



GENESEE COUNTY
— M I C H I G A N —

Genesee County
Community & Economic Development Committee
Agenda

Wednesday, April 8, 2026

5:30 PM

324 S.Saginaw St., Bryant "BB"
Nolden Auditorium

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[RES-2026-0414](#) Approval of Minutes - March 11, 2026

IV. PUBLIC COMMENT TO COMMITTEE

V. COMMUNICATIONS

Report from Director of Administration

[26-227](#) Flint Ignition Innovation District

VI. OLD BUSINESS

VII. NEW BUSINESS

1. [RES-2026-0214](#) Approval of an agreement between Genesee County and Genesee Township to provide for the transfer of CDBG Funds between activities

2. [RES-2026-0346](#) Approval of a recommendation by Genesee County's Metropolitan Planning Commission to approve the Genesee: Our County, Our Future Master Plan

3. [RES-2026-0351](#) Approval of an agreement with Huntington National Bank to provide down payment assistance to eligible participants in Genesee County's HOME Investment Partnership Program, Neighborhood Stabilization Program , and Neighborhood Purchase Rehab and Resale Programs

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: RES-2026-0414

Agenda Date: 4/8/2026

Agenda #:

Approval of Minutes - March 11, 2026



Genesee County
Community & Economic Development Committee
Meeting Minutes

Wednesday, March 11, 2026

5:30 PM

**324 S.Saginaw St., Bryant "BB"
Nolden Auditorium**

I. CALL TO ORDER

Commissioner Brown called the meeting to order at 5:30 PM.

II. ROLL CALL

Present: Beverly Brown, Shaun Shumaker, Delrico J. Loyd, Charles Winfrey,
Gary L. Goetzinger, James Avery and Dale K. Weighill
Absent: Martin L. Cousineau and Brian K. Flewelling

III. APPROVAL OF MINUTES

[RES-2026-0300](#) Approval of Meeting Minutes - January 21, 2026

RESULT: APPROVED

MOVER: James Avery

SECONDER: Dale K. Weighill

Aye: Chairperson Brown, Vice Chair Shumaker,
Commissioner Loyd, Commissioner Winfrey,
Commissioner Goetzinger, Commissioner Avery and
Commissioner Weighill

Absent: Commissioner Cousineau and Commissioner
Flewelling

IV. PUBLIC COMMENT TO COMMITTEE

V. COMMUNICATIONS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. [RES-2026-0158](#) Approval of a Letter of Support for Happy Can’s Solid Waste Processing and Transfer Facility
RESULT: WITHDRAWN
MOVER: Beverly Brown
SECONDER: James Avery

Aye: Chairperson Brown, Vice Chair Shumaker,
 Commissioner Loyd, Commissioner Winfrey,
 Commissioner Goetzinger, Commissioner Avery and
 Commissioner Weighill

Absent: Commissioner Cousineau and Commissioner
 Flewelling

2. [RES-2026-0297](#) Approval of an agreement between Genesee County and the Flint & Genesee Group, in the annual amount of \$1,100,000.00, to provide Convention and Visitor Bureau services; the term of this agreement is April 1, 2026 through March 31, 2028; the cost of this agreement will be paid from the Accommodations Tax account
RESULT: REFERRED
MOVER: Delrico J. Loyd
SECONDER: Charles Winfrey

Aye: Chairperson Brown, Vice Chair Shumaker,
 Commissioner Loyd, Commissioner Winfrey,
 Commissioner Goetzinger, Commissioner Avery and
 Commissioner Weighill

Absent: Commissioner Cousineau and Commissioner
 Flewelling

VIII. OTHER BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 6:20 PM.



Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: 26-227

Agenda Date: 4/8/2026

Agenda #:

Flint Ignition Innovation District



Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: RES-2026-0214

Agenda Date: 4/8/2026

Agenda #: 1.

To: Dr. Beverly Brown, Community & Economic Development Committee Chairperson

From: Derek Bradshaw, Director

RE: Approval of an agreement between Genesee County and Genesee Township to provide for the transfer of CDBG Funds between activities

BOARD ACTION REQUESTED:

Staff is recommending approval of the fund transfer request as described below and requesting Genesee County Board Chairperson, Dale Weighill to sign the contract amendment.

BACKGROUND:

Genesee Township is requesting to move funds from their 2025 Senior Center Operations project to their 2025 Public Facility Improvements project. The Township Board voted to make this recommendation.

DISCUSSION:

The requested transfer is shown below. No transfer between accounts are needed.

Amount	From Project	To Project
\$2,000.00	2025 Senior Center Operations IDIS#2908 Acct#: 2340704.17899.000	2025 Public Facility Improvements IDIS#2909 Acct#: 2340704.16899.000

IMPACT ON HUMAN RESOURCES:

No impact on Human Resources.

IMPACT ON BUDGET:

HUD grant funds, no impact on general funds.

IMPACT ON FACILITIES:

No impact on facilities.

IMPACT ON TECHNOLOGY:

No impact on indirect costs.

CONFORMITY TO COUNTY PRIORITIES:

To meet Genesee County's priority of healthy, livable, and safe communities, Community Development Block Grant Funds can be used for a wide range of projects that improve safety, livability, and accessibility, particularly for low-to-moderate income households.

TO THE HONORABLE CHAIRPERSON AND MEMBERS OF THE GENESEE COUNTY BOARD OF COMMISSIONERS, GENESEE COUNTY, MICHIGAN

LADIES AND GENTLEMEN:

BE IT RESOLVED, by this Board of County Commissioners of Genesee County, Michigan, that the request by the Director of Planning to authorize entering into a Subrecipient Agreement between Genesee County and Genesee Township, said agreement being necessary to transfer funding in the amount of \$2,000.00 from the 2025 Senior Center Operations, account 2340-704.17-899.000, to the 2025 Public Facility Improvements, account 2340-704.16-899.000, is approved (a copy of the memorandum request and supporting documentation being on file with the official records of the April 8, 2026 meeting of the Community and Economic Development Committee of this Board), the Chairperson of this Board is authorized to execute the contract on behalf of Genesee County, and the Chief Financial Officer is directed to record the attached budget amendment.

**AMENDMENT to Subrecipient Agreement Between
The County of Genesee
And
Genesee Township**

THIS AGREEMENT, made as of the _____ day of _____, **2026** between the County of Genesee, acting by and through the:

Genesee County Metropolitan Planning Commission
Community Development Program
Suite 8D, 324 South Saginaw Street, Genesee County Administration Building
Flint, Michigan 48502

Hereinafter referred to as the "Grantee", and

Genesee Township
7244 N Genesee Rd.
Genesee, MI 48437

Hereinafter referred to as the "Subrecipient", and

WHEREAS, the Grantee has applied for and received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HCD Act), Public Law 93-383; and

WHEREAS, the Grantee wishes to amend the 2025 Subrecipient Agreement for the purpose of adding \$2,000 transferred from the Township's Senior Center Operations project;

NOW, THEREFORE, it is agreed between the parties hereto that the Agreement is amended as follows:

Section I(A) is amended and restated as follows:

"I. SCOPE OF SERVICE

A. Activities

The following activities are eligible under the 2025 Community Development Block Grant program:

Genesee Township – Public Facility Improvements

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

This activity will be funded with **\$9,000** of 2025 Genesee County CDBG funds."

Section III is amended and restated as follows:

"III. PAYMENT AND BUDGET

It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed **\$9,000.00** in accordance with the Initial Budget attached hereto as Attachment A. Grantee will disburse Project funds for the payment of eligible expenses and reimbursement payments shall be made for eligible contract activities and in accordance with performance. Subrecipients are required to be registered in the County's accounting system to receive reimbursement payments from the Grantee electronically.

Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 2 CFR 200.305, 24 CFR 570.502, and 24 CFR 570.610."

Except as otherwise provided herein, all other terms of the Subrecipient Agreement shall remain in full force and effect."

CERTIFICATION

In witness whereof, the foregoing provisions to this Agreement have been examined by the undersigned and the parties have caused this Contract to be executed by their duly authorized agents.

County's Authorized Representative

Subrecipient's Authorized Representative

Date

Date

RECIPIENT CHECKLIST FOR DETERMINING IF THE ENTITY RECEIVING FUNDS HAS A CONTRACTOR OR SUBRECIPIENT RELATIONSHIP

This document is intended to help a recipient of federal funds make a judgment as to whether each agreement it makes, for the disbursement of federal program funds, casts the entity receiving the funds in the role of a subrecipient or a contractor. Based on 2 CFR Chapter I, Chapter II, Part 200 et al. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), issued by the U.S. Office of Management and Budget (OMB) on December 26, 2013, and effective for non-federal entities on December 26, 2014, the following information is intended for use by all non-federal entities.

Important Terms:

Recipient: A non-federal entity that receives a federal award directly from a federal awarding agency to carry out an activity under a federal program. The term recipient does not include subrecipients. (See 2 CFR 200.86 of the Uniform Guidance.)

Subrecipient: A non-federal entity that receives a subaward for the purpose of carrying out part of a federal award. The subaward creates a federal assistance relationship with the subrecipient. (See 2 CFR 200.93 & .330 (a) of the Uniform Guidance.)

Contractor: A non-federal entity that receives a contract for the purpose of providing goods and services for the awarding non-federal entity's own use. The contract creates a procurement relationship with the contractor. The Uniform Guidance replaced the term "Vendor" with "Contractor." (See 2 CFR 200.22 & .330 (b) of the Uniform Guidance.)

Instructions: The "Characteristics" column in this checklist is based on language in the Uniform Guidance. The column lists characteristics that support the classification of a non-federal entity as a subrecipient or contractor. Since all of the characteristics listed may not be present in all cases, the Uniform Guidance recognizes that the recipient "... must use judgment in classifying each agreement as a subaward or a procurement contract." (2 CFR 200.330 (c).) In the "Explanations" column, AGA provides additional information to assist in answering the questions under "Characteristics." Answer each question by checking "yes" or "no" where indicated. Based on responses to the questions, a key provided at the end of each section will help in making a judgment as to whether a subrecipient or contractor relationship exists. White space is provided in between the "Characteristics" column and the "Explanation" column so that users can tailor this checklist to accommodate the unique aspects of various programs or jurisdictions.

Note: One check in a subrecipient box does not necessarily mean the entity is a subrecipient. A judgment should be based on the totality of responses.

Office Genesee County Metropolitan Planning Commission

Entity receiving funds Genesee County Local Units of Government

Funding Source(s) U.S. Department of Housing and Urban Development

Notes:



CHARACTERISTICS

EXPLANATIONS

Decision Making Authority

200.330 a. 1 Determines who is eligible to receive what Federal assistance:

a. Does the entity determine who is eligible to participate in the federal program?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

200.330 a.3 Has responsibility for programmatic decision making:

a. Does the entity have the ability to make decisions about how services will be delivered to participants, in accordance with federal programmatic requirements?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

OR

200.330 b.4 Provides goods or services that are ancillary to the operation of the Federal program:

b. Does the entity provide goods or services for the recipient's own use?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

b. Does the entity provide services designated by the recipient to serve the recipient's participants without regard to specific federal programmatic requirements?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

If you selected "yes" to **EITHER** item **a**, this is an indicator of a subrecipient relationship. If you selected "yes" to **EITHER** item **b**, this is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the entity determines whether a participant meets a federal program's eligibility requirements for assistance, it is most likely a subrecipient.

A contractor may provide services to clients in a program after eligibility has been determined by the recipient.

If the entity has authority to make decisions regarding the delivery of service, operations, or types of assistance provided within the terms of the agreement, it is typically a subrecipient.

If the entity provides goods or services directly to the recipient or to program participants at the direction of the recipient and does not make programmatic decisions or adhere to program requirements, it is typically a contractor.

Nature of Award

EXPLANATIONS

200.330 a. 2 Has its performance measured in relation to whether objectives of a federal program were met:

a. Are the scope of work (or portion, if applicable) and terms and conditions of the agreement the same for the entity as they are for the recipient that received the federal funds?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Is the entity carrying out completion of the goal of the grant (or part, if applicable) as stated in the federal award?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

OR

200.330 b.5 Is not subject to compliance requirements of the Federal program as a result of the agreement, though similar requirements may apply for other reasons.

b. Does the recipient develop the scope of work and terms and conditions of the agreement to meet the recipient's needs?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

If you selected "yes" to **EITHER** item **a**, this is an indicator of a subrecipient relationship. If you selected "yes" to item **b**, this is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the entity is providing a service for the recipient to meet the goal of the grant, it is a contractor; if the entity is providing a service that carries out a goal within the scope of the grant, it is a subrecipient. When a grant program contains multiple goals, it is possible for the recipient to complete part of the goals and for the entity to perform another part.

If the scope of the agreement is per the federal program terms/guidance, the entity is a subrecipient. A subrecipient may also provide programmatic or progress reports to ensure compliance with federal program requirements.

Conversely, if the scope of the agreement is per the recipient's terms and not federal program guidance, and if the recipient's oversight is governed only by the contract terms and conditions, it is a contractor.

Award Risk

EXPLANATIONS

200.330 a.4 Is responsible for adherence to applicable Federal program requirements specified in the Federal award:

a. Funding to the entity depends on the entity's ability to best meet the objectives of the award. Although performance is measured against federal award objectives, the entity assumes little risk if the objectives are not met.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

OR

200.330 b.5 Is not subject to compliance requirements of the Federal program as a result of the agreement, though similar requirements may apply for other reasons.

b. The entity assumes financial risk if they fail to deliver the goods or services agreed upon.

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

If you selected "yes" to item **a**, this is an indicator of a subrecipient relationship. If you selected "yes" to item **b**, this is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the funding is given to the entity with a purpose of completing the goal of the grant, the recipient will be required to ensure the entity adheres to federal grant program guidance. The recipient will also be required to monitor the activities of the entity per Uniform Guidance section 200.331. The entity assumes little risk should federal grant guidance not be met. The risk falls with the recipient.

If the recipient directs specific activities to be completed by the entity, by providing goods or services, the risk falls on the entity to deliver, per the agreement terms. In this case, the entity would not be required to adhere to the federal grant program requirements, just the terms and conditions in the agreement with the recipient.

Criteria for Selection

EXPLANATIONS

200.330 a.5 In accordance with its agreement, uses the Federal funds to carry out a program for a public purpose specified in authorizing statute, as opposed to providing goods or services for the benefit of the pass-through entity.

a. Does the entity demonstrate a financial or public need for funding to carry out a project or provide a service?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Will the entity be contributing match or other non-Federal funding in support of the award?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Will the entity be reimbursed for only actual costs incurred?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

OR

200.330 b.3 Normally operates in a competitive environment;

b. Were procurement policies applied in the selection of the entity?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

b. Was the entity's proposed price a factor in the selection process?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

b. Will the entity derive a profit from the agreement?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

If you selected "yes" to **ANY** item **a**, this is an indicator of a subrecipient relationship. If you selected "yes" to **ANY** item **b**, this is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the entity was chosen because it has the best widgets or service for the price, it has a contractor relationship with the recipient. Typically, a procurement method is followed, such as a competitive bid or RFP process. In this type of agreement, the entity usually makes a profit by delivering this good or service to the recipient. Payments to contractors are typically made based on contract terms.

Conversely, if the entity was chosen because it was already providing a service within the guidelines of the grant program and wants to partner with the recipient to expand the delivery or assist in meeting the goal of the grant, it may be a subrecipient. Typically, the entity may not make a profit and may provide its own non-federal funding as match or cost sharing. The entity may have been chosen through an application process or an announcement of funding, as opposed to the procurement process described above. Payment to a subrecipient is generally based on actual expenses unless awarded on a fixed amount subaward (2 CFR 200.332). It is typical of subrecipients to submit budgets, financial reports, or copies of invoices to the recipient, to document activity.



