blanc shall fund the installation of bus stop covers and benches along the MTA route in low-to-moderate income areas of the City. Project pending approval based on selected locations.

This activity will be funded with **\$13,871** of **2024** Genesee County CDBG funds.

City of Linden – Senior Center Operations

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

This activity will be funded with **\$1,659** of **2024** Genesee County CDBG funds.

City of Linden – Removal of Architectural Barriers

The City of Linden shall provide funding to make ADA-accessibility improvements to the community gazebo in the Mill Pond Area. Currently there are only stairs, and the city is

proposing to remove the stairs and install a ramp system that would allow anyone to access the gazebo.

This activity will be funded with **\$28,200** of **2024** Genesee County CDBG funds.

City of Mt. Morris – Public Facility Improvement

The City of Mt. Morris shall fund improvements to the Community Room located in the Mt. Morris Library at 685 Van Buren Avenue, Mt. Morris, MI 48458. Improvements will include lighting, paint, tables, chairs, and fixtures.

This activity will be funded with **\$1,000** of **2024** Genesee County CDBG funds.

City of Swartz Creek – Senior Center Operations

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

This activity will be funded with **\$2,101** of **2024** Genesee County CDBG funds.

Davison Township – Food Pantry Assistance

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

This activity will be funded with **\$893** of **2024** Genesee County CDBG funds.

Flint Township – Senior Center Food Pantry

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

This activity will be funded with **\$20,000** of **2024** Genesee County CDBG funds.

Flint Township – Crime & Fire Prevention

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

This activity will be funded with **\$5,000** of **2024** Genesee County CDBG funds.

Flushing Township – Senior Center Operations

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

This activity will be funded with **\$1,667** of **2024** Genesee County CDBG funds.

Flushing Township – Blight Removal and Prevention

Flushing Township shall fund the demolition of two blighted properties located at 10221 W. Coldwater Road and 10237 W. Coldwater Road, Flushing, Michigan 48433.

This activity will be funded with **\$49,417** of **2024** Genesee County CDBG funds.

Gaines Township – Senior Center Operations

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

This activity will be funded with **\$14,743** of **2024** Genesee County CDBG funds.

Genesee Township – Senior Center Operations

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

This activity will be funded with **\$15,350** of **2024** Genesee County CDBG funds.

Genesee Township – Bight Elimination and Prevention

Genesee Township shall fund the demolition of blighted properties at the following locations: 1172 E. Humphrey Ave, 1104 Dorothy St, 1056 E. Cass Ave, 1373 E. Downey Ave, 1306 E. Genesee Ave, 1033 Clovis Ave, 1357 E. Downey Ave.

This activity will be funded with **\$169,200** of **2024** Genesee County CDBG funds.

Grand Blanc Township – Senior Center Operations

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

This activity will be funded with **\$4,800** of **2024** Genesee County CDBG funds.

Grand Blanc Township – Parks Programming

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

This activity will be funded with **\$2,667** of **2024** Genesee County CDBG funds.

Grand Blanc Township – Public Facility Improvements

Grand Blanc Township shall fund the installation of multiuse courts behind the Grand Blanc Senior Center located at 12632 Pagels Drive, Grand Blanc, MI 48439. The multiuse courts will be utilized by seniors for shuffleboard, pickle ball and other outdoor programming.

This activity will be funded with **\$18,000** of **2024** Genesee County CDBG funds.

Grand Blanc Township – Public Facility Improvements

Grand Blanc Township shall fund the replacement of exterior doors, frames, all related hardware, and the incorporation of ADA-accessibility features at the Grand Blanc Senior Center located at 12632 Pagels Drive, Grand Blanc, MI 48439.

This activity will be funded with **\$8,000** of **2024** Genesee County CDBG funds.

Legal Services of Eastern Michigan – Fair Housing

Legal Services of Eastern Michigan shall 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 **2024** Genesee County CDBG funds.

Mt. Morris Township – Senior Center Operations

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

This activity will be funded with **\$6,667** of **2024** Genesee County CDBG funds.

Mt. Morris Township – Youth Programming

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

This activity will be funded with **\$3,333** of **2024** Genesee County CDBG funds.

Mt. Morris Township – Job Training

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

This activity will be funded with **\$10,000** of **2024** Genesee County CDBG funds.

