

GENESEE COUNTY 2025-2029 CONSOLIDATED PLAN

Genesee County 2026 Annual Action Plan



Executive Summary

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

1. Introduction

The 2026 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 2025-2029 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 2026 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, obstacles 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 2026 Action Plan:

Goals

1. Improve Public Facilities and Infrastructure

Feedback indicated a high level of need for public facilities and infrastructure improvements. 48% of participants rated the need for overall street improvements highly, specifically maintaining and improving existing streets. One of the highest rated needs was access to high speed internet with over 47% of respondents of the community survey giving it a high priority rating. Also highly rated were new sidewalks/bike paths and improving existing flood and drainage infrastructure. This Plan will focus on improving public facilities/infrastructure that will primarily benefit low- to moderate-income households and areas.

2. Increase Homeownership

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

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 mortgages. Improving housing conditions for homeowners and renters will be done through code enforcement and the demolition of blighted properties primarily in low- to moderate-income areas.

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. As of early 2025, data collected by the CoC showed an increase in the number of homeless individuals needing services as compared to the same time period in 2024.

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

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

During Program Year 2025, GCMPC created positive results in many of the outcome categories determined in the 2025-2029 Consolidated Plan. The following is a summary of the results that were achieved within each program objective in PY 2025:

Decent Housing

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

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

Housing conditions for homeowners and renters: code enforcement activities took place in one community, 45 homeowner home improvements were completed, with 19 of those being senior citizen households

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

Suitable Living Environment

Improved functionality and appearance of public infrastructure: two communities used funds to repair a historic building; and one community installed new sidewalks

Improved public spaces: new ADA compliant doors were installed in two communities, and one community purchased ADA compliant picnic tables for their public spaces; one community purchased tables and chairs for their senior center; and one community made improvements to their community room

Increased public safety: three communities allocated funds towards removing blighted structures. A total of ten structures were removed. One community hosted a public safety event focused on crime and fire prevention activities.

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

Economic Opportunities

Enhanced employability of youth, seniors and individuals with special needs: youth programming and job training opportunities were implemented in one community

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

GCMPC requested participation and consultation in the development of the 2025-2029 Consolidated Plan from numerous parties including: citizens at-large, local housing providers and Community Housing Development Organizations; local government officials; non-profit and other agencies; human service providers; and the Continuum of Care and its members. Consultations provided an opportunity to meet one-on-one to discuss the needs of local service agency's clients. An electronic survey, asking participants to rate the needs of their community, was emailed to almost 1200 addresses on Genesee

County's public participation list, advertised on social media, and distributed during community engagement activities. Just over 650 residents responded to the survey. A select number of local units of government in Genesee County were consulted by staff to determine the needs of each community. The same survey was also disbursed through local agencies in an effort to yield feedback specifically from low- to moderate-income individuals. Consultation with several members of the Continuum of Care (CoC) was conducted with a sole focus on questions surrounding homelessness. The feedback gathered from the consultations and public input surveys were the basis for the goals identified in this Plan.

During the 2025-2027 CDBG application process, communities were required to hold a local public needs hearing on proposed projects for program years 2025-2027. Minutes were submitted with each application.

A public hearing was held on December 18, 2025 to garner input on the draft Action Plan including the housing and community development needs and the goals and priorities identified. A second public hearing will be held on March 3, 2026 to coincide with the 30-day public comment period. That public hearing's purpose is to invite members of the public to comment on the proposed 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 was informed that funding estimates were based on 2025 allocations and would be adjusted per 2026 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 18, 2025 to allow the public an opportunity to contribute ideas or comment on the 2026 project list: the December 2025 public hearing notice in the Flint Journal; the sign-in sheet from the December 2025 public hearing; a copy of the Flint Journal February, 2026 public hearing notice and public comment period (held February 16, 2026 through March 18, 2026); sign-in sheet from the March 3, 2026 public hearing, 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 February 16, 2026 and end on March 18, 2026 with a public hearing being held on March 3, 2026. The comment(s) received will be included in the attached public participation documents.