Entity's Business Environment

EXPLANATIONS

200.330 b.1 Provides the goods and services within normal business operations;

b. Is the entity's normal business to provide the goods or services being purchased in the agreement?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If a federal program provides funding to modify public buildings for handicapped accessibility and the recipient provides funds to an entity to update the entity's building, per the terms of the award, then a subrecipient relationship exists.

200.330 b.2 Provides similar goods or services to many different purchasers;

b. Does the entity provide the same goods or services to other organizations?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Conversely, if the recipient hires an entity to update their own building to be handicapped accessible, then a contractor relationship exists.

If you selected "no" to **EITHER** item, it is an indicator of a subrecipient relationship. If you selected "yes" to **BOTH** items, it is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Determination

EXPLANATIONS

Final Determination

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Review all the entries and make an overall determination of the relationship. **Check the appropriate box in this section.**

Determined by Gwynneth Coselman
(enter name of person initially making decision)

10/9/2025
(date)

Approved by Jacob Maurer
(enter name of person reviewing)

10/9/25
(date)

Based on the relationship determined above, see additional guidance on requirements governing agreements. Section 200.331 - "Requirements for pass-through entities," for subrecipient agreements, Section 200.317 through 200.326 - "Procurement Standards," for contractor agreements.



**Subrecipient Agreement Between
The County of Genesee
And
Genesee Township**

THIS AGREEMENT, made as of the 18th day of November, **2025** between the County of Genesee, acting by and through the:

Genesee County Metropolitan Planning Commission
Community Development Program
Suite 8D, 324 South Saginaw Street, Genesee County Administration Building
Flint, Michigan 48502

Hereinafter referred to as the "Grantee", and

Genesee Township
7244 N Genesee RD, Genesee, MI 48437

Hereinafter referred to as the "Subrecipient", and

WHEREAS, the Grantee has applied for and received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HCD Act), Public Law 93-383; and

WHEREAS, the Grantee wishes to engage the Subrecipient to assist the Grantee in utilizing Community Development Block Grant (CDBG) funds;

NOW, THEREFORE, it is agreed between the parties hereto that;

The Subrecipient will be responsible for administering the **Public Facility Improvements** in a manner satisfactory to the Grantee and consistent with any standards required as a condition of providing these funds. The following attachments are hereby incorporated to this Contract by reference, and included respectively as:

- | | |
|-----------------|---|
| Attachment A: | Subrecipient's Initial Budget |
| Attachment B: | Project Signage Information |
| Attachment C: | Reimbursement Request Form |
| Attachment C-1: | Reimbursement Request Schedule |
| Attachment D-1: | Project Status and Accomplishments Report – LMA Projects |
| Attachment D-3: | Project Status and Accomplishments Report – LMC Projects |
| Attachment E: | Genesee County Labor Standards |
| Attachment F: | Genesee County Bid Procedures |
| Attachment G: | Minority/Women/Handicap Business Enterprise Procurement Procedures |
| Attachment H: | MBE/WBE/HBE Outreach Report |
| Attachment I: | Certification for Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability |
| Attachment J: | Certification for Residents Seeking Section 3 Preference in Training and Employment |
| Attachment K: | Section 3 Summary Report |
| Attachment L: | Federal Award Information |
| Attachment M: | Documentation to Keep in Your CDBG Project Files |
| Attachment O: | SAM Registration |

If a conflict exists between this document and those incorporated by reference, this document governs.

I. SCOPE OF SERVICE

A. Activities

The following activities are eligible under the 2025 Community Development Block Grant program:

Genesee Township – Public Facility Improvements

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

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

B. National Objectives

All activities funded with CDBG funds must meet one of the CDBG Program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208.

The Subrecipient certifies that the activity(ies) carried out under this Agreement will benefit low- and moderate-income persons.

II. TIME OF PERFORMANCE

Services of the Subrecipient shall start on the 1st day of October, 2025 and end on the 30th day of September, 2026. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

III. PAYMENT AND BUDGET

It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed **\$7,000** in accordance with the Initial Budget attached hereto as Attachment A. Grantee will disburse Project funds for the payment of eligible expenses and reimbursement payments shall be made for eligible contract activities and in accordance with performance. Subrecipients are required to be registered in the County's accounting system to receive reimbursement payments from the Grantee electronically.

Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 2 CFR 200.305, 24 CFR 570.502, and 24 CFR 570.610.

The Grantee may require a more detailed budget breakdown than the one contained in Attachment A, and the Subrecipient shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Grantee. Any amendments to the budget must be approved in writing by both the Grantee and the Subrecipient.

IV. AMENDMENTS

The Grantee or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the Grantee's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Subrecipient from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Subrecipient.

The Grantee or Subrecipient may amend the funding amount of this Agreement at any time **60 days prior to end of contract**. Such requests for amendments shall make specific reference to this Agreement and must include reference to any other agreement that funds shall be transferred to or from. An amendment based on a transfer of funds from the Subrecipient must be evidenced by a signed Resolution made by the Subrecipients governing body. Any request made by the Subrecipient to the County, for a transfer of funds shall be subject to approval by Resolution of the Genesee County Board of Commissioners.

V. NOTICES

Notices required by the Grantee under this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending.

VI. GENERAL CONDITIONS

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except that (1) the Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient agrees to affirmatively further fair housing as required under Title I of the Housing and Community Development Act of 1974, as amended. The Subrecipient agrees to comply with all other applicable federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient also agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available. The Subrecipient further agrees that a sign recognizing the funding organization and the Grantee may be placed at the jobsite during the project construction period. Any printed materials related to this project shall include the Genesee County logo.

B. Independent Contractor

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement.

C. Hold Harmless

The Subrecipient shall hold harmless, defend and indemnify the Grantee from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient's performance or nonperformance of the services or subject matter called for in this Agreement.

D. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

E. Insurance & Bonding

The Subrecipient shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Grantee.

The Subrecipient shall comply with the bonding and insurance requirements of 2 CFR Part 200.325 and 200.447, Bonding and Insurance.

F. Grantee Recognition

The Subrecipient shall insure recognition of the role of the Grantee in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

G. Suspension or Termination

In accordance with 2 CFR Part 200.339, 24 CFR 570.502(a)(7) and 24 CFR 570.503 (b)(6), the Grantee may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;
3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Subrecipient to the Grantee reports that are incorrect or incomplete in any material respect.

In accordance with 2 CFR Part 200.101-102 Uniform Administrative Requirements, this Agreement may also be terminated for convenience by either the Grantee or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Grantee determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Grantee may terminate the award in its entirety.

Termination for Lack of Funding

If this Contract is funded by public funds or a grant from a public or private entity, and the funds are not appropriated or the grant is discontinued, the Grantee may terminate this Contract by written notice specifying the date of termination.

The Grantee shall pay for all work properly performed up to the effective date of the notice of termination.

H. Signage and Printed Materials

The subrecipient agrees that a sign recognizing the federal funding organization and the Grantee will be placed at the jobsite, by the subrecipient, during the project construction period. Signage will be developed and provided by the Grantee. Any printed materials related to this project shall include the Genesee County logo. An example of the sign can be found in the **Project Signage Information (Attachment B)**.

VII. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Subrecipient agrees to comply with 2 CFR Part 200 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

All Subrecipients, which are governmental entities (including public agencies), shall comply with the requirements and standards of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements (2 CFR Part 200.501) for Federal Awards (Uniform Requirements) as may be amended.

The Subrecipient will abide by all applicable terms and conditions imposed on the Grantee and required by the U.S. Department of Housing and Urban Development under 24 CFR Part 570, at Subpart K.

The Subrecipient will abide by all applicable policies and procedures imposed by the Genesee County Board of Commissioners and its designated administrative agents.

B. Documentation and Record Keeping

1. Records to be Maintained

The Subrecipient shall maintain all records required by the Federal regulations specified in 24 CFR 570.502, 24 CFR 570.506, and 2 CFR 200.333-335 that are pertinent to the activities to be funded under this Agreement. All records shall be made available to the County and its representatives. Such records shall include but not be limited to:

- a. The original, or a copy, of this executed Agreement
- b. Records providing a full description of each activity undertaken;
- c. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
- d. Records required to determine the eligibility of activities;
- e. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- f. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- g. Financial records as required by 24 CFR 570.502, and Uniform Requirements; and
- h. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.
- i. The Subrecipient will abide by all applicable policies and procedures imposed by the Genesee County Board of Commissioners and its designated administrative agents.

2. Retention

The Subrecipient shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of four (4) years. The retention period begins on the date of the submission of the Grantee's annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Demographic data, not to be used for determination of eligibility, including race, ethnicity, and gender shall also be collected and maintained by the Subrecipient. The Subrecipient will report applicable client data with each request for reimbursement and in accordance with Section VI. C. of this Agreement. Such information shall be made available to Grantee monitors or their designees for review upon request.

4. Disclosure

The Subrecipient understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited by State and Federal law unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

5. Close-outs

The Subrecipient's obligation to the Grantee shall not end until all close-out requirements are completed. Activities during this close-out period shall include,

but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantee), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Subrecipient has control over CDBG funds, including program income.

6. Audits & Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning Subrecipient audits and OMB Circular A-133.

C. Reporting and Payment Procedures

1. Payment Procedures

The Grantee will pay to the Subrecipient funds available under this Agreement that are consistent with any approved budget and Grantee policy concerning payments. The Grantee shall reimburse the Subrecipient for eligible costs within thirty days of approval of the Subrecipient's submission using the **2025 Reimbursement Request Form (Attachment C)** and documentation substantiating all expenditures for which reimbursement is requested. Requests for reimbursement under this contract shall follow the **Reimbursement Request Schedule (Attachment C-1)**. The **Reimbursement Request Schedule** outlines due dates by which all requests for reimbursement must be submitted, based on the date the Subrecipient expended the funds. Requests for reimbursement will only be accepted through the Genesee County Neighborly Software platform.

The County retains the right to approve or reject reimbursement based on conformity with terms of this contract. Prompt reimbursement shall be contingent upon full contractual compliance and submittal of requisite documentation.

2. Performance Monitoring and Accomplishment Reports

The Grantee will monitor the performance of the Subrecipient according to provisions of 24 CFR 570.501(b), 570.503 (b)(1), and 2 CFR 200.328-331. Substandard performance as determined by the Grantee will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

The Subrecipient shall submit regular performance reports to the Grantee in the form, content, and frequency as required by the Grantee. The Subrecipient will submit a **Project Status and Accomplishments Report (Attachment D-1/D-3)** with each reimbursement request or as requested by the Grantee.

3. Program Income

The Subrecipient shall report monthly, or as it occurs, (whichever is a longer time period) all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this contract. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Subrecipient may use such income during the contract period for activities permitted under this contract and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unexpended program income shall be returned to the Grantee at the end of the contract period. Any interest earned on cash

advances from the U.S. Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the Grantee.

D. Procurement

1. Compliance

The Subrecipient shall comply with current Grantee policy and provisions of 24 CFR 570.502 and 2 CFR 200.218-326 concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the Grantee upon termination of this Agreement.

The Subrecipient will comply with the **Genesee County Labor Standards (Attachment E)**, and **Genesee County Bid Procedures (Attachment F)**.

2. Minority, Women and Handicapped Business Enterprise (MBE/WBE/HBE) Procurement

The Subrecipient will comply with the **Minority/Women/Handicapped Business Enterprise Procurement Procedures (Attachment G)**. The Subrecipient further agrees to utilize and complete an **MBE/WBE/HBE Outreach Report (Attachment H)** during the procurement process under the terms of this Agreement.

3. Section 3 Procurement

The Subrecipient agrees to submit to the Grantee completed **Certification for Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability (Attachment I)**, and **Certification for Resident Seeking Section 3 Preference in Training and Employment (Attachment J)** for all Business Concerns and Residents seeking Section 3 preference during the procurement process under this Agreement.

The Subrecipient further agrees to submit to the Grantee the **Section 3 Summary Report (Attachment K)** during the procurement process under this Agreement. The Section 3 Summary Report shall be completed by the Subrecipient and submitted to the Grantee for each project, regardless if a Section 3 business concern or resident, as described in Section VIII. C. 3. of this Agreement, was selected as a contractor or subcontractor, in order to measure the efforts made to comply with Section 3 requirements.

4. OMB Standards

Unless specified otherwise within this agreement, the Subrecipient shall procure all materials, property, or services in accordance with the Uniform Requirements.

E. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of Uniform Requirements and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Subrecipient shall transfer to the Grantee any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.
2. Real property under the Subrecipient's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement. If the Subrecipient fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the Grantee an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program

income to the Grantee. The Subrecipient may retain real property acquired or improved under this Agreement after the expiration of the five-year period.

3. In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the Subrecipient for activities under this Agreement shall be (a) transferred to the Grantee for the CDBG program or (b) retained after compensating the Grantee an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

VIII. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the Housing and Community Development Act (HDCA); and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies.

The Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences.

IX. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

Title VI of the 1964 Civil Rights Act, Section 60 states "no person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance" (23 CFR 200.9 and 49 CFR 21). The Civil Rights Restoration act of 1987 broadened the scope of Title VI, clarified the intent, and expanded the definition of the terms "programs and activities" to include all programs and activities of Federal-aid recipients, subrecipients, and contractors, whether such programs are federally assisted or not (Public Law 100259 [S.557] March 22, 1988).

1. Compliance

The Subrecipient agrees to comply with provisions of Titles VI and VII of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended; Section 3 of the HUD Act of 1968, as amended; Section 104(b) and Section 109 of Title I of the Housing and Community Development Act (HCDA) of 1974 as amended; Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act of 1990; the Age Discrimination Act of 1975; Executive Order 11063; and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086.

2. Antidiscrimination

The Subrecipient agrees to comply with the anti-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.601, 570.602, 570.607 as revised by Executive Order 13279, and 2 CFR 200.300, 200.321. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

3. Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this

contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Subrecipient agrees to comply with all federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any federally assisted program. The Grantee shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. Affirmative Action

1. Approved Plan

The Subrecipient agrees that it shall be committed to carry out pursuant to the Grantee's specifications an Affirmative Action Program in keeping with the principles as provided in 24 CFR 570.601 and the President's Executive Order 11246 of September 24, 1966. Upon request the Grantee shall provide Affirmative Action guidelines to the Subrecipient to assist in the formulation of such program.

2. Minority, Women and Handicapped Owned Business Enterprises (M/W/HBE)

Following the provisions of 2 CFR 200.321, the Subrecipient will use its best efforts to afford small businesses, minority business enterprises, handicapped owned business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are African Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and Alaskan/North American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

The Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, HUD or its agent, or other authorized federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Equal Employment Opportunity (EEO) Statement

The Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity Employer and abides by the provisions set forth in 24 CFR 570.602 and 2 CFR 200.300.

6. Subcontract Provisions

The Subrecipient will include the provisions of Paragraphs VIII. A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own subrecipients or subcontractors.

C. Employment Restrictions

1. Prohibited Activity

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

2. Labor Standards

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et seq.) and all other applicable federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 et seq.) and implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The Grantee shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Subrecipient for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with federal requirements adopted by the Grantee pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

The Subrecipient will comply with the policies contained on the **Genesee County Labor Standards (Attachment E)**.