Mt. Morris Township – Blight Elimination and Prevention

Mt. Morris Township shall fund the demolition and clearance of blighted properties in targeted areas of the township. The addresses for these properties are: 1430 W. Carpenter Rd, 2311 Bates Rd, 4074 N. Jennings Rd, and 1074 W. Carpenter Rd.

This activity will be funded with **\$40,000** of **2024** Genesee County CDBG funds.

Mundy Township – Vocational Independence Program

Mundy Township shall provide funding to the Vocational Independence Program (VIP) for training for disabled persons at 5069 Van Slyke Road, Flint, MI 48507.

This activity will be funded with **\$5,097** of **2024** Genesee County CDBG funds.

Mundy Township – Parks Programming for Disabled Persons

Mundy Township shall provide funding to the Miracle League of Greater Flint (MLGF) for operational expenses associated with the creation of a baseball program for 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 **\$5,097** of **2024** Genesee County CDBG funds.

Richfield Township – Senior Center Operations

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

This activity will be funded with **\$6,216** of **2024** Genesee County CDBG funds.

Richfield Township – Food Pantry Assistance

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

This activity will be funded with **\$500** of **2024** Genesee County CDBG funds.

Vienna Township – Senior Center Operations

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

This activity will be funded with **\$7,306** of **2024** Genesee County CDBG funds.

Vienna Township – Removal of Architectural Barriers

Vienna Township shall fund the replacement of ADA doors at the east entrance of Vienna Township Hall located at 3400 W. Vienna Road, Clio, MI 48420. The current doors have been repaired on multiple occasions, and this improvement will provide consistent and safe entry to the Township hall for seniors and disabled residents.

This activity will be funded with **\$20,000** of **2024** Genesee County CDBG funds.

Village of Gaines – Senior Center Operations

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

This activity will be funded with **\$1,667** of **2024** Genesee County CDBG funds.

Village of Goodrich – Senior Programming

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

This activity will be funded with **\$996** of **2024** Genesee County CDBG funds.

Village of Goodrich – Historic Preservation

Village of Goodrich shall fund improvements to a property with historical significance located at 10219 Hegel Road, Goodrich, MI 48438. Improvements include items that are a threat to public safety, including the foundation, as well as the airflow/furnace system. The structural integrity of the building is at risk, and these improvements will allow for safe and continued access to the building by the public. The Village will also ensure that the building is registered on the National Register of Historic Places. This activity will be funded with **\$10,000** of **2024** Genesee County CDBG funds.

HOME Investment Partnership (HOME) Program (\$932,209*)

*Funding amounts are estimates based on 2023 awards

HOME Planning and Administration

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

This activity will be funded with **\$93,221** of total grant of **2024** Genesee County HOME funds.

Genesee County – 2024 HOME Down Payment Assistance (DPA)

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

This activity will be funded with **\$20,000** of 2024 Genesee County HOME funds.

Genesee County – 2024 HOME Genesee County Youth Corporation Tenant Based Rental Assistance (TBRA)

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

This activity will be funded with **\$118,823** of **2024** Genesee County HOME funds.

Genesee County - 2024 HOME Metro Community Development Tenant Based Rental Assistance (TBRA)

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

This activity will be funded with **\$31,403** of **2024** Genesee County HOME funds.

Genesee County – 2024 Housing Activities

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

This activity will be funded with **\$688,762** of **2024** Genesee County HOME funds.

Emergency Solutions Grant (ESG) Program (\$159,068*)

*Funding amounts are estimates based on 2023 awards

Genesee County – 2024 Emergency Solutions Grant Planning and Administration

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

This activity will be funded with **\$11,930** of total grant of **2024** Genesee County ESG funds.

Family Promise of Genesee County – Homelessness Prevention

Family Promise of Genesee County shall pay for rent/utility arrearages, security deposits, case management services, and eviction prevention to assist with housing stabilization.

This activity will be funded with **\$7,516** of **2024** Genesee County ESG funds.

GCCARD – Homelessness Prevention

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

This activity will be funded with **\$18,372** of **2024** Genesee County ESG funds.

Catholic Charities – Homelessness Prevention

Catholic Charities shall 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 **\$7,516** of **2024** Genesee County ESG funds.

Shelter of Flint - Emergency Shelter

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

This activity will be funded with **\$26,723.50** of **2024** 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 **\$20,997** of **2024** Genesee County ESG funds.