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

Comment(s) received from the public will be included in the attached public participation documents.

7. Summary

Genesee County's 2026 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, persons with illnesses, and other challenged populations.

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 2026 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 Materials 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 organizations.

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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 developing Genesee County’s Consolidated Plan and Annual Action Plans. In collaboration with various partners, GCMPC actively sought input throughout the Consolidated Planning process. Specifically, input was gathered on community needs with a focus on low- and moderate-income households, persons with illnesses, and individuals experiencing homelessness. GCMPC also solicited public input during the 2025–2029 Consolidated Plan public hearing held on March 20, 2025, and the 2026 Action Plan public needs hearing held on December 18, 2025.

Staff engaged in consultations with organizations and local units of government to better understand the housing and service needs of households across Genesee County. GCMPC staff regularly check in with subrecipients to address questions or concerns that may arise during the contract period. As part of the three-year application process for Community Development Block Grant (CDBG) funds, local units of government are required to conduct their own public needs hearings to determine project priorities. This process helps provide a clearer understanding of community development needs at the local level. Additionally, GCMPC staff conducted one-on-one consultations with local officials, housing providers, nonprofits, and other service providers to gain more direct insight into the needs of communities throughout Genesee County.

GCMPC also hosts grant refresher workshops for current and prospective subrecipients. These workshops provide information on grant components, eligibility requirements, and required documentation. The workshops have received positive feedback, as they help subrecipients develop project ideas and improve 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))

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

In 2025, GCMPC staff assisted with implementing the Senior Services Task Force, created by the Genesee County Board of Commissioners to assess the needs of older adults in the county and to make non-binding recommendations to the Board as to programmatic, service, and budgetary priorities for this population. This Task Force is operational for one year and meets once a month.

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

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

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

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

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

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

GCMPC collaborates with the CoC's lead agency on various initiatives and provides consultation throughout the ESG application process. In addition, staff keep the CoC informed of the progress of ongoing ESG-funded projects throughout the program year.

Genesee County staff are members of the CoC's Governance Council and Fiscal Workgroup Committee, which helps ensure staff remain informed about housing needs and better leverage projects supported by other funding sources. This collaborative approach ensures that ESG funds are directed toward addressing service gaps and achieving the greatest possible impact within the community.