3. Section 3:

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 75 and 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the federal financial assistance provided under this Agreement and binding upon the Grantee, the Subrecipient, and any of the Subrecipient Contractors and Subcontractors. Failure to fulfill these requirements shall subject the County, the Subrecipient and any of the Subrecipient Contractors and Subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which federal assistance is provided. With the execution of this Agreement, the Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these Section 3 requirements and to include the following language in all Prime and Subcontracts executed under this Agreement:

"135.38 Section 3 Clause

A. The work to be performed under this contract is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b)."

The Subrecipient further agrees to define Section 3 Residents as one of the following:

1. Residents of Public and Indian Housing; or
2. Individuals that reside in the metropolitan area or nonmetropolitan county in which the Section 3 covered assistance is expended and whose income do not exceed the local HUD income limits set forth for low- or very-low-income households.

The Subrecipient further agrees to define Section 3 Business Concerns as one of the following:

1. Businesses that are 51% or more owned by Section 3 residents;
2. Business whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the firm were Section 3 residents.
3. Business that provide evidence of a commitment to subcontract in excess of 25% of the dollar amount of all subcontracts to be awarded to businesses that meet the qualifications described above.

Through the execution of this Agreement, the Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the Grantee thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Grantee under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Grantee.

2. Subcontracts

a. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

b. Content

The Subrecipient shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

c. Selection Process

The Subrecipient shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements including the requirements of Genesee County (Attachments E, F, and G). Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of Uniform Requirements, 24 CFR 570.611, and 2 CFR 200.112 and 200.318 which include (but are not limited to) the following:

- a. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by federal funds.
- b. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by federal funds if a conflict of interest, real or apparent, would be involved.
- c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

5. Lobbying

The Subrecipient hereby certifies that:

- a. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;
- b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- c. It will require that the language of paragraph (d) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

6. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

7. Copyright

If this contract results in any copyrightable material or inventions, the Grantee and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for governmental purposes.

8. Religious Activities

The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

X. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C. , 7401, et seq.;
- Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, et seq., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;
- Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Subrecipient shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), provisions of 24 CFR 570.200(a)(4) and 24 CFR 58.5(a), and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a federal, state, or local historic property list.

XI. SEVERABILITY

If any provision of this Agreement, or any provision of any document attached to or incorporated by reference is waived or held to be invalid, such waiver or invalidity shall not affect other provisions of this Agreement, and the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement shall nevertheless be in full force and effect.

XII. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

XIII. WAIVER

The Grantee's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Grantee to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XIV. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the Grantee and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Grantee and the Subrecipient with respect to this Agreement.

CERTIFICATION

In witness whereof, the foregoing provisions to this Agreement have been examined by the undersigned and the parties have caused this Contract to be executed by their duly authorized agents.

Delrico J. Loyd
Delrico J. Loyd (Nov 18, 2025 14:23:50 EST)
County's Authorized Representative

Daniel Eashoo
Daniel Eashoo (Nov 18, 2025 13:52:59 EST)
Subrecipient's Authorized Representative

Nov 18, 2025
Date

Nov 18, 2025
Date

Attachment A

Subrecipient's Initial Budget

Description	CDBG Amount	Match Amount	Match Sources
Genesee Township will fund the replacement and installation of a commercial dishwasher at the Eastside Senior Center (3065 N Genesee Rd, Flint MI 48506).	\$7,000	\$0	None

Attachment B

Project Signage Information

The Subrecipient agrees that a sign recognizing the federal funding organization and the Grantee will be placed at the jobsite, by the Subrecipient, during the project construction period. Signage will be developed and provided by the Grantee. Any printed materials related to this project shall include the Genesee County logo.



Attachment C
Reimbursement Request Form
 Genesee County Community Development Block Grant (CDBG) Program

I. PROJECT INFORMATION

DATE: _____

Local Unit of Government Name: _____

Project/Activity Title: _____

Program Year: _____

Project Number: _____

Contact Person Name: _____

Telephone Number: _____

II. PROJECT FUNDING

2025 Project Funding Amount: _____

\$ _____

Funds Previously Requested: _____

\$ _____

Balance Remaining Prior to This Request: _____

\$ _____

III. CURRENT REIMBURSEMENT REQUEST

Time Period of Expenditures for this Request: _____

Total Reimbursement Request: _____

\$ _____

Balance Remaining After this Request: _____

\$ _____

IV. EXPENSE ITEMS:

Completion of All Sections in this Part is Mandatory

<u>Use of Funds</u>	<u>CDBG Amount</u>	<u>Other Project Funds Amount</u>	<u>Other Project Source</u>
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
TOTAL:	\$	\$	

V. PROJECT STATUS REPORT / PERFORMANCE REPORT

The Project Status and Accomplishments Report is enclosed:

YES NO

VI. AUTHORIZED SIGNATURE

I certify that, to the best of my knowledge and belief, the billed costs of disbursements are in accordance with the terms of the project, scope of work and budget and that the reimbursement represents the federal share due, which has not been previously requested, and that an inspection has been performed and all work is in accordance with the terms of this grant.

Prepared by: _____

Phone: _____

Name and Title

Approved by: _____

Date: _____

Signature of Authorized Official

Attachment C-1
Reimbursement Request Schedule
Genesee County Community Development Block Grant (CDBG) Program

The following Reimbursement Request Schedule identifies the last date for which requests for reimbursement will be accepted by the Genesee County Metropolitan Planning Commission (GCMPC), as determined by the date expenses were incurred by the Subrecipient. An expense is incurred when work is performed, an item is purchased, or a service is provided.

Example: Expense Incurred: On December 15, 2025, the contractor installs new doors, or supplies are purchased for a senior center, etc.

Reimbursement: A Reimbursement Request Form and all backup documentation must be submitted through Neighborly no later than January 31, 2026.

<u>For Expenses Incurred:</u>	<u>Reimbursement Request Due No Later Than:</u>
October 1, 2025 – December 31, 2025	January 31, 2026
January 1, 2026 – March 31, 2026	April 30, 2026
April 1, 2026 – June 30, 2026	July 31, 2026
July 1, 2026 – September 30, 2026	October 31, 2026

NOTE:

These dates are subject to change based upon when HUD funding allocations are received, and contracts are signed with sub-recipients.

Reimbursement requests may be required earlier to close the fiscal year. You will be notified if this requirement is applicable.

Attachment D-3

**Project Status and Accomplishments Report for Limited Clientele (LMC) Projects (Non-Public Service)
Genesee County Community Development Block Grant (CDBG) Program**

I. PROJECT INFORMATION

DATE: _____

Local Unit of Government Name: _____

Project/Activity Title: _____

Program Year: _____

Reporting Period: _____

Report Prepared By: _____

Telephone Number: _____

II. PROJECT STATUS

Check One	Project Phase	Other Information
<input type="checkbox"/>	Design Phase	
<input type="checkbox"/>	Pre-Bid Phase	Expected Date of Bid Publication:
<input type="checkbox"/>	Contract Awarded	List all Prime Contractors, Sub-Contractors and Contract Award Dates:
<input type="checkbox"/>	Pre-Construction	Pre-Construction Meeting Date:
<input type="checkbox"/>	Under Construction	Circle One: The project is 10%, 25%, 50%, 75%, 100% Complete

III. ACCOMPLISHMENT NARRATIVE

Use the space below to briefly explain what accomplishments have been achieved under this project to date.
Narrative:

IV. DIRECT BENEFIT DATA BY PERSONS

Race	Current Reporting Period		Cumulative Count	
	Total Persons by Race	For Each Race, Number Hispanic/Latino	Total Persons by Race	For Each Race, Number Hispanic/Latino
White				
Black/African American				
Asian				
American Indian/Alaskan Native				
Native Hawaiian/Other Pacific Islander				
American Indian/Alaskan Native & White				
Asian & White				
Black/African American & White				
American Indian/Alaskan Native & Black/African American				
Other Multi-Racial				
Total				

V. INCOME LEVELS FOR "PRESUMED BENEFIT" POPULATIONS SERVED

Check One	Group Served	Income Level
<input type="checkbox"/>	Elderly (62 and older):	Low Income
<input type="checkbox"/>	Abused Children:	Extremely Low Income
<input type="checkbox"/>	Battered Spouses:	Low Income
<input type="checkbox"/>	Persons with Disabilities:	Low Income
<input type="checkbox"/>	Homeless Persons:	Extremely Low Income
<input type="checkbox"/>	Illiterate Adults:	Low Income
<input type="checkbox"/>	Persons with AIDS:	Low Income
<input type="checkbox"/>	Migrant Farm Workers:	Low Income
<input type="checkbox"/>	Other:	Moderate Income (unless otherwise documented)

Attachment E
Genesee County Labor Standards
Genesee County Community Development Block Grant (CDBG) Program

- **Contract under \$2,000**

No Labor Standards required.

- **Contract exceeds \$2,000**

Notify County staff at least two weeks before advertising or requesting quotes.

County staff will provide the Wage Decision and Federal Requirements/contract material to be incorporated into bid specifications. Obtain approval of Genesee County Community Development Program staff at (810) 257-3010 **prior to advertising bid opportunities.**

Bid Project - Published Notice must state that this project is federally funded with language included according to Federal Requirements.

Notify Genesee County Community Development Program staff at (810) 257-3010 to establish a preconstruction meeting **immediately after contract has been awarded.**

Attachment F
Genesee County Bid Procedures

Genesee County Community Development Block Grant (CDBG) Program

- **MANDATORY FOR ALL CONTRACTS**

1. Bid specifications submitted to and approved by GCMPC staff
2. Pre-bid meeting with GCMPC staff
3. Staff to provide Wage Decisions for bid packet for construction activities
 - **Davis-Bacon Act:** Contracts greater than \$2,000 - all prime contractor and subcontractor laborers must be paid Prevailing Wages in order to receive reimbursement
4. Submit bid tabulation to GCMPC staff
5. Award bid to lowest responsible bidder
6. Pre-construction meeting (if applicable) with GCMPC staff, prime contractors and subcontractors present
7. A copy of any signed contract assisted with federal funds must be retained in Subrecipient's file and a copy submitted to Genesee County Community Development Program offices, located at:

Suite 8D, 324 S Saginaw Street, Flint, MI 48502

Telephone: (810) 257-3010

Fax: (810) 257-3185

www.gcmnpc.org

- **Contract for Services/Emergency Repairs/Supplies Over \$250**

For activities that are on-going throughout the year exceeding \$250, three or more companies should be asked to submit costs/prices (quotes must be retained in subrecipient's file and copies sent to Genesee County Community Development Program). At least one of the three companies asked for quotes should be a Minority/Women/Handicapped Business Enterprise (MBE/WBE/HBE). Lowest responsible bid should be awarded contract. Contract with the selected company may not exceed a one year period.

New bids must be secured on an annual basis. Examples of activities that may use this process include monthly printing of newsletters, cleaning services, snow removal, trash removal, weed cutting, emergency repairs for such items as heating and plumbing, and monthly purchases of like supplies such as paper, pens, paper towels, etc.

- **Contract Between \$250 and \$10,000**

Three or more companies should be asked to submit costs/prices (quotes must be retained in subrecipient's file and copies sent to Genesee County Community Development Program). At least one of the three companies asked for quotes should be a MBE/WBE/HBE.

Lowest responsible bid should be awarded contract (letter of award/rejection must be placed in subrecipient's file and copy sent to Genesee County Community Development Program).

- **Contract Exceeds \$10,000**

Bid notice must be formally advertised in local newspapers and a trade journal (affidavit placed in subrecipient's file and copy sent to Genesee County Community Development Program).

Bid notice also should be sent to as many applicable MBE/WBE/HBE firms as can be found through means inclusive, but not limited to, the "Genesee County Minority Business Directory" (Document this and send copies to Genesee County Community Development Program.)

Bid notice must be sent to the Flint Area Building Trades Council.

Sealed bids must be publicly opened and recorded (bid tabulation placed in subrecipient's file and copy sent to Genesee County Community Development Program).

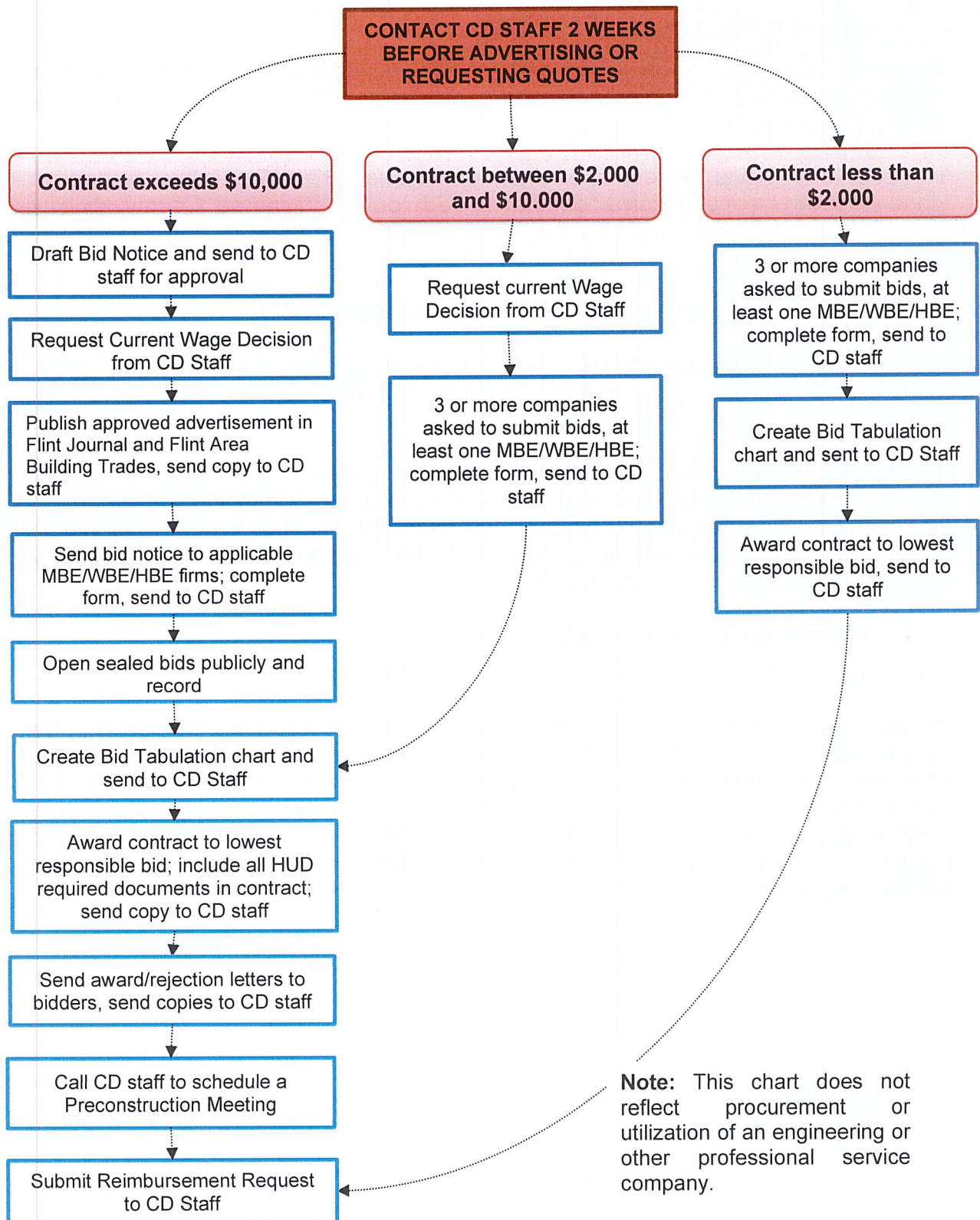
Lowest responsible bid should be awarded contract (letter of award/rejection placed in subrecipient's file and copy sent to Genesee County Community Development Program). **IF** lowest responsible bidder is not awarded, the subrecipient **must submit written justification and obtain approval** of the award from Genesee County Community Development Program staff.