Genesee County Youth Corporation - Emergency Shelter

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

This activity will be funded with **\$26,723.50** of **2024** Genesee County ESG funds.

YWCA - Emergency Shelter

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

This activity will be funded with **\$20,997** of **2024** Genesee County ESG funds.

My Brother's Keeper - Rapid Rehousing

My Brother's Keeper shall pay for case management services, assisting homeless individuals relocate to permanent housing.

This activity will be funded with **\$20,434** of **2024** Genesee County ESG funds.

Greater Flint Health Coalition - HMIS

Greater Flint Health Coalition shall pay salaries for operators of the Homeless Management Information System (HMIS).

This activity will be funded with **\$7,953** of **2024** Genesee County ESG funds.



GENESEE COUNTY
METROPOLITAN PLANNING
COMMISSION

MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Damon Fortney, Lead Planner
Genesee County Metropolitan Planning Commission

DATE: March 28, 2024

SUBJECT: **2025-2027 CDBG Call for Projects**

Staff held a call for Community Development Block Grant (CDBG) projects for Program Years 2025-2027. Staff reviewed applications for eligibility and worked with local units of government to obtain details necessary for the environmental review process. The projects are currently undergoing final environmental review. The list of eligible projects and proposed funding amounts are attached for 2025-2027. Funding amounts are estimates based on current funding levels and are subject to change depending on actual allocations received from HUD. The list represents a total of over \$2.6 million in investments across Genesee County. These projects will contribute a positive impact towards Genesee County's common priorities, as shown below.



Derek Bradshaw, Director Christine Durgan, Assistant Director
COMMUNITY DEVELOPMENT PROGRAM

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County Priority	Number of Projects	Amount
Healthy, Livable & Safe Communities	42	\$1,478,621
Healthy, Livable & Safe Communities + Community Growth	17	\$763,598
Healthy, Livable & Safe Communities + Long Term Financial Stability	4	\$143,530
Healthy, Livable & Safe Communities + Inclusive, Collaborative Culture	5	\$137,314
Healthy, Livable & Safe Communities + Inclusive, Collaborative Culture + Community Growth	5	\$114,000
Total	73	\$2,637,063

At this time, staff is requesting approval from the Allocation Committee of the attached list of CDBG activities for Program Years 2025-2027 pending final environmental review and receipt of funding from HUD.