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

3	Agency/Group/Organization	SHELTER OF FLINT
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	GCMPC staff collaborated with the Shelter of Flint to gather insights for the Action Plan. Key discussions centered on Genesee County's future vision, the housing needs of unsheltered households, and the importance of improving the allocation of funding opportunities.
4	Agency/Group/Organization	Genesee County Office of Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Genesee County Office of Senior Services to gather insights for the Action Plan. Key discussions addressed the need for improvements in transportation, public infrastructure, and the environment in Genesee County. Additionally, there was dialogue about expanding housing options for seniors before they require nursing home care.
5	Agency/Group/Organization	Legal Services of Eastern Michigan
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	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 obstacles 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.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Greater Flint Health Coalition	Genesee County is dedicated to creating housing opportunities and addressing the needs of households that are homeless or at risk of homelessness. Genesee County utilizes Emergency Solutions Grant and HOME Investment Partnership funds to support the goals outlined in the Continuum of Care's 10-year plan. The Continuum of Care's 10-Year Plan to End Homelessness is working towards the same goal as GCMPC is with the use of Emergency Solutions Grant (ESG) funds: to prevent homelessness. The Plan to End Homelessness is comprised of five goals: 1) Utilize quality data and enhance cooperation between agencies/programs to influence local planning, in alignment with state and federal initiatives for ending homelessness; 2) Expand supply of and ensure access to affordable and safe housing for homeless and/or at-risk individuals, families, children, and youth; 3) Strengthen and expand effort to prevent homelessness among individuals, families, children and youth, seniors, mental and physical illnesses, 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 an agenda, public will, and funding opportunities to end homelessness for individuals, families, children and youth.
Genesee County Master Plan	Genesee County Metropolitan Planning Commission	The Genesee County Master Plan is a comprehensive guide that outlines a vision for the county's next 20 years. This vision is shaped through an analysis of land use, transportation, housing, the environment, and infrastructure, as well as input from the public and local stakeholders.
Genesee County Parks and Recreation Commission	Genesee County Parks and Recreation Commission	The Genesee County Parks Plan highlights areas for improvement and identifies existing deficiencies. Enhancing public facilities, including parks, is a key priority in the Genesee County Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Genesee County Hazard Mitigation Plan	Office of Genesee County Sheriff, Emergency Management Manager	The goal of hazard mitigation is to prevent or reduce the impact of hazards on the community. Both the Genesee County Hazard Mitigation Plan Update and the Action Plan emphasize the importance of flood and drainage improvements, as well as water and sewer upgrades, recognizing that quality infrastructure is essential for safe and thriving communities. Environmental reviews are conducted to safeguard natural assets. In developing this plan, consultation with Genesee County's emergency manager helped assess the resiliency of housing for low-to-moderate-income residents against natural hazards.
Comprehensive Economic Development Strategy (CEDS)	Genesee County Metropolitan Planning Commission, Lapeer Economic Development Council, and Shiawassee	The CEDS provides a way for individuals, organizations, local governments, institutes of learning, and industry to engage in a meaningful discussion about what capacity building efforts would best serve economic development in the region.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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. As part of the 2025-2027 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 2025-2029 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 and outreach events were held at Crossroads Village and the Grand Blanc Senior Center. Over 650 surveys were filled out by the public.

Stakeholder Interviews

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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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 <small>OMB Control No: 2506-0117 (exp. 09/30/2021)</small>	658 residents responded	The survey aimed to assess the need for public services, infrastructure upgrades, homeless services, economic development initiatives, and the primary concerns of residents within their communities. The most significant needs identified were improvements to quality of life, including access to higher-paying jobs, quality education	None Annual Action Plan 2026	https://arcg.is/T9j010 20

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	Public Hearing	Non-targeted/broad community	Two public hearings will be conducted on December 18, 2025, and on March 3, 2026. One member of the public was in attendance during the December 18 hearing.	No comments were received.	None	

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	Newspaper Ad	Non-targeted/broad community	A public comment period will be held from February 16, 2026 to March 18, 2026 for the Action Plan. All comments received will be included in the Appendix pages.		None	

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)
4	Open House	Non-targeted/broad community	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. Two open houses were held to gather more responses.	116 responses received	None	

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 will be held from December 22, 2025 to February 23, 2026 for the Genesee County Master Plan. All comments received that are relevant to the Action Plan will be included in the Appendix pages.	Comments will be incorporated into the Genesee County Master Plan and the Action Plan if relevant. The Master Plan includes goals and spending priorities for community development projects as well as transportation and other projects.	None	https://survey123.arcgis.com/share/f2139f820b0b4ddab43407fc9caca4a7

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 estimates based on the allocation received in Program Year 2025. Once funding amounts are received for 2026, this section will be updated.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,820,353.00	150,000.00	0.00	1,970,353.00	7,281,412.00	CDBG funds often leverage local dollars.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	810,808.00	500,000.00	0.00	1,310,808.00	3,243,232.00	HOME funds may leverage funds from other federal programs.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,105.00	0.00	0.00	161,105.00	644,420.00	A 100% match is required for ESG funds, often fulfilled through non-cash contributions or local funds.