- **Contract Equal to or Exceeds \$100,000**

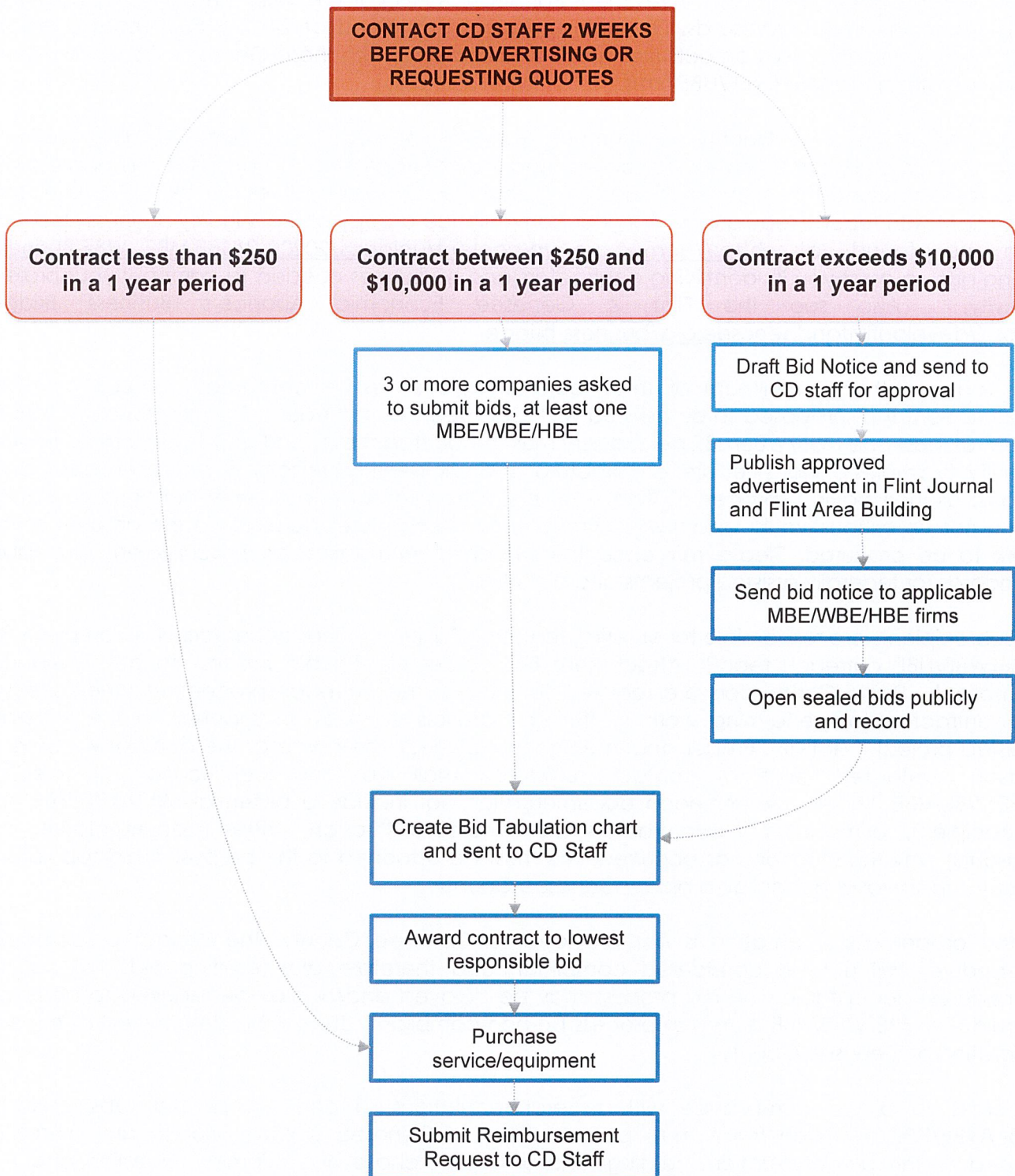
Follow requirements for a contract which exceeds \$100,000.

The work to be performed under these contracts, and any subsequent subcontracts for work performed under this amount of contract award, are subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended. Bid notice must include reference of Section 3 opportunities available under this contract/subcontract. Any vacant employment positions, including training positions to be filled as a direct result of this contract/subcontract, must be in compliance with Section 3 requirements.

Community Development Block Grant (CDBG) Program Procurement Process for Construction Contracts



Community Development Block Grant (CDBG) Program Procurement Process for **Service/Equipment Contracts**



Attachment G
Minority/Women/Handicap Business Enterprise Procurement Procedures
Genesee County Community Development Block Grant (CDBG) Program

Projects assisted with Genesee County Community Development Block Grant (CDBG); Emergency Shelter Grants (ESG); and HOME Investment Partnerships Program (HOME) funds must comply with Program procurement standards. Federal regulations contained at 24 CFR 85.36(e)(2)(I) require that the opportunity to bid on activities assisted, in any part, with these Genesee County Program funds, be offered to MBE/WBE/HBE firms.

Local Units of Genesee County government, Non-Profit Agencies, Architectural / Engineering / Design / Consulting firms; Prime Contractors, and Subcontractors must complete the appropriate Procurement Outreach form (attached) in order for bid procedures to be complete and compliant with federal regulations. For your convenience a copy of the *Minority Business Directory* can be found at: <http://gcmnpc.org/wp-content/uploads/2020/02/DBE.MBE.WBE-Business-Listing.pdf> to assist you in identifying contractors and businesses needed to carry out your project activity. Also see the Flint & Genesee Economic Alliance's Business Bridge: <https://developflintandgenesee.org/business-bridge/>

It is required that a minimum of three contractors/business be contacted for each industry Procurement that proposed to be assisted with Genesee County federal Program funds. Of these three, at least one MBE/WBE/HBE per industry must be offered the opportunity to bid on the project activity. Examples of industries are: architectural and engineering services; janitorial services; paper goods; asphalt paving services; roofing firms; electrician services; and other construction trades. This is not an exhaustive list of activities. Procurement procedures depend on the amount of the work to be procured. Please reference the attached information on procurement and labor standards for federally assisted projects and activities.

All subrecipients are responsible for ensuring that their Prime and Subcontractors also complete the MBE/WBE/HBE outreach report (Attachment F) in order for the bid process to be considered compliant. Prime Contractors are required to perform the outreach procedures when seeking subcontractors for performing work / offering materials, services, or supplies on the federally assisted project / activity. Proper documentation includes: the name of the company, name of person contacted, date of contact, registered mail slip, and identification of selected MBE/WBE/HBE. Should the outreach documentation not include a potential MBE/WBE/HBE, the subrecipient; prime and subcontractors must indicate through written documentation the reason(s) why this situation has occurred. This must be attached to the proposed bid tabulations prior to approval of acceptable bid by Genesee County.

If the proper documentation is not provided to Genesee County, the project procurement procedures will not be considered compliant, and therefore any resulting bids will not be considered acceptable. The bid process may be delayed and/or may be required to be re-bid should the MBE/WBE/HBE outreach process be non-compliant. This will be determined at the sole discretion of Genesee County.

In order to assure compliance with federal regulations, a copy of all bid tabs and the MBE/WBE/HBE outreach forms must be submitted to Genesee County prior to any award of contracts, the preconstruction meeting; and/or any purchase of equipment, supplies, and / or services to be assisted under a federally assisted project / activity.

Attachment H
Genesee County MBE/WBE/HBE Outreach Report
for Local Units of Government, Contractors and Subcontractors

Date: _____

Local Unit of Government: _____

Prime Contractor: _____

Subcontractor: _____

Contact Person: _____ Telephone Number: _____

Name of Project: _____

Type (Construction, Materials, Services OR Supplies): _____

To comply with federal Procurement and MBE/WBE/HBE outreach requirements, local units of government; non-profit agencies; prime contractors; and subcontractors are required to select three businesses for each category, (i.e., materials, supplies, services, design/engineering/architectural services, construction trades, etc.). Of these three businesses, one business must be selected for solicitation from a MBE/WBE/HBE. This form may be reproduced if necessary for additional contacts.

The following information is required. If the proper documentation is not provided, your bid documentation will be considered as incomplete, and therefore will not be considered acceptable.

Proper documentation includes: name of company, name of person contacted, date of contact, and identification of selected MBE/WBE/HBE's.

1) Contractor Name: _____

Contact Person: _____

Form of Contact: _____ Date: _____

Supporting Documentation: _____

Written Bid Received: YES NO Amount: _____

Were they Selected for Contract?: YES NO

If No, Why? _____

MBE/WBE/HBE: YES NO

Section 3: YES NO If yes, please fill out Section 3 forms.

2) Contractor Name: _____
Contact Person: _____
Form of Contact: _____ Date: _____
Supporting Documentation: _____
Written Bid Received: YES NO Amount: _____
Were they Selected for Contract?: YES NO
If No, Why? _____
MBE/WBE/HBE: YES NO
Section 3: YES NO If yes, please fill out Section 3 forms.

3) Contractor Name: _____
Contact Person: _____
Form of Contact: _____ Date: _____
Supporting Documentation: _____
Written Bid Received: YES NO Amount: _____
Were they Selected for Contract?: YES NO
If No, Why? _____
MBE/WBE/HBE: YES NO
Section 3: YES NO If yes, please fill out Section 3 forms.

Local Unit of Government Signature: _____ Date: _____

Prime Contractor Signature: _____ Date: _____

Subcontractor Signature: _____ Date: _____

Warning: This program is funded through Federal funds provided by the U.S. Department of Housing and Urban Development. Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions, including but not limited to : (i) fines and imprisonment under 18 U.S.C. §§ 287, 1001, 1010 and 1012; (ii) civil penalties and damages under 31 U.S.C. § 3729; and (iii) administrative sanctions, claims, and penalties under 24 C.F.R. parts 24, 28 and 30. Section 1001 of Title 18 U.S. Code makes it a criminal offense to make willful, false statements or misrepresentation of any material fact involving the use of or to obtain federal funds.

 Authorizing Name and Signature

 Date

Attach the following documentation, as applicable, as evidence of status. Not all may apply to your firm or circumstance, although at least one will apply.

For business claiming status as a Section 3 resident-owned business concern:

- | | |
|---|---|
| <input type="checkbox"/> Copy of resident lease | <input type="checkbox"/> Copy of receipt of public assistance |
| <input type="checkbox"/> Copy of evidence of participation in a public assistance program | <input type="checkbox"/> Copy of previous year's income tax filings for Section 3 residents |

For business claiming Section 3 status due to at least 30% of its current workforce is Section 3 residents, or were Section 3 residents when first hired (if within the last three years) please provide:

- | | |
|---|---|
| <input type="checkbox"/> List of all current full-time employees | <input type="checkbox"/> List of employees claiming Section 3 status |
| <input type="checkbox"/> PHA/IHA Residential lease less than 3 years from day of employment | <input type="checkbox"/> Copy of previous year's income tax filings for Section 3 residents |

For business claiming Section 3 status by subcontracting 25% of the dollar amount awarded to qualified Section 3 businesses:

- List of subcontracted Section 3 business(es), subcontract amount, and date of subcontract
- Copy of all Subcontractors' previous year's income tax filings

FY 2025 Median Family Income for Flint and Genesee County MSA - \$83,000		
Section 3 Maximum Income Limits		
Number in Household	Very-Low Income	Low Income
One Person	\$29,050	\$34,860
Two Person	\$33,200	\$39,840
Three Person	\$37,350	\$44,820
Four Person	\$41,500	\$49,800
Five Person	\$44,850	\$53,820
Six Person	\$48,150	\$57,780
Seven Person	\$48,150	\$57,780
Eight Person	\$54,800	\$65,760

Attachment J
Certification For Residents For Seeking Section 3 Preference in Training and Employment
 Genesee County Community Development Block Grant (CDBG) Program

Eligibility for Preference

A section 3 resident seeking the preference in training and employment provided by Section 3 will certify, or submit evidence to Genesee County, subrecipient, subgrantee, contractor or subcontractor, that the person is a Section 3 resident, as defined in Section 135.5. (Examples of evidence of eligibility for the preference include demonstration of receipt of public assistance; or evidence of participation in a public assistance program; or previous year's income tax filings.) All residents of public housing developments located in Genesee County qualify as Section 3 residents. Additionally, individuals residing in Genesee County who meet the annual income limits set forth in the following table can also qualify for Section 3 status.

A picture identification card and proof of current residency is required.

Certification for Resident Seeking Section 3 Preference in Training and Employment

I, _____, am a legal resident of _____	
_____ and meet the income eligibility guidelines for a low- or very-low-income person as included in this Certification.	
My permanent address is: _____	

I have attached the following documentation as evidence of my status:	
<input type="checkbox"/> Copy of lease	<input type="checkbox"/> Copy of receipt of public assistance
<input type="checkbox"/> Copy of Evidence of participation in a public assistance program	<input type="checkbox"/> Copy of the most recent year's income tax filings
<input type="checkbox"/> Other evidence _____	

Warning: This program is funded through Federal funds provided by the U.S. Department of Housing and Urban Development. Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions, including but not limited to : (i) fines and imprisonment under 18 U.S.C. §§ 287, 1001, 1010 and 1012; (ii) civil penalties and damages under 31 U.S.C. § 3729; and (iii) administrative sanctions, claims, and penalties under 24 C.F.R. parts 24, 28 and 30. Section 1001 of Title 18 U.S. Code makes it a criminal offense to make willful, false statements or misrepresentation of any material fact involving the use of or to obtain federal funds.

 Print Name

 Date

 Signature

 Date

FY 2025 MEDIAN FAMILY INCOME FOR FLINT AND GENESEE COUNTY -- \$83,000

MAXIMUM INCOME LIMITS

Household Size	30% Extremely Low Income	50% Very Low Income	60% Low Income	80% Moderate Income
One Person	\$17,450	\$29,050	\$34,860	\$46,500
Two Person	\$21,150	\$33,200	\$39,840	\$53,150
Three Person	\$26,650	\$37,350	\$44,820	\$59,800
Four Person	\$32,150	\$41,500	\$49,800	\$66,400
Five Person	\$37,650	\$44,850	\$53,820	\$71,750
Six Person	\$43,150	\$48,150	\$57,780	\$77,050
Seven Person	\$48,650	\$51,500	\$61,800	\$82,350
Eight Person	\$54,150	\$54,800	\$65,760	\$87,650

Released by HUD 6.01.25

Attachment K
Section 3 Summary Report
 Genesee County Community Development Block Grant (CDBG) Program

Part I. Employment and Training

Job Category	Number of New Hires	Number of New Hires that are Section 3 Residents	Number of Section 3 Trainees
Professionals			
Technicians			
Office/Clerical			
Construction by Trade (List)			
Trade -			
Trade -			
Trade -			
Trade -			
Other (List)			
Other -			
Other -			
Other -			
Other -			

Part II. Contracts Awarded

1. Construction Contracts

A. Total dollar amount of all contracts awarded on the project	\$
B. Total dollar amount of contracts awarded to Section 3 businesses	\$
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	%
D. Total number of Section 3 businesses receiving contracts	

2. Non-Construction Contracts

A. Total dollar amount all non-construction contracts awarded on the project	\$
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	%
D. Total number of Section 3 businesses receiving non-construction contracts	

Part III. Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low-and very low-income persons, particularly those who are recipients of government assistance for housing. (check all that apply)

___ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the neighborhood or within Genesee County, or similar methods

___ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents

___ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns

**Attachment L
Federal Award Information**

Genesee County Community Development Block Grant (CDBG) Program

- 1) Recipient Name: _____ Genesee Township _____
- 2) Recipient's Unique Entity Identifier: _____ JN4HV18XEPB6 _____
- 3) Unique Federal Award Identification Number (FAIN): _____ B-25-UC-26-0001 _____
- 4) Federal Award Date: _____ 9/16/2025 _____
- 5) Period of Performance Start and End Date: _____ 10/1/2025 – 9/30/2026 _____
- 6) Amount of Federal Funds Obligated by this action: _____ \$7,000 _____
- 7) Total Amount of Federal Funds Obligated: _____ \$7,000 _____
- 8) Total Amount of the Federal Award: _____ \$7,000 _____
- 9) Budget Approved by the Federal Awarding Agency: _____ \$7,000 _____
- 10) Total Approved Cost Sharing or Matching where applicable: _____ N/A _____
- 11) Federal Award Project Description:
- Genesee Township will fund the replacement and installation of a commercial dishwasher at the Eastside Senior Center (3065 N Genesee Rd, Flint MI 48506).
- 12) Name of federal awarding agency and contact information for awarding official: _____ HUD _____
- 13) CFDA Number and Name: _____ 14.218 _____
- 14) Identification of whether the award is R & D: _____ N/A _____

15) Indirect Cost Rate for the Federal
Award:

N/A

Attachment M What Documentation Do I Keep in CDBG Project Files?