LUG	Project Name	2025 Funds	2026 Funds	2027 Funds	Detailed Description
Atlas Township	Senior Services	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	Senior services through the township offices (7386 Gale Rd, Grand Blanc MI 48439) including transportation, emergency radios, smoke/carbon monoxide detectors, meals, and other services as needed by residents.
Atlas Township	Historic Preservation			\$ 48,088.00	Historic Preservation of the Goodrich Library/Lyceum Building (10237 Hegel Rd, Goodrich MI 48438). Work to include repairs to windows, plaster, foundation, elevator, and fire escape.
City of Burton	Infrastructure Improvements	\$ 201,442.00			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.
City of Burton	Public Facility Improvements		\$ 27,978.00		Improvements to Water Tower Park (2029 E. Bristol Rd, Burton MI 48529). Replace the playscape, increase shade, add ADA accessible amenities, improve mulch, and add trashcans to reduce blight.
City of Burton	Senior Center Operations	\$ 16,787.00	\$ 16,787.00	\$ 16,787.00	Provide funding to the Burton Senior Center (3410 S. Grand Traverse St, Burton MI 48529) for operating costs including employee wages.
City of Davison	Infrastructure Improvements	\$ 37,193.00			Remove and replace deteriorated sections of sidewalk along Clark Street, east of M-15.
City of Fenton	Blight Elimination			\$ 65,036.00	Demolition of property owned by the City of Fenton due to blight conditions, the specific address is to be determined.
City of Fenton	Senior Services	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Partnership with Southern Lakes Parks & Recreation (SLPR) to provide senior programs such as lunches and events at the Community & Cultural Center (150 S. Leroy St, Fenton MI 48430)
City of Fenton	Home Improvement Program (HIP)			\$ 15,000.00	The city will contribute funds towards the Genesee County Home Improvement Program.
City of Flushing	Removal of Architectural Barriers			\$ 25,800.00	Renovation of the Tucker Pool building at Riverview Park (230 S Cherry St, Flushing MI 48433) to create a barrier free entryway and accessible restrooms.
City of Flushing	Removal of Architectural Barriers		\$ 25,000.00		Replace existing playground equipment to new ADA-compliant equipment at Riverview, Mutton, Bonnieview and River Road Parks.
City of Flushing	Public Facility Improvements			\$ 9,000.00	Addition of two windows to the Flushing Area Senior Center annex to allow for natural lighting (106 Elm St, Flushing MI 48433).
City of Flushing	Public Facility Improvements			\$ 7,000.00	Replacement of air conditioner and blower for the lunchroom at the Flushing Area Senior Center (106 Elm St, Flushing MI 48433)
City of Grand Blanc	Senior Center Operations	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	Provide funding to the Grand Blanc Senior Center (12632 Pagels Drive, Grand Blanc MI 48439) for operating costs including employee wages.
City of Grand Blanc	Public Facility Improvements		\$ 48,730.00		Lighting improvements along walking paths at Physician's Park (218 Reid Rd, Grand Blanc MI 48439) for improved safety and security.
City of Linden	Public Facility Improvements		\$ 26,142.00		Reconstruction of restroom facilities at the Linden Community Center (105 Mill St, Linden MI 48451) to improve accessibility and provide outdoor access to restrooms.
City of Montrose	Infrastructure Improvements	\$ 26,263.00			Install new sidewalks and replace deteriorated sidewalks and ramps in the low/moderate-income area of the city.
City of Mt. Morris	Public Facility Improvements		\$ 6,530.00		Replace flooring in all bays of the Mt. Morris Fire Department (11649 N Saginaw St, Mt Morris MI 48458).
City of Mt. Morris	Public Facility Improvements		\$ 33,000.00		Install security cameras on the outside of Police Department (11649 N Saginaw St, Mt Morris MI 48458)
City of Mt. Morris	Public Facility Improvements			\$ 3,000.00	Beautification improvements to public facilities in the downtown area (intersection of Saginaw & Mt. Morris Roads).

City of Swartz Creek	Infrastructure Improvements	\$ 29,911.00			Install mid-block decorative street lighting at various locations in the downtown neighborhood of Swartz Creek.
City of Swartz Creek	Senior Center Operations	\$ 1,760.00	\$ 1,759.00	\$ 1,759.00	Provide funding to the Swartz Creek Senior Center (8095 Civic Dr, Swartz Creek MI 48473) for operating costs including wages, supplies and senior activities.
Clayton Township	Infrastructure Improvements	\$ 41,901.00			Improvements to Bristol Road between M-13 and Duffield Road including gravel resurfacing and ditching.
Clayton Township	Senior Center Operations	\$ 3,334.00	\$ 3,333.00	\$ 3,333.00	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.
Davison Township	Infrastructure Improvements		\$ 125,000.00		Asphalt Resurfacing of Gale Road between Lapeer Road and the Railroad crossing south of Davison Road.
Davison Township	Senior Center Furnaces			\$ 29,657.00	Replacement of three furnace units with new high-efficiency units at the Davison Senior Center (10135 Lapeer Rd, Davison MI 48423).
Fenton Township	Senior Services	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Provide funding to Southern Lakes Parks & Recreation for program fees for senior recreation programs.
Fenton Township	Infrastructure Improvements	\$ 86,100.00			Resurfacing of the following streets: Butcher Road from Fenton Rd to the county line, Firestone Drive and Firestone Court.
Flint Township	Senior Food Pantry	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	Provide funding to the Carman-Ainsworth Senior Food Pantry (2071 S. Graham Road, Flint, MI 48532) for purchasing food and essential supplies for seniors residing in Flint Township.
Flint Township	Crime and Fire Prevention	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Provide funding for crime and fire prevention activities and the distribution/installation of carbon monoxide and smoke detectors for low-to-moderate income households.
Flint Township	Blight Elimination			\$ 45,000.00	Demolition of publicly-owned properties due to blight conditions, the specific address is to be determined.
Flint Township	Infrastructure Improvements			\$ 177,132.00	Street improvements, specific locations need to be determined.
Flushing Township	Senior Center Operations	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Provide funding to the Flushing Senior Center (106 Elm St, Flushing MI 48433) for operating costs including wages, supplies and senior activities.
Flushing Township	Removal of Architectural Barriers			\$ 25,000.00	Construct a handicap accessible kayak/canoe launch and remove existing barriers at the Flushing Township Nature Park (8301 N McKinley Rd, Flushing MI 48433)
Flushing Township	Public Facility Improvements		\$ 10,000.00		Replacement of the roof at the Flushing Senior Center (106 Elm St, Flushing MI 48433).
Flushing Township	Public Facility Improvements		\$ 10,000.00		Replacement of the roof over the annex of the Flushing Senior Center (106 Elm St, Flushing MI 48433).
Flushing Township	Blight Elimination			\$ 34,851.00	Demolition of publicly-owned properties due to blight conditions, the specific address is to be determined.
Forest Township	Public Facility Improvements			\$ 20,000.00	Provide electricity to the pavilion located behind the Forest Township Senior Center (130 E. Main St, Otisville MI 48463), and installation of lights along pathway to the pavilion.
Forest Township	Public Facility Improvements			\$ 16,977.00	Replacement of the flooring at the Forest Township Senior Center (130 E. Main St, Otisville MI 48463).
Gaines Township	Senior Center Operations	\$ 14,802.00	\$ 14,803.00	\$ 14,803.00	Provide funding to the Swartz Creek Senior Center (8095 Civic Dr, Swartz Creek MI 48473) for operating costs including wages, supplies and senior activities.
Genesee Township	Senior Center Operations	\$ 15,350.00	\$ 15,350.00	\$ 15,350.00	Provide funding to the Eastside Senior Center (3065 N Genesee Rd, Flint MI 48506) for operating costs including wages, supplies and senior activities.
Genesee Township	Public Facility Improvements	\$ 7,000.00			Replacement and installation of a commercial dishwasher at the Eastside Senior Center (3065 N Genesee Rd, Flint MI 48506).