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 CDBG or other funds were used to demolish a blighted structure are also available for affordable housing projects. The Neighborhood Purchase Rehab-Resale (NPRR) Program will also continue GCMPC's partnership with the Land Bank to acquire appropriate properties for rehabilitation and resale to low-to-moderate income households throughout Genesee County.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Home Ownership	2025	2029	Affordable Housing		Housing Rehabilitation Down Payment Assistance	HOME: \$729,728.00	Homeowner Housing Added: 500 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Improve Public Facilities and Infrastructure	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Street, Sidewalk, and Broadband Improvements Parks, Recreation, and Community Facilities Public Facilities and Services Usable Improvements	CDBG: \$651,955.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Housing Conditions for Homeowners/Renters	2025	2029	Affordable Housing Non-Homeless Special Needs		Housing Rehabilitation Code Enforcement Usable Improvements	CDBG: \$610,963.00	Homeowner Housing Rehabilitated: 45 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
4	Address the Needs of Homeless and At-Risk Persons	2025	2029	Affordable Housing Homeless		Public Facilities and Services Emergency Shelters Supportive Services Fair Housing	ESG: \$161,105.00	Homeless Person Overnight Shelter: 629 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds Homelessness Prevention: 20 Persons Assisted
5	Promote Access to Public Services and Resources	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Parks, Recreation, and Community Facilities Public Facilities and Services Supportive Services Fair Housing	CDBG: \$190,819.00	Public service activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Home Ownership
	Goal Description	
2	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	
3	Goal Name	Improve Housing Conditions for Homeowners/Renters
	Goal Description	
4	Goal Name	Address the Needs of Homeless and At-Risk Persons
	Goal Description	
5	Goal Name	Promote Access to Public Services and Resources
	Goal Description	

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 2026.

Projects

#	Project Name
1	Genesee County Public Services
2	Genesee County Community Development (Admin)
3	Genesee County Public Improvements
4	Genesee County Acquisitions/Demolitions
5	Genesee County Code Enforcement
6	Genesee County Emergency Solutions Grant (ESG)
7	Genesee County HOME Planning and Administration
8	Genesee County Housing Activities
9	Genesee County HOME Down Payment Assistance (DPA)

Table 7 - Project Information

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

Funding for Program Year 2026 is allocated to all participating local units of government, consistent with Genesee County's three-year funding cycle. The communities, with assistance from GCMPC staff, identified activities based on public input, to address local needs and priorities that are consistent with the goals of this Plan. All funds are estimates based on funding received in 2025. Actual funding amounts will be updated once received from HUD. Projects will be adjusted to reflect the change as needed.

AP-38 Project Summary
Project Summary Information

1	Project Name	Genesee County Public Services
	Target Area	
	Goals Supported	Promote Access to Public Services and Resources
	Needs Addressed	Public Facilities and Services Supportive Services Fair Housing
	Funding	CDBG: \$190,819.00
	Description	Genesee County proposes to fund various public service projects to low to moderate income residents throughout the County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Through the proposed activities, Genesee County estimates that more than 28,000 low-and-moderate-income residents will benefit.

Location Description	
	Atlas Township- 7386 Gale Rd, Grand Blanc, MI 48439
	Burton Senior Center - 3410 S. Grand Traverse, Burton, MI 48529
	Fenton Community Center - 150 S. Leroy, Fenton, MI 48430
	Grand Blanc Senior Center - 12632 Pagels Dr. Grand Blanc, MI 48439
	Swartz Creek Area Senior Center - 8095 Civic Drive, Swartz Creek, MI 48473
	Flushing Area Senior Center -106 Elm Street, Flushing, MI 48433
	Carman-Ainsworth Senior Center- 2071 S Graham Rd, Flint, MI 48532
	Flint Township Police Department - 5200 Noroko Dr. Flint, MI 48507
	Eastside Senior Center- 3065 N Genesee Rd, Flint, MI 48506
	Legal Services of Eastern Michigan - 436 S. Saginaw Street, Flint, MI 48502
	Kraphol Senior Center - G-5473 Bicentennial Drive, Mt. Morris, MI 48458
	King Karate Youth Program - 5339 N. Saginaw Street, Flint, MI 48505
	Salvation Army LIFE Center- 1475 Coldwater Rd, Flint MI 48505
	Beecher Community Development Council- 1309 Coldwater Rd, Flint MI 48505
	Miracle League of Greater Flint- 1286 Hill Road, Mundy Township, MI 48507
	Mundy Township Senior and Enrichment Center- 1286 Hill Rd, Flint, MI 48507
	Davison Area Senior Center - 10135 Lapeer Road, Davison, MI 48423
	Clio Area Senior Center - 2136 W. Vienna Road, Clio, MI 48420
	Village of Goodrich Office - 7338 S. State Rd, Goodrich, MI 48438