During On-site File Monitoring, staff is looking for all CDBG files located at Local Unit of Government offices to match the files kept at the GCMPC office. To ensure this, it is best that subrecipients copy and save any documentation submitted to GCMPC in respective project folders at the time of submission. Saving any relevant correspondences with GCMPC staff, or participating contractors, regarding a CDBG project is highly recommended. ****Each CDBG project should have its own project folder. HUD's recommended record retention is at least four years after the project's contract end date.**

The following details all documentation that should be kept on file, up-to-date and readily available upon request.

Required Documentation:

- o Conflict of Interest Policy
- o Certificate of Insurance (Liability Insurance)
- o Internal Controls
- o Chart of Accounts showing line item for CDBG
- o SAM.gov registration

Documentation that should be in every project folder:

- o **Project Application:** Save a copy of the project application in each project folder.
 - o Public hearing publication, minutes, and sign-in sheet
 - o Board resolution and/or meeting minutes for approval of proposed projects
- o **Contract:**
 - o Original signed contract
 - o Any signed contract amendment(s)
 - o Resolution or meeting minutes from local board approval of amendment if project funding or scope changes.
- o **Reimbursement requests:**
 - o Attachment A – Reimbursement Request Form
 - o Attachment B – Accomplishment Data Sheet
 - o Backup documentation (includes proof of purchase, proof of payment, etc.)
 - o It is important that a copy of any reimbursement checks and/or corresponding letters received from GCMPC are saved in project folders.

Procurement for Projects:

1. **Public Service Projects:** Typically, this type of project will not have any procurement documentation. If there was a single item purchased for more than \$250, three price quotes should have been included with the reimbursement request.
2. **Construction Projects:**
 - a) Municipal staff or Genesee County Road Commission (GCRC) used to complete work

- o Service Agreement/Contract between GCRC and local unit and/or notification from GCRC that they will be carrying out the project
 - o Any invoices from GRCR that should have been included with the reimbursement request
 - b) Contractor used to complete work
 - o Bid advertisement and wage decision
 - o Minority outreach and Section 3 documentation (if applicable)
 - o Bids received
 - o Bid Tabulation Chart showing award to lowest responsible bidder
 - o Board Resolution and or meeting minutes accepting bid award
 - o Service agreement/contract between prime contractor and Local Unit of Government
3. **Demolition Projects:** Whether the bidding process is carried out by GCMPC or the subrecipient, all bidding documentation must be saved in the project folder.
- a) Pre-demolition Hazard Survey
 - o Do not have to go out for bid, must obtain three price quotes and award to lowest bidder
 - b) Abatement and Demolition: Must go out for bid for each
 - o Bid advertisement and wage decision
 - o Minority outreach and Section 3 documentation (if applicable)
 - o Bids received
 - o Bid Tabulation Chart showing award to lowest responsible bidder
 - o Board Resolution and or meeting minutes accepting bid award
 - o Service agreement/contract between prime contractor and subrecipient
 - c) Disposal of House documentation (could have been submitted with a reimbursement request)
4. **Code Enforcement Projects:** Excel sheet showing the addresses that were inspected should have been submitted with reimbursement request(s). All addresses must be in low-to-moderate income areas.

For more information on construction procurement, visit the Program Year Bid Packet. This is included with CDBG contracts or can be requested from your project manager.

Attachment O
SAM Registration Expiration Dates

SAM registration must be updated annually. If you need assistance with this process, please contact your project manager. SAM registration must be current prior to signing contracts.

www.SAM.gov

<u>Local Unit</u>	<u>Unique Entity Identifier (UEI)</u>	<u>Expiration</u>
Argentine Township	MSC4L69SY148	4/3/2026
Atlas Township	PECMJ24MJSZ9	6/2/2026
City of Burton	JL8YL7QGJA64	6/26/2026
City of Davison	FWCBL8JLJNU8	1/30/2026
City of Fenton	M11FQ52KA1S1	6/6/2026
City of Flushing	L7XLZTLRQ9D1	10/9/2025
City of Grand Blanc	FU9VFSU6YJ62	11/5/2025
City of Linden	NMUEVC85CBH5	11/8/2025
City of Montrose	EVUMDVVR7TY9	9/24/2025
City of Mt. Morris	TT97CQJH64H6	11/13/2025
City of Swartz Creek	PELPKJKR8JM8	6/11/2026
Clayton Township	E22WNZBCNAH1	7/3/2026
Davison Township	LPQJJXQ1NC6	5/22/2026
Fenton Township	ZE5WSFGMD6D3	10/11/2025
Flint Township	MVZEKW75XER3	5/28/2026
Flushing Township	KLJHX6UJ3KG9	4/24/2026
Forest Township	TG2BCNSM7123	7/9/2026
Gaines Township	JPGBX4LH5LB3	12/30/2025
Genesee Township	JN4HV18XEPB6	11/10/2025
Grand Blanc Township	TXL3NJUKCKU3	12/2/2025
LSEM	WFM9K8AYR528	12/5/2025
Montrose Township	L7DXLXS6G8J5	12/3/2025
Mt. Morris Township	NK9BHY8KH5R1	3/18/2026
Mundy Township	WJ89UX1969H8	11/15/2025
Richfield Township	Q2J8MF2RGUE5	4/25/2026
Theftord Township	ZKLLW5UYMA75	9/29/2025
Vienna Township	KSSAM6D6PL39	2/10/2026
Village of Gaines	ULPGP1TM37Y8	1/27/2026
Village of Goodrich	RKFCLLRB4MJ4	4/2/2026
Village of Otisville	DVLQJPCV5NC3	9/27/2025

Signature: *Theresa LeFavour*

Email: TLeFavour@genesee-county.mi.gov











2025 Genesee Township Public Facility Improvements

Final Audit Report

2025-11-18

Created:	2025-11-18
By:	Theresa LeFavour (TLeFavour@geneseecountymi.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWZImG9LI1NV7AVwfnk7Kled8hANYi9DI

"2025 Genesee Township Public Facility Improvements" History


-  Document created by Theresa LeFavour (TLeFavour@geneseecountymi.gov)
2025-11-18 - 3:38:57 PM GMT
-  Document emailed to Daniel Eashoo (daniel.eashoo@geneseeetwp.com) for signature
2025-11-18 - 3:40:32 PM GMT
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-  Document e-signed by Daniel Eashoo (daniel.eashoo@geneseeetwp.com)
Signature Date: 2025-11-18 - 6:52:59 PM GMT - Time Source: server
-  Document emailed to dloyd@geneseecountymi.gov for signature
2025-11-18 - 6:53:01 PM GMT
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-  Signer dloyd@geneseecountymi.gov entered name at signing as Delrico J. Loyd
2025-11-18 - 7:23:48 PM GMT
-  Document e-signed by Delrico J. Loyd (dloyd@geneseecountymi.gov)
Signature Date: 2025-11-18 - 7:23:50 PM GMT - Time Source: server
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2025-11-18 - 7:23:52 PM GMT
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2025-11-18 - 7:48:54 PM GMT



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 Document e-signed by Theresa LeFavour (TLeFavour@geneseecountymi.gov)

Signature Date: 2025-11-18 - 7:49:30 PM GMT - Time Source: server

 Agreement completed.

2025-11-18 - 7:49:30 PM GMT



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LEGISTAR SUBMISSION CHECKLIST*

Before submission of a request for payment/authorization for goods, services, or construction work, the following questions must be answered to determine whether to use a purchase order or formal contract. You must check an option in all questions until the form directs you to what workflow and/or document to use.

DOES THE PROJECT NEED A CONTRACT?

1) Is this a request for the purchase of goods? (i.e. office supplies, vehicles, equipment, etc.)

Yes: (Go to Question 2)

No: (Go to Question 4)

2) If providing goods, does the vendor require time on any Genesee County premises for installation and/or maintenance for the goods?

Yes: This project requires a contract, skip to the contracts section.

No: (Go to Question 3)

3) Has the vendor presented a document for the county to sign?

Yes:

- This document needs to go through Legistar and be reviewed by the proper departments before it can be signed. It is recommended that Corporate Counsel and Risk Management review prior to submission to avoid potential last step denial.

No:

- Use a Purchase Order You do not need to complete the remainder of this form.

4) Is this a request for services, an IT submission, or construction work?

Yes: This project requires a contract, skip to the contracts section.

No: Contact Corporate Counsel office prior to submitting into Legistar.

CONTRACTS

* After selecting a template, contact the Risk Manager to obtain insurance requirements before submitting it to Legistar. * If the vendor has provided a contract, or if you have a department specific template that you are using or have used historically, have it reviewed by risk management and corporate counsel prior to submission into Legistar. Even if the agreement was used previously, it may need changes.

1) Is this a new contract or a renewal/extension? New Contract

a. Renewal/Extension: Use the appropriate renewal/amendment template based on the type of agreement. Include the original signed agreement and all prior amendments in the review process.

b. New Contract: Go to Question 2.

2) How is the contract funded?

- a. Budgeted or General Funds: (Go to Question 3)
- b. Grant Funded: (Go to Question 4)
- c. Millage Funded: (Go to Question 5)

3) What is the vendor providing?

- a. Services: _____
 - Use the **Professional Service Contract Template**
- b. Construction/Physical Building Altercation/Remodel _____
 - If the contractor has not provided a proposed contract use the **Construction Contract Template** If the contractor has provided a proposed contract, contact Corporate Counsel prior to submitting into Legistar.

*** To avoid a last step rejection, ask corporate counsel to review updated template before submission into Legistar. ***

4) Complete the AGA Recipient Checklist for Determining Contractor vs. Subrecipient

- a. If the service provider is a **contractor**, go back to Question 3.
- b. If the service provider is a **subrecipient**, a department/grant specific subrecipient agreement template must be used. If the template has not been reviewed by corporate counsel within the last year, contact Corporate Counsel office for review of the agreement/template.

5) Is this a new contract/agreement?

Yes: No:

- a. If **yes** - contact Corporate Counsel office for assistance in selecting a template and/or creating an agreement.
- b. If **no** – has the template/previous agreement used for this program been reviewed by Corporate Counsel since August 1, 2023?

If **yes**, use the template/previous agreement.
If **no**, contact Corporate Counsel regarding template/previous agreement.

6) Is a contract that is not a County prepared contract being submitted for review?

Yes: No:

- a. If yes, submit the contract to Corporate Counsel office for review prior to submitting to Legistar.

* If at any point in time you have questions while completing this checklist, it is recommended that you contact the appropriate reviewing department (Fiscal Services, Purchasing, Risk Management, or Corporate Counsel) to address your question prior to submission into Legistar.

DESCRIPTION: GENESEE TOWNSHIP PROJECT TRANSFER

GL #	DESCRIPTION	Increase/(Decrease)
2340-704.17-899.000	PROJECTS	(2,000.00)
2340-704.17-504.000	FEDERAL PARTICIPATION	(2,000.00)
2340-704.16-899.000	PROJECTS	2,000.00
2340-704.16-504.000	FEDERAL PARTICIPATION	2,000.00

APPROVED BY: _____



Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: RES-2026-0346

Agenda Date: 4/8/2026

Agenda #: 2.

To: Dr. Beverly Brown, Community & Economic Development Committee Chairperson

From: Derek Bradshaw, Director

RE: Approval of a recommendation by Genesee County's Metropolitan Planning Commission to approve the Genesee: Our County, Our Future Master Plan

BOARD ACTION REQUESTED:

The Genesee County Metropolitan Planning Commission is requesting the recommendation of approval of the Genesee: Our County, Our Future Master Plan.

BACKGROUND:

The public comment period for the Master plan concluded on February 23rd. A final public hearing for comments was held on February 25th. Following this, comments were responded to and integrated into the Master Plan document. The current plan and all associated technical reports and maps can be found on the plan's website at: www.ourfuturegenesee.org <<http://www.ourfuturegenesee.org>>. The executive summary for the plan is attached. It includes key items from the full plan as well as links to the full plan document for those seeking additional information in certain sections.

DISCUSSION:

The Master Plan has been approved by the Master Plan Steering Committee on March 16th, the Genesee County Metropolitan Alliance on March 25th, and is scheduled to go before the Genesee County Planning Commission on April 7th.

IMPACT ON HUMAN RESOURCES:

This project has no impact on Human Resources.

IMPACT ON BUDGET:

This project has no impact on Budget

IMPACT ON FACILITIES:

This project has no impact on Facilities.

IMPACT ON TECHNOLOGY:

This project has no impact on Technology.