Genesee Township	Blight Elimination			\$ 100,000.00	Demolition of publicly-owned properties due to blight conditions, the specific address is to be determined.
Genesee Township	Infrastructure Improvements		\$ 38,612.00		Resurfacing of Cornell Street from Saginaw St. to George St.
Grand Blanc Township	Senior Center Operations	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	Provide funding to the Grand Blanc Senior Center (12632 Pagels Drive, Grand Blanc MI 48439) for operating costs including employee wages, supplies and activities.
Grand Blanc Township	Infrastructure Improvements		\$ 217,639.00		Installation of new sidewalks along Saginaw Street between Hill Rd and Maple Rd.
LSEM	Fair Housing Center	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	Provide funding for testing and enforcement services provided by Legal Services of Eastern Michigan's Fair Housing Center (436 S. Saginaw St, Ste 101, Flint MI 48502).
Montrose Township	Infrastructure Improvements	\$ 44,683.00			Limestone resurfacing of Marshall Road and Morrish Road.
Mt Morris Township	Senior Center Operations	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	Provide funding to the Krapohl Senior Center (5473 Bicentennial Dr, Mt Morris MI 48458) for operating costs including employee wages, supplies, transportation and activities.
Mt Morris Township	Youth Programming	\$ 3,333.00	\$ 3,333.00	\$ 3,334.00	Provide funding to Kings Karate (G-5339 N. Saginaw, Flint MI 48505) for supplies, uniforms, training equipment and other related needs for low/moderate-income participants.
Mt Morris Township	Youth Programming	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	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.
Mt Morris Township	Infrastructure Improvements	\$ 50,000.00			Resurfacing of McAlpine Drive south of Stanley Road.
Mt Morris Township	Public Facility Improvements		\$ 16,095.00		Replacement of park benches within Bicentennial Park (G-5447 Bicentennial Drive, Mt. Morris MI 48458) located adjacent to the township municipal complex.
Mt Morris Township	Code Enforcement	\$ 20,667.00	\$ 20,667.00	\$ 20,666.00	Provide funding for code enforcement officer's wages and abatement activities at properties within the low/moderate-income areas of the township.
Mt Morris Township	Public Facility Improvements	\$5,000.00			Provide funding to the Greater Beecher Business District Association (1309 Coldwater Rd, Flint MI 48505) for neighborhood beautification and clean up events.
Mt Morris Township	Youth Programming	\$3,333.00	\$3,333.00	\$3,334.00	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.
Mundy Township	Public Facility Improvements	\$ 60,000.00			Provide funding for ADA-compliant picnic tables to be located at the Mundy Miracle Commons (1286 Hill Rd, Flint MI 48507).
Mundy Township	Blight Elimination			\$ 15,692.00	Demolition of publicly-owned properties due to blight conditions, the specific address is to be determined.
Mundy Township	Parks Programming	\$ 3,604.00	\$ 3,605.00	\$ 3,605.00	Provide funding for supplies, equipment, and staff training for the Miracle League of Greater Flint (MLGF). MLGF operates a barrier-free baseball field located in the Mundy Miracle Commons (1286 Hill Rd, Flint MI 48507).
Mundy Township	Senior Center Operations	\$ 7,208.00	\$ 7,209.00	\$ 7,209.00	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.
Richfield Township	Infrastructure Improvements	\$ 52,562.00			Limestone resurfacing of Carr Road between Oak Rd and Henderson Rd.
Richfield Township	Senior Center Operations	\$ 4,380.00	\$ 4,380.00	\$ 4,380.00	Provide funding to the Davison Senior Center (10135 Lapeer Rd, Davison MI 48423) for operating costs including employee wages, supplies and activities.