	Planned Activities	Atlas Township- Senior Services Burton Senior Center - Senior Center Operations Fenton Community Center - Senior Programming Grand Blanc Senior Center - Senior Center Operations Swartz Creek Area Senior Center - Senior Center Operations Flushing Area Senior Center -Senior Center Operations Carman-Ainsworth Senior Center- Food Pantry Assistance Flint Township Police Department - Crime and Fire Prevention Eastside Senior Center- Senior Center Operations Legal Services of Eastern Michigan - Fair Housing Activities Kraphol Senior Center - Senior Center Operations King Karate Youth Program - Youth Programming Salvation Army LIFE Center- Youth Programming Beecher Community Development Council- Youth Programming Miracle League of Greater Flint- Parks Programming Mundy Township Senior and Enrichment Center- Senior Center Operations Davison Area Senior Center - Senior Center Operations Clio Area Senior Center - Senior Center Operations Village of Goodrich Office - Senior Programming
2	Project Name	Genesee County Community Development (Admin)
	Target Area	
	Goals Supported	Improve Public Facilities and Infrastructure Improve Housing Conditions for Homeowners/Renters Promote Access to Public Services and Resources
	Needs Addressed	
	Funding	CDBG: \$366,616.00
	Description	The Genesee County Metropolitan Planning Commission shall provide Community Development grant funding for the Planning and Administration of CDBG projects.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	324 South Saginaw St, Flint, MI 48502
	Planned Activities	Genesee County 2026 Planning and Administration
3	Project Name	Genesee County Public Improvements
	Target Area	
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Street, Sidewalk, and Broadband Improvements Parks, Recreation, and Community Facilities Usable Improvements
	Funding	CDBG: \$651,955.00
	Description	Genesee County proposes to fund various public improvement projects for low to moderate income residents throughout the County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Throughout the proposed projects, Genesee County estimates that 20,000 individuals will benefit.

Location Description	
	City of Burton - Water Tower Park: 2029 E. Bristol Rd, Burton MI 48529
	City of Flushing - Riverview, Mutton, Bonnieview and River Road Parks
	City of Grand Blanc – Public Facility/Infrastructure Improvement- City of Grand Blanc
	City of Linden - Loose Senior Center: 707 N Bridge St, Linden, MI 48451
	City of Mt. Morris- Mt. Morris Police and Fire Department: 11649 N Saginaw St, Mt Morris MI 48458
	Davison Township- Gale Road between Lapeer Road and the Railroad crossing south of Davison Road
	Flushing Township- Flushing Senior Center: 106 Elm St, Flushing MI 48433
	Genesee Township- Cornell Street from Saginaw St. to George St.
	Grand Blanc Township- Hill Road between Knollwood Apts and ELGA
	Thetford Township- Clio Public Library: 2080 W Vienna Rd, Clio MI 48420
	Vienna Township- Clio Area Senior Center: 2136 W Vienna Rd, Clio MI 48420
	Village of Otisville - Griswold Park