CONFORMITY TO COUNTY PRIORITIES:

This project conforms to all Genesee County priorities. The plan discusses and provides

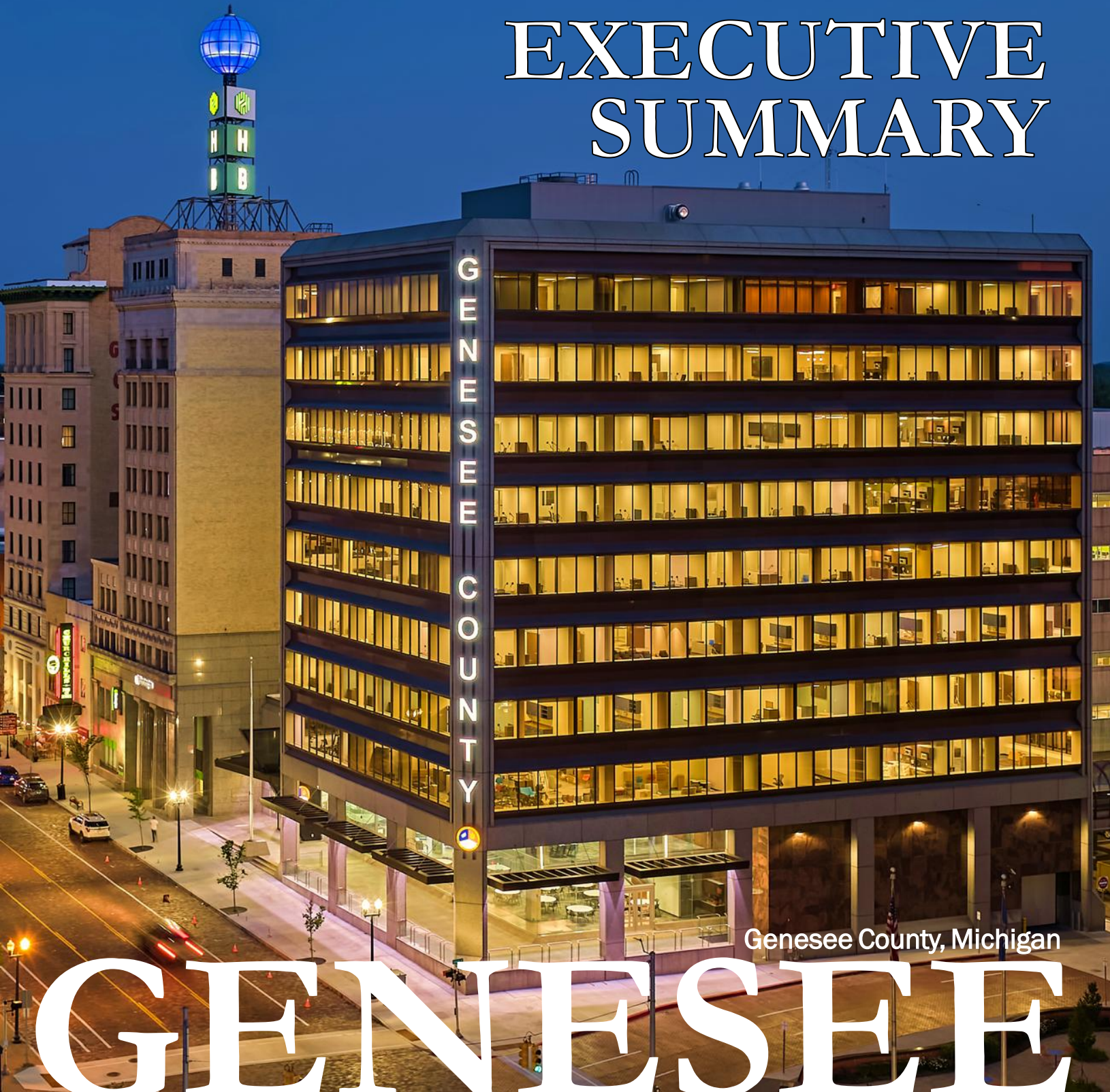
recommendations for topics related to Community and Economic Growth, Long Term Financial Stability, Healthy, Livable and Safe Communities, and Inclusive, Collaborative Culture.

TO THE HONORABLE CHAIRPERSON AND MEMBERS OF THE GENESEE COUNTY BOARD OF COMMISSIONERS, GENESEE COUNTY, MICHIGAN

LADIES AND GENTLEMEN:

BE IT RESOLVED, by this Board of County Commissioners of Genesee County, Michigan, that the request by the Director of Planning to approve the Genesee: Our County, Our Future Master Plan, a comprehensive planning document that establishes a vision for Genesee County through 2050 and also serves as the Genesee County Long Range Transportation Plan that was developed by analyzing land use, transportation, housing, environment, and infrastructure, is approved (a copy of the memorandum request and supporting documents being on file with the official records of the April 8, 2026 meeting of the Community and Economic Development Committee of this Board).

EXECUTIVE SUMMARY



Genesee County, Michigan

GENESEE

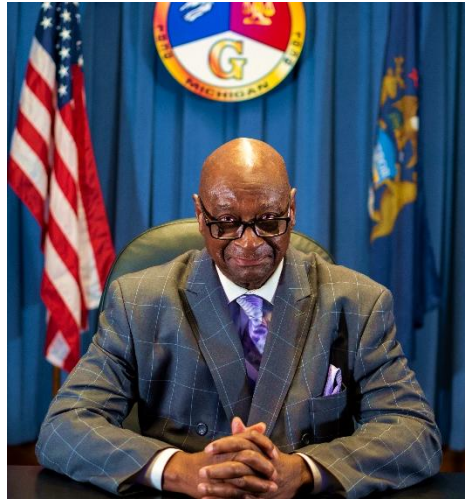
OUR COUNTY OUR FUTURE



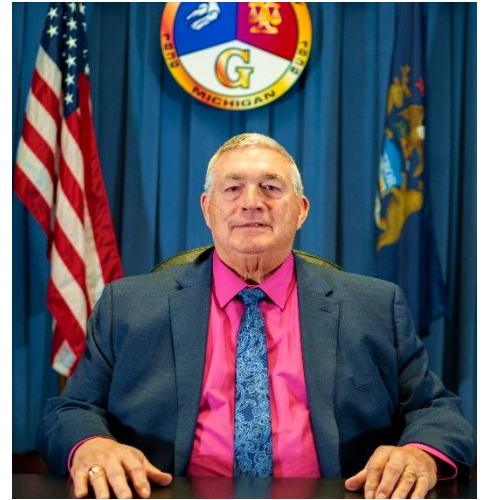
Genesee County Board of Commissioners



Delrico J. Loyd
District 1



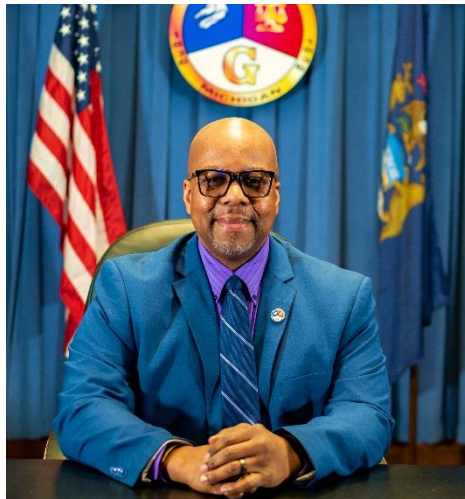
Charles H. Winfrey
District 2



Gary L. Goetzinger
District 3



Dr. Beverly Brown
District 4



James Avery
District 5



Shaun Shumaker
District 6



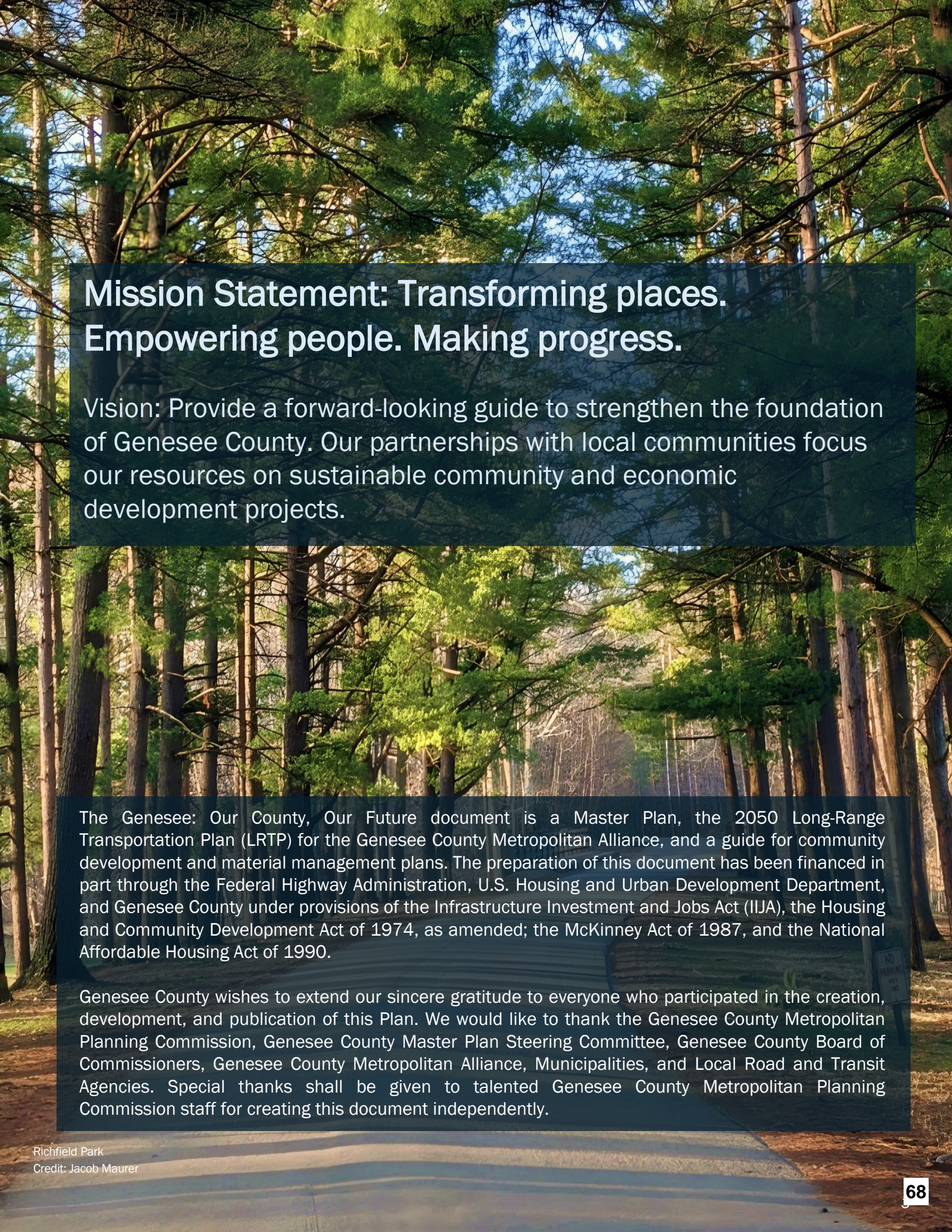
Martin L. Cousineau
District 7



Dale K. Weighill
District 8



Brian K. Flewelling
District 9



Mission Statement: Transforming places. Empowering people. Making progress.

Vision: Provide a forward-looking guide to strengthen the foundation of Genesee County. Our partnerships with local communities focus our resources on sustainable community and economic development projects.

The Genesee: Our County, Our Future document is a Master Plan, the 2050 Long-Range Transportation Plan (LRTP) for the Genesee County Metropolitan Alliance, and a guide for community development and material management plans. The preparation of this document has been financed in part through the Federal Highway Administration, U.S. Housing and Urban Development Department, and Genesee County under provisions of the Infrastructure Investment and Jobs Act (IIJA), the Housing and Community Development Act of 1974, as amended; the McKinney Act of 1987, and the National Affordable Housing Act of 1990.

Genesee County wishes to extend our sincere gratitude to everyone who participated in the creation, development, and publication of this Plan. We would like to thank the Genesee County Metropolitan Planning Commission, Genesee County Master Plan Steering Committee, Genesee County Board of Commissioners, Genesee County Metropolitan Alliance, Municipalities, and Local Road and Transit Agencies. Special thanks shall be given to talented Genesee County Metropolitan Planning Commission staff for creating this document independently.

Making a Difference

The future of Genesee County is in our hands. Now is the time to make meaningful change in the communities where we live, work, and play. Across the county, communities are taking important steps to improve quality of life for their residents. These efforts are supported in large part by ongoing investments from local foundations, neighborhood volunteer groups, and public-private partnerships. While the full impact of these contributions may not always be measurable, their positive influence on community well-being is undeniable.

Looking ahead, this Master Plan will serve as a valuable resource for community leaders, agencies, and residents. It will also provide guidance for local planning efforts by offering realistic visions and actionable strategies to help foster a more vibrant, strong, and thriving Genesee County.



Pollinator Garden
Credit: MSU Extension



Trails Symposium
Credit: Dru Hajec

Acquiring Interest

Establishing a plan that lays the foundation for future growth could not be possible without input from the public. The people who live, work, and play in Genesee County have valuable insight into what is working well and where improvements are needed. Considering the importance of community input, a meaningful public engagement process was essential to plan development. Staff made a deliberate effort to spark public interest and participation through creative and traditional outreach methods. From digital surveys distributed through community newsletters, outreach in colleges, and during Genesee County's largest trick-or-treat event, opinions of all ages were reached.

Our Plan Advisors

The Genesee County Master Plan steering committee was formed to guide plan development. The steering committee is made up of 17 members who represent numerous agencies including local units of government, transportation agencies, the chamber of commerce, waste, water, and utilities agencies, as well as housing and community organizations. Committee members played a key role in blending public input with data collected to steer staff forward in producing visions and actions that are realistic and usable, especially by communities.



4-Square Community Mentors Symposium
Credit: Jared Field



Credit: UM-Flint

Public engagement

Social Media Impressions

Facebook was used to strategically spread important messages and promote the plan to our residents.

2,800+ engagement

Project Notifications

Households and businesses located along all proposed project corridors were mailed project notifications.

14,000+ communications

Community Surveys

Surveys filled out by residents.

650+ completed

Community Open Houses

Held throughout the community to get direct input from attendees and provide plan updates.

2000+ attendees

Our Priorities

[MORE INFO](#)

Genesee County has common goals and values based on what is important to our community. Genesee County's common purpose is "Making a Positive Impact for Genesee County", which is quantified by the county priorities: healthy, livable & safe communities; long term financial stability; inclusive, collaborative culture; and community growth. These are reflected in the projects that the Genesee County Metropolitan Planning Commission (GCMPC) completes on an annual basis. The Visions and Actions listed in the next section all relate back to one of these four overarching priorities. A detailed description of each purpose can be found below.

Community & Economic Growth

1. Economic Growth
2. Broadband
3. Housing
4. Exploration of Large-Scale Recreational Facilities (Including Parks)
5. Genesee Valley Mall
6. Facilitate Infrastructure Projects
7. Accommodations Tax

1

Long-Term Financial Stability

1. Legacy Costs
2. Millage Funding & Usage
3. Financial Futurecasting to 2050
4. Capital Improvement Plan Re: Facilities (Jail, Courts, etc.)

2

Healthy, Livable & Safe Communities

1. Improve EMS Access & Quality
2. Assess & Support Public Health Services
3. Mental Health
4. County Role in Public Safety

3

Inclusive, Collaborative Culture

1. County Role as Convener (Local/Regional)
2. Expand Communication with Residents & Local Partners (Public & Private)
3. Organizational Culture
4. District Courts
5. Marketing of County Programs

4



Visions and Actions

As part of the development of Our County, Our Future Plan, the Master Plan Steering Committee established a series of vision statements and corresponding actions based on plan objectives and public input.

These provide actionable steps for local officials, community agencies, and residents. Together, we can shape our county and our future.