Thetford Township	Removal of Architectural Barriers		\$ 10,000.00		Removal of barriers to allow accessibility to the restrooms at the Clio Public Library (2080 W Vienna Rd, Clio MI 48420).
Thetford Township	Infrastructure Improvements			\$ 33,405.00	Install a new walking/bike bath along Saginaw Road between Dodge Rd and Frances Rd.
Vienna Township	Senior Center Operations	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Provide funding to the Clio Area Senior Center (2136 W Vienna Rd, Clio MI 48420) for operating costs including employee wages, supplies and activities.
Vienna Township	Public Facility Improvements		\$ 22,324.00		Replacement of tile flooring at the Clio Area Senior Center (2136 W Vienna Rd, Clio MI 48420).
Vienna Township	Public Facility Improvements	\$ 8,500.00			Installation of power door openers for 3 restrooms at the Clio Area Senior Center (2136 W Vienna Rd, Clio MI 48420).
Vienna Township	Public Facility Improvements		\$ 11,000.00		Replacement of the water heater at the Clio Area Senior Center (2136 W Vienna Rd, Clio MI 48420).
Vienna Township	Public Facility Improvements		\$ 30,000.00		Replacement of HVAC units at the Clio Area Senior Center (2136 W Vienna Rd, Clio MI 48420).
Village of Gaines	Removal of Architectural Barriers	\$ 10,000.00			Installation of ADA-compliant seating, picnic tables, and playground equipment at Peace Park (103 W Walker St, Gaines MI 48436)
Village of Goodrich	Historic Preservation	\$ 8,643.00			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.
Village of Goodrich	Senior Services	\$ 1,666.00	\$ 1,667.00	\$ 1,667.00	Senior services through the village offices (7338 S State Rd, Goodrich MI 48438) emergency radios, smoke/carbon monoxide detectors, first aid kits, and other supplies and services as needed by residents.
Village of Otisville	Infrastructure Improvements		\$ 10,000.00		Replace and install new sidewalks along M-15 between Athletic St and the north village limits.
		\$ 878,922.00	\$ 877,776.00	\$ 880,365.00	



MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Damon Fortney, Lead Planner
 Genesee County Metropolitan Planning Commission

DATE: March 28, 2024

SUBJECT: Grand Blanc Township Transfer Request

Grand Blanc Township is requesting to transfer all funds from its Parks Program project to the Senior Center Operations project. The township Board approved the request for this transfer at their February 20, 2024 Board meeting. This transfer will help the township to meet HUD spending deadlines. The 2023 Parks Program project will be cancelled and closed out with HUD.

Amount	From Project	To Project
\$2,667.00	2023 Grand Blanc Township Parks Program IDIS#: 2780 Acct#: 2340-704.17-899.000	2023 Grand Blanc Township Senior Center Operations IDIS#: 2779 Acct#: 2340-704.17-899.000

At this time, staff is recommending approval from the Allocation Committee for the Community Development Program fund transfer as shown above. This request will go to the Community & Economic Development Committee in April.