	Planned Activities	<p>City of Burton - Public Facility Improvements</p> <p>City of Flushing - Usable Improvements</p> <p>City of Grand Blanc – Public Facility/Infrastructure Improvement</p> <p>City of Linden - Infrastructure Improvements</p> <p>City of Mt. Morris- Public Facility Improvements</p> <p>Davison Township- Infrastructure Improvements</p> <p>Flushing Township- Public Facility Improvements</p> <p>Genesee Township- Infrastructure Improvements</p> <p>Grand Blanc Township- Infrastructure Improvements</p> <p>Thetford Township- Usable Improvements</p> <p>Vienna Township- Public Facility Improvements</p> <p>Village of Otisville - Infrastructure Improvements</p>
4	Project Name	Genesee County Acquisitions/Demolitions
	Target Area	
	Goals Supported	Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Demolition, Clearance, and Remediation
	Funding	CDBG: \$16,095.00
	Description	Genesee County proposes to fund various acquisition projects for spot blight and demolition throughout the County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Genesee County estimates that one vacant unit will be demolished.
	Location Description	Address to be determined.
	Planned Activities	Address to be determined.
5	Project Name	Genesee County Code Enforcement
	Target Area	
	Goals Supported	Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$20,667.00

	Description	Genesee County proposes to fund various code enforcement projects in low to moderate income areas throughout the County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Through the proposed activities, Genesee County estimates that 200 households will benefit.
	Location Description	Mt Morris Township- various low to moderate income locations throughout the Township.
	Planned Activities	Mt Morris Township- Code Enforcement
6	Project Name	Genesee County Emergency Solutions Grant (ESG)
	Target Area	
	Goals Supported	Address the Needs of Homeless and At-Risk Persons
	Needs Addressed	Emergency Shelters Supportive Services
	Funding	ESG: \$161,105.00
	Description	Emergency Solutions Grant funding for emergency shelters, homelessness prevention, and rapid rehousing activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Through the proposed project, Genesee County estimates that 1,000 low and moderate income households will benefit.
	Location Description	
	Planned Activities	Homelessness Prevention Emergency Shelter Rapid Rehousing HMIS
7	Project Name	Genesee County HOME Planning and Administration
	Target Area	
	Goals Supported	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters

	Needs Addressed	Housing Rehabilitation Fair Housing Production of New Units
	Funding	HOME: \$81,080.00
	Description	Genesee County shall provide funding for HOME Planning and Administration for HOME projects throughout Genesee County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	324 South Saginaw St, Flint, MI 48502
	Planned Activities	
8	Project Name	Genesee County Housing Activities
	Target Area	
	Goals Supported	Increase Home Ownership Improve Housing Conditions for Homeowners/Renters
	Needs Addressed	Housing Rehabilitation Production of New Units
	Funding	HOME: \$709,728.00
	Description	Genesee County proposes to fund the development of affordable housing units.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Genesee County estimates that 500 new affordable units will be constructed.
	Location Description	In eligible areas, to be determined.
	Planned Activities	In eligible areas, 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: \$20,000.00

Description	Genesee County will fund 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

AP-50 Geographic Distribution – 91.220(f)

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

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 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. CDBG allocations are made to the local units, and decisions for spending are determined at the local level because local officials and residents know the needs of their communities. The City of Flint receives their own allocation of HUD funds, so they do not receive funding from Genesee County.

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	80
Non-Homeless	30
Special-Needs	15
Total	125

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	13
The Production of New Units	30
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	47

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

Discussion

Genesee County will continue to focus on increasing the housing stock and expanding affordable rental and homeownership opportunities. Through the Housing Impact Fund, Genesee County plans to open another call for projects in 2026 to support housing development across the 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 within Genesee County. The Consolidated Plan can be found at: https://www.cityofflint.com/wp-content/uploads/2023/05/Draft_3YRCP_Flint_Revised05152023.pdf.