Credit: Jared Field



Credit: Genesee County Parks



JUNE 2024



JUNE 2025

Vision: Environment

[MORE INFO](#)

Cultivate a sustainable linkage between man-made and natural assets



FUTURE
RECYCLE CENTER

Vision: Community Development

Encourage all housing options and improve public facilities and services

[MORE INFO](#)



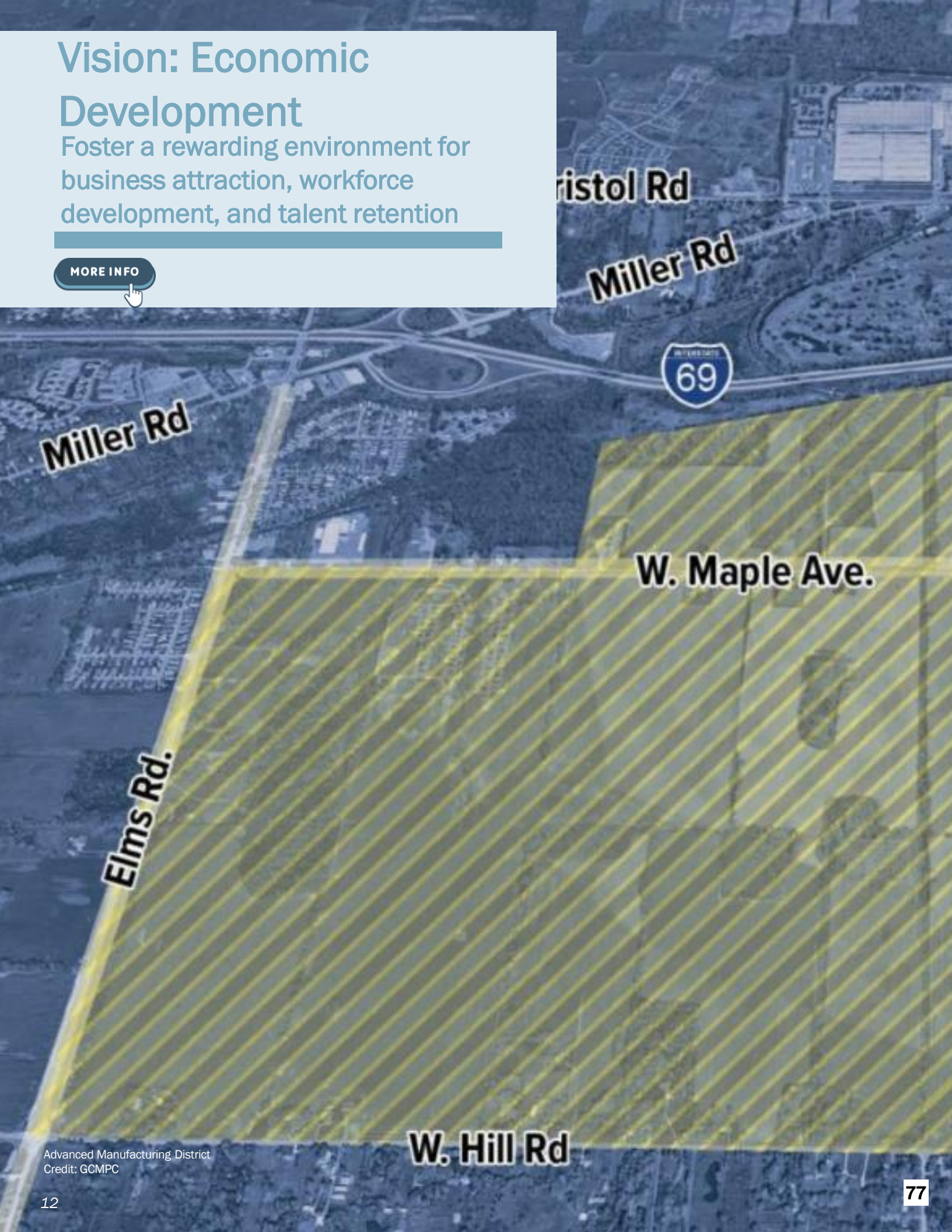


Vision: Economic

Development

Foster a rewarding environment for business attraction, workforce development, and talent retention

[MORE INFO](#)





Advanced Manufacturing District

Genesee County showcases one of the premier Advanced Manufacturing Districts in the United States of America. This 1,300-acre property is located at the crossroads of I-69 and I-75, in close proximity to Bishop International Airport, and has a major international rail line running through the property. The site also has access to quality water and electricity utilities. This transformational investment will create thousands of jobs and pump millions of dollars in new revenue into our region. This project is being led by the Flint & Genesee Economic Alliance.



Stepping Stone Falls
Credit: Jared Field



Bluebell Boat Launch
Credit: Genesee County Parks

Vision: Quality of Life

Enhance our unique identity and sense of community

[MORE INFO](#)



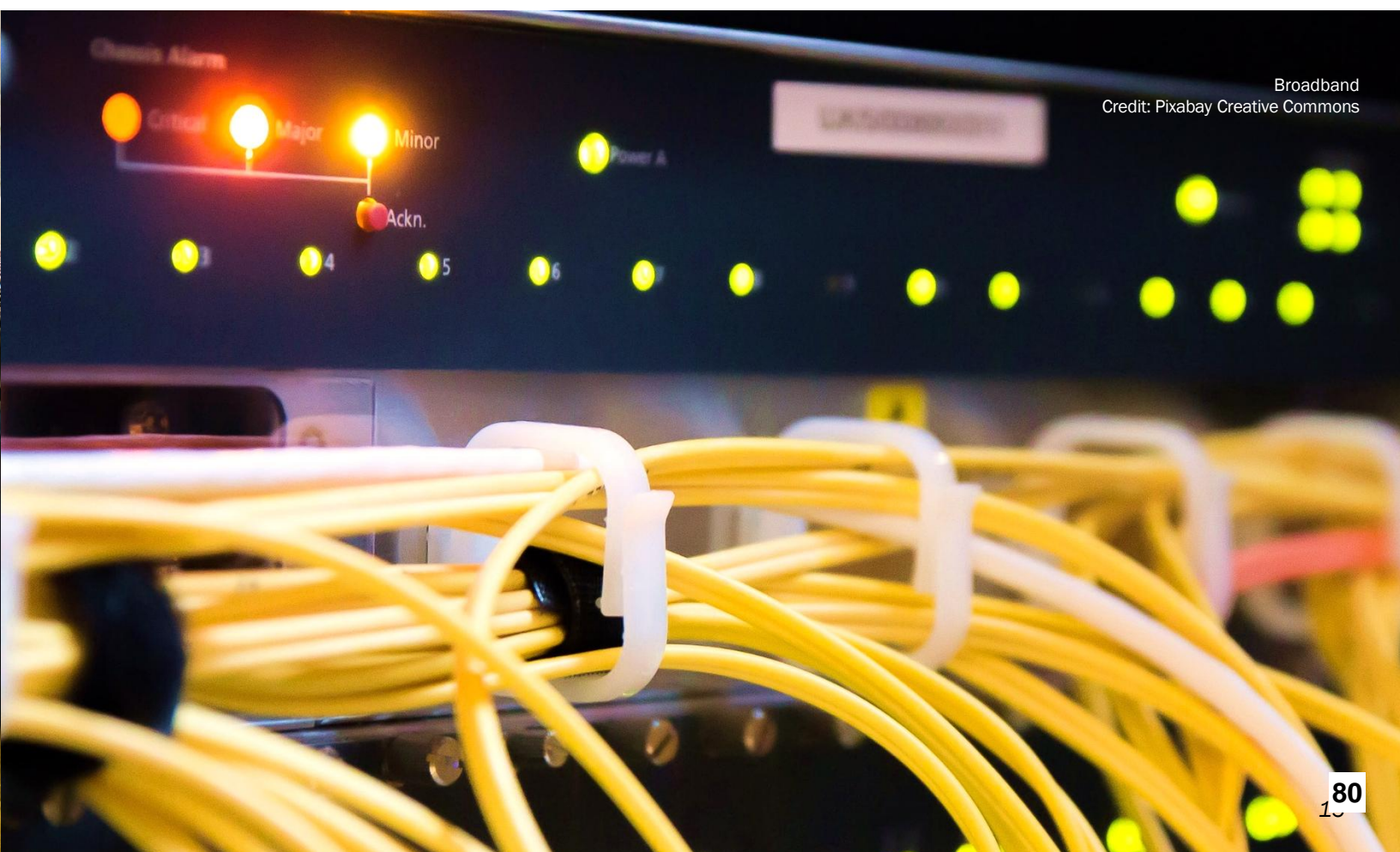


Vision: Infrastructure

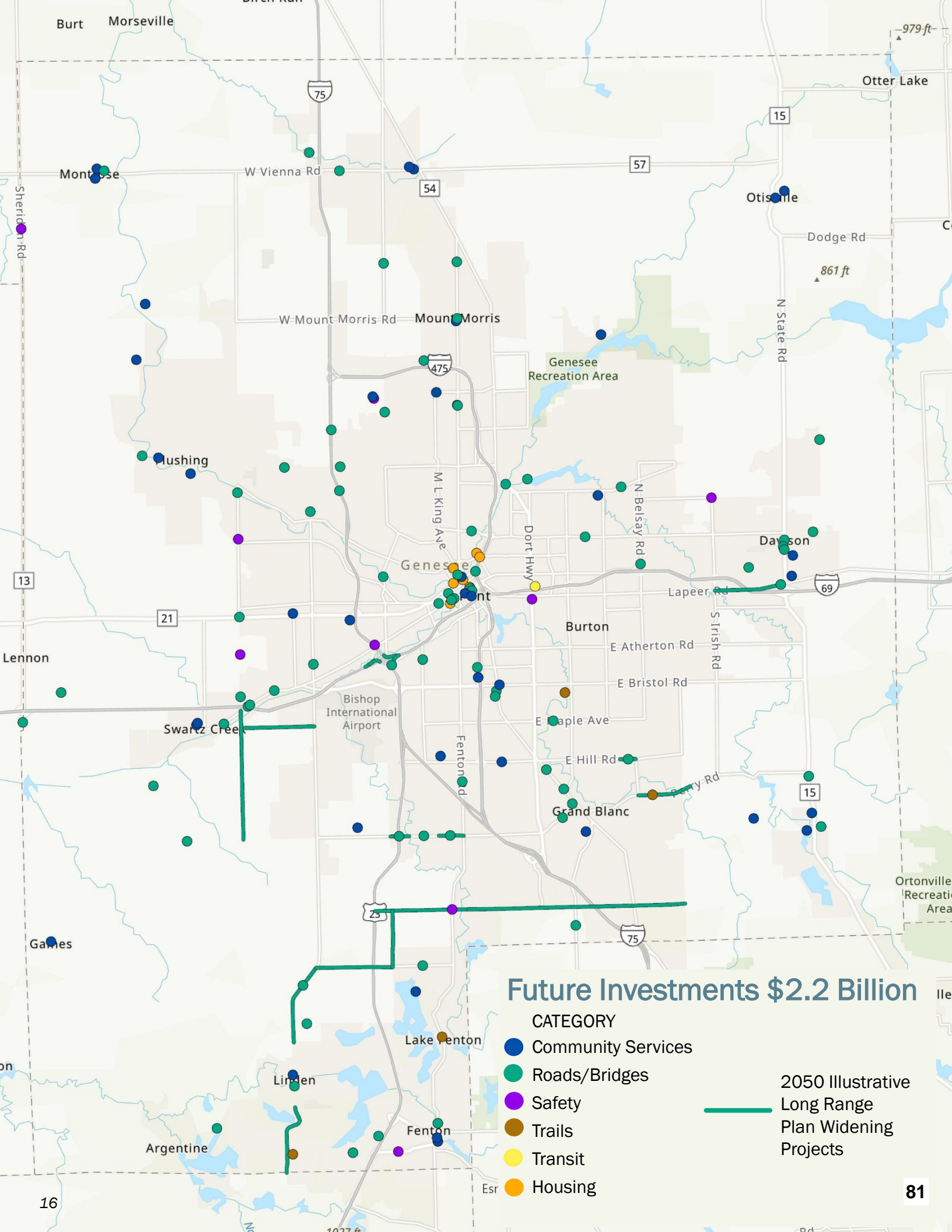
Develop and preserve a safe, secure, reliable, and efficient transportation and utility network

[MORE INFO](#)

I-475
Credit: Michigan Department of Transportation



Broadband
Credit: Pixabay Creative Commons



Future Investments \$2.2 Billion

- CATEGORY**
- Community Services
 - Roads/Bridges
 - Safety
 - Trails
 - Transit
 - Housing

2050 Illustrative Long Range Plan Widening Projects

———

\$2.2 Billion in Future Investments

While many of our roads, utilities, and public facilities need repair or ongoing maintenance, the available funding falls short of what is required to address these needs comprehensively. For example, the county currently has a 7% shortage in available housing, and more than 20% of existing homes need repairs. Our expansive transportation network also demands considerable investment, with estimates indicating an additional \$100 million annually would be required to maintain it at an optimal level. Despite these funding gaps, Genesee County is committed to making the most of its available resources while maintaining financial constraint.

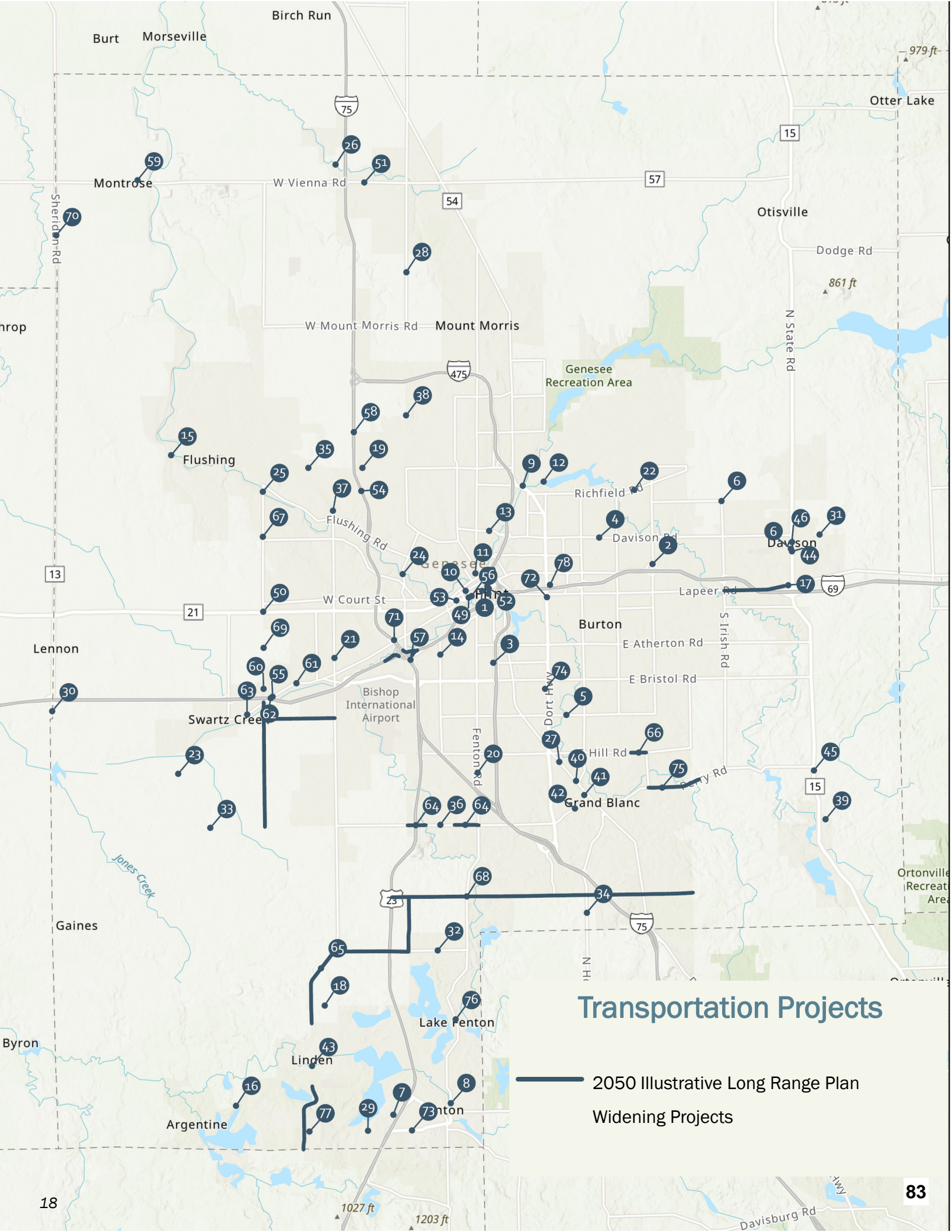
Through collaborative efforts led by groups such as the Transportation Technical Advisory Committee, Genesee County Board of Commissioners, and the Community Development Allocation Committee, the county prioritizes strategic distribution of funds and lead the way in prioritizing the needs of Genesee County residents. This is through funding secured for Genesee County’s Housing Impact Fund, transportation projects like the US-23 study, and Community Development Block Grant projects across the County. For all future project funding allocations see the figure below or see the Financial Plan Appendix for more details.