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

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

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

Discussion

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

Introduction

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

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

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

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 supports case management services, ensuring that homeless individuals have their needs assessed and receive the necessary resources. Additionally, agencies within the Continuum of Care conduct street outreach to engage with unsheltered homeless individuals, assess their needs, and connect them with appropriate support services. The goal is to reduce the number of households staying in shelter by providing more permanent housing solutions.

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 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 illnesses. 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, Genesee Community Health Center, 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 and REACH Resource Service provide 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:

The HOME Investment Partnership and Emergency Solutions Grants provide essential funding that enables GCMPC to support the Continuum of Care in assisting individuals and families experiencing homelessness or at risk of becoming homeless.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

GCMPC will continue to educate local jurisdictions on the benefits of incorporating affordable housing into their planning efforts. Partnerships with the Michigan Association of Planning have encouraged local units of government in Genesee County and the region to update their master plans to include zoning reforms that make it easier to develop the housing communities want and need. By providing this resource, GCMPC aims to encourage local units of government to pursue policy changes within their communities. While the County has no legal authority over local policies, staff remain committed to working collaboratively with communities to amend policies that negatively affect housing affordability. To further promote policy changes and educate residents on affordable housing, Genesee County has updated its countywide comprehensive plan, Genesee County: Our County, Our Future. This plan addresses community development, transportation, and solid waste needs across the County and serves as a resource for residents and local officials in decision-making processes. Topics such as affordable housing and zoning are explored in depth, providing valuable guidance for shaping the future of the County.

Discussion:

In our county and throughout the state of Michigan housing providers may no longer refuse to rent to, impose different terms on, or otherwise treat applicants differently based on how they lawfully pay their rent, including the use of Housing Choice Vouchers or other rental assistance.

AP-85 Other Actions – 91.220(k)

Introduction:

GCMPC is committed to serving the housing and community development needs of the low- to moderate-income, homeless and non-homeless special needs populations in Genesee County. In order to best address the needs of these populations, GCMPC must continue to develop the existing relationships with local service agencies and foster new relationships. In 2021, GCMPC began using the online platform, Neighborly, for program management. Neighborly is the portal where HUD grantees and subrecipients can access their grant information and request reimbursements for completed projects.

Actions planned to address obstacles to meeting underserved needs

GCMPC staff must engage agencies, citizens and local government to help identify the areas and individuals that are unserved in Genesee County. It will be important to work with agencies that currently provide, or may be able to provide, services to the populations that are unserved and to determine how HUD funding and GCMPC can become involved to assist with meeting those needs.

Actions planned to foster and maintain affordable housing

Affordable housing options are expanded each year utilizing Genesee County HOME funds to rehabilitate, construct or provide down payment assistance to eligible households. Moving forward, GCMPC will use data and community input to guide funding decisions.

Other actions include utilizing down payment assistance to help eligible homebuyers with funds to purchase a home that is affordable to their household. The Home Improvement Program (HIP) provides necessary repairs to owner-occupied housing units, which allows homeowners to stay in their homes without increasing monthly housing costs. HIP will also help keep seniors in their homes by installing ADA ramps or improvements when necessary. Staying in a home is typically more affordable than going into a nursing home or assisted living facility.

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

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

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

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

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

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

Actions planned to develop institutional structure

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

GCMPC strives to find ways to improve the delivery systems to provide better services to those engaged in our programs. There are always ways to improve and GCMPC continues to look for ways to make application submission procedures, program requirements and monitoring processes as simple as possible for our developers, subrecipients, contractors and others that help us reach the goals identified in this Plan. Staff also holds program trainings for local unit of government officials who are new to the programs or just need a refresh of the program requirements. The implementation of the Neighborly program has been a large step toward making the program requirements easier for subrecipients.

Neighborly 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 progress of their applications, submit reimbursements and track funding amounts through the application portal.

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

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

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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as follows:

No other forms of investment will be used beyond those identified in Section 92.205 (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:

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 condition, physical illnesses, veteran rank, 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)

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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.