Once projects are selected for the plan, public input is gathered on all proposed projects. Notifications are mailed to all property occupants who are adjacent to each project; and ads are posted in local papers and on social media to notify residents about public meetings where they can provide feedback. The public participation mailing list that is used includes core community organizations including neighborhood block groups, senior centers, area churches, academic institutions, public libraries, and bilingual organizations to help spread awareness of the plan and projects to hard-to-reach populations. For those who were unable to attend in person, comments could be submitted through interactive public engagement software on the Genesee County Metropolitan Planning Commission website. Furthermore, staff conducted an analysis of the impact of projects on the natural environment as well as all populations to ensure the integrity of investments and avoidance of negative impacts.

To view all the project documentation, please visit the 2050 Long Range Transportation Plan Projects Technical Report and the 2025-2029 Consolidated Plan Projects Technical Report at ourfuturegenesee.org.

Fiscal Constraint

2025-2050 Anticipated Funding (in millions)					
		Community Development		Materials Management	
		Transportation			
Pavement Preservation Projects	\$	246			\$ 246
Safety / Non-Motorized Projects	\$	43			\$ 43
Transit Projects	\$	211			\$ 211
Bridge Projects	\$	85			\$ 85
System Performance / Congestion Projects	\$	1,476			\$ 1,476
Community Development Block Grant			\$ 46		\$ 46
HOME Investment Partnerships			\$ 20		\$ 20
Emergency Solutions Grant			\$ 4		\$ 4
Housing Impact Fund			\$ 5		\$ 5
Solid Waste Ordinance				\$ 27	\$ 27
Materials Management Planning				\$ 2	\$ 2
	\$	2,061	\$ 75	\$ 29	\$ 2,165



Transportation Projects

2050 Illustrative Long Range Plan
 Widening Projects

2025-2050 Transportation Projects

Federal and state funding plays an important role in supporting local initiatives and addressing infrastructure needs in Genesee County. These financial resources help fill funding gaps at the local level, enabling investments in road & bridge restoration, transit capital and operations, non-motorized pathways, and safer streetways for Genesee County residents. Grants from programs like the Federal Highway Administration (FHWA), Federal Transit Administration (FTA), and the Michigan Department of Transportation (MDOT) allow the county and its partners to implement projects that would otherwise be financially out of reach. Continued access to state and federal funding is essential to making a positive impact for Genesee County.

Community Services

- 1 GCMPC – Rideshare Program – 2026-2029
- 1 MDOT – MichiVan Program – 2026-2029
- 1 GCMPC – Air Quality Program – 2026-2029

Roads/Bridges

- 2 City of Burton – Court St – Road Repair – Genesee St to City Limits – 2026
- 3 City of Burton – Davison Rd – Capital Preventative Maintenance – Center Rd to Genesee Rd – 2029
- 4 City of Burton – Hemphill Rd – Road Repair – City limits west to Saginaw St – 2028
- 5 City of Burton – Maple Ave – Road Repair – Dort Hwy to Center Rd – 2027
- 6 City of Davison – W Rising St – Reconstruction – State St to Flint St – 2027
- 7 City of Fenton – Silver Parkway – Capital Preventative Maintenance – Owen Rd to Silver Lake Rd – 2026
- 8 City of Fenton – N Leroy St – Resurfacing – 2nd St to North Rd - 2027
- 9 City of Flint – E. Boulevard over Kearsley Creek – Bridge Maintenance – 2026
- 10 City of Flint – W. Second St over Swartz Creek – Bridge Replacement – 2026
- 11 City of Flint – Beach & Garland St over Flint River – Bridge Maintenance – 2026
- 12 City of Flint – Western Rd Str #2853 – Bridge Maintenance – 2027
- 13 City of Flint – E. Hamilton Ave – Reconstruction – JP Cole Blvd to North St - 2028
- 14 City of Flint – Van Slyke Rd – Reconstruction – Atherton Rd to Hemphill Rd – 2029
- 15 City of Flushing – Seymour Rd – Road Repair – Emily St to Northern City Limits – 2028
- 16 GCRC – Silver Lake Rd – Capital Preventative Maintenance – 150 ft W of McCaslin Lake Rd to Linden City limits – 2026
- 17 GCRC – Lapeer Rd – Road Expansion – CL Ward Driveway to M-15 – 2026
- 18 GCRC – Lahring Rd – Capital Preventative Maintenance – Linden Rd to Ripley Rd – 2026
- 19 GCRC – Pierson Rd – Road Repair – I-75 to Jennings Rd – 2026
- 20 GCRC – Fenton Rd – Resurfacing – Grand Blanc Rd to Hill Rd – 2026
- 21 GCRC – Linden Rd – Capital Preventative Maintenance – Bristol Rd to 200 ft north of Lennon Rd – 2026
- 22 GCRC – Richfield Rd – Rehabilitation – Genesee Rd to Belsay Rd – 2026
- 23 GCRC – Seymour Rd – Road Repair – Reid Rd. to Hill Rd. – 2026
- 24 GCRC – S. Ballenger Hwy – Bridge Maintenance – 2026
- 25 GCRC – N. Elms Road Str #2737 over Flint River – Bridge Replacement – 2026
- 26 GCRC – Str #2818 over Pine Creek Run – Bridge Replacement – 2026

Roads/Bridges Continued

- 48 MDOT – I-475 N – Reconstruction & Bridge Work – Bristol Rd to Thread Creek & 17 Structures – 2026
- 48 MDOT – I-475 N – Deck Replacement – I-475 over Thread Creek – 2026
- 48 MDOT – I-475 N – Bridge Removal – I-475 Over CSX Railroad & Northbound Service Road – 2026
- 48 MDOT – I-475 N – Bridge Removal – GTW Railroad and Service Dr Over I-475 – 2026
- 48 MDOT – I-475 N – Bridge Removal – GTW Railroad and Service Dr Over I-475 – 2026
- 48 MDOT – I-475 N – Deck Replacement– I-475 SB Over I-75 – 2026
- 48 MDOT – I-475 N – Overlay Epoxy – Hill Rd Over I-475 – 2026
- 48 MDOT – I-475 N – Overlay Epoxy– I-475 SB Over Maple Rd – 2026
- 48 MDOT – I-475 N – Overlay Epoxy – Bristol Rd (Old M121) Over I-475 – 2026
- 48 MDOT – I-475 N – Deck Replacement – Hemphill Rd Over I-475 – 2026
- 48 MDOT – I-475 N – Deck Replacement – I-475 Over Atherton Rd – 2026
- 48 MDOT – I-475 N – Deck Replacement – GI-475 Over M-54 Bridge (Saginaw St) – 2026
- 48 MDOT – I-475 N – Deep Overlay – 12th St Over I-475 – 2026
- 48 MDOT – I-475 N – Overlay Epoxy – 12th St Over I-475 – 2026
- 48 MDOT – I-475 N – Bridge Removal – Left Turn Lane Number 1 over I-475 – 2026
- 48 MDOT – I-475 N – Bridge Removal – Left Turn Lane Number 2 Over I-475 – 2026
- 48 MDOT – I-475 N – Bridge Removal – Left Turn Lane Number 2 Over I-475 – 2026
- 48 MDOT – I-475 N – Bridge Removal – Left Turn Lane Number 3 Over I-475 – 2026
- 48 MDOT – I-475 N – Bridge Removal – 14th St Over I-475 – 2026
- 48 MDOT – I-475 N – Substructure Patching – GTW Railroad and Service Dr Over I-475 – 2026
- 48 MDOT – I-475 N – New Structure on Existing Route– NB I-475 Over Service Dr – 2026
- 48 MDOT – I-475 N – New Structure on Existing Route – SB I-475 Over Service Dr – 2026
- 48 MDOT – I-475 N – New Structure on Existing Route – Oakley St Pedestrian Crossing Over I-475 – 2026
- 48 MDOT – I-475 N – New Structure on Existing Route – Oakley St Pedestrian Crossing Over I-475 – 2026
- 48 MDOT – I-475 N – New Structure on Existing Route – Oakley St Pedestrian Crossing Over I-475 – 2026
- 49 MDOT – M-21 over Swartz Creek – Bridge Replacement – 2026
- 50 MDOT – M-21 – Capital Preventative Maintenance – Morrish Rd to I-75 – 2027
- 51 MDOT – M-57 – Capital Preventative Maintenance – Clio City Limits to Linden Rd – 2027
- 52 MDOT – M-21 – Reconstruction – Over Swartz Creek to I-475 – 2027
- 53 MDOT – M-21 – Reconstruction – I-75 to over Swartz Creek – 2027
- 54 MDOT – I-75 – Capital Preventative Maintenance – Court St to North Junction I-475 – 2028
- 55 MDOT – M-21 – Capital Preventative Maintenance – Morrish Rd to I-75 - 2027
- 56 MDOT – M-21 over CSX Railroad – Culvert Replacement – 2027
- 57 MDOT – N. I-75 & I-69 W Ramp – Deck Replacement – 2028

Roads/Bridges Continued

- 27 GCRC – Saginaw St – Road Repair – Hill Rd to Grand Blanc City Limits – 2026
- 28 GCRC – Clio Rd – Road Repair – Frances to Dodge Rd – 2026
- 29 GCRC – Owen Rd – Road Expansion – Silvercrest Dr to Jennings Rd – 2027
- 30 GCRC – Sheridan Rd – Shoulder Widening – Old Miller Rd to I-69 – 2028
- 31 GCRC – Davison Rd – Road Repair – Davison City Limits to Oak Rd – 2028
- 32 GCRC – Thompson Rd – Road Repair – Torrey Rd to Fenton Rd – 2027
- 33 GCRC – Grand Blanc Rd – Road Expansion – Seymour Rd to Morrish Rd – 2028
- 34 GCRC – Holly Rd – Road Expansion – Ray Rd to Baldwin Rd – 2028
- 35 GCRC – Pierson Rd – Capital Preventative Maintenance – Luce to Linden Rd – 2029
- 36 GCRC – Grand Blanc Rd – Road Expansion – Bridge over Swartz Creek (Str2709) to Murray St – 2029
- 37 GCRC – Linden Rd – Road Repair – Flushing Rd to Pasadena Ave – 2029
- 38 GCRC – Clio Rd – Road Repair – Carpenter Rd to Coldwater Rd – 2029
- 39 Village of Goodrich – E Hegel Rd – Capital Preventative Maintenance – M-15 to Village Limits – 2027
- 40 City of Grand Blanc – Saginaw – Resurfacing – City Limits North to Church St -2026
- 41 City of Grand Blanc – Reid Rd – Resurfacing – Railroad Crossing to Saginaw St – 2027
- 42 City of Grand Blanc – Grand Blanc Rd – Capital Preventative Maintenance – City Limits to Railroad Crossing – 2028
- 43 City of Linden – Bridge St & Ripley St – Bridge Maintenance – 2026
- 44 MDOT – M-15 – Culvert – South St to Rising St – 2026
- 45 MDOT – M-15 – Capital Preventative Maintenance – South Genesee County Line to I-69 – 2026, 2028
- 46 MDOT – M-15 – Reconstruction – Rising St to Flint St – 2027
- 47 MDOT – I-475 – Reconstruction & Structure Work – Thread Creek to Flint River & 15 Structure Locations – 2026
- 47 MDOT – I-475 – Pin and Hanger Replacement – Avon St Walkover over I-475 – 2026
- 47 MDOT – I-475 – Overlay Epoxy – Fifth St, M-21 Over I-475 & Ramps C&D – 2026
- 47 MDOT – I-475 – Deck Replacement – Court St West Bound over I-475 – 2026
- 47 MDOT – I-475 – Overlay Epoxy – Third St over I-475 – 2026
- 47 MDOT – I-475 – Overlay Epoxy – Second St over I-475 – 2026
- 47 MDOT – I-475 – Overlay Epoxy – Kearsley St over I-475 – 2026
- 47 MDOT – I-475 – Overlay Epoxy – East and West Bound Longway Blvd over I-475 over I-475 – 2026
- 47 MDOT – I-475 – Deck Replacement – I-475 and Ramp B over Chavez Dr – 2026
- 47 MDOT – I-475 – Bridge Removal – I-475 over Davison/Broadway Avenues – 2026
- 47 MDOT – I-475 – New Structure Over Existing Route – NB I-475 Over Davison – 2026
- 47 MDOT – I-475 – New Structure Over Existing Route – SB I-475 Over Davison – 2026
- 47 MDOT – I-475 – New Structure Over Existing Route – SB I-475 Over Broadway Ave – 2026
- 47 MDOT – I-475 – Deck Replacement – B to EB 475 Over Chavez Dr – 2026

Roads/Bridges Continued

- 58 MDOT – I-75 – 2 Structures in Genesee County – Bridge Maintenance – 2028
- 59 City of Montrose – Nanita Dr – Reconstruction – M-57 to Alfred St – 2029
- 60 City of Swartz Creek – Elms Rd – Capital Preventative Maintenance – S. City Limits to N. City Limits – 2027
- 61 City of Swartz Creek – Miller Rd – Capital Preventative Maintenance – Tallmadge St to Dye Rd – 2029
- 62 City of Swartz Creek – Miller Rd – Road Repair – E. Elms Rd to 475' East of Tallmadge Ct – 2029
- 63 City of Swartz Creek – Miller Rd – Capital Preventative Maintenance – Morrish Rd to Elms Rd – 2029
- 64 GCRC - Grand Blanc Rd. - Road Expansion – Torrey Rd to Structure 2709 & Murray St to Fenton Rd – 2050
- 65 GCRC – Linden Rd – Road Expansion – Linden City Limits to Thompson Rd – 2050
- 66 GCRC – Hill Rd – Road Expansion – Georgetown Rd to Belsay Rd – 2050

Safety

- 67 GCRC – Elms Rd/Beecher Rd Intersection – Roundabout Construction – 2026
- 68 GCRC – Fenton Rd/Baldwin Rd Intersection – Roundabout Construction – 2026
- 69 GCRC – Elms Rd/Lennon Rd Intersection – Roundabout Construction – 2026
- 70 MDOT – M-13 – Sign Replacement – TSC Wide – 2028
- 71 MDOT – I-75 – Freeway Sign Replacement – Genesee County – 2028
- 72 MDOT – Safety/Signals – 3 locations in TSC area – 2027-2028
- 73 City of Fenton – Owen Rd – Safety/Signals – S Jennings Rd to S Adelaide St – 2029

Trails

- 74 City of Burton – Iron Belle Trail – Construct Multi Use Path – Maple Rd to Hemphill Rd – 2026
- 75 GCRC – Perry Rd Trail – Construct Multi Use Path – Mancour Dr to the Grand Blanc Middle School – 2026
- 76 GCRC – Fenton Rd Trail – Construct Multi Use Path – Fenton City Limits to N. Long Lake Rd – 2027

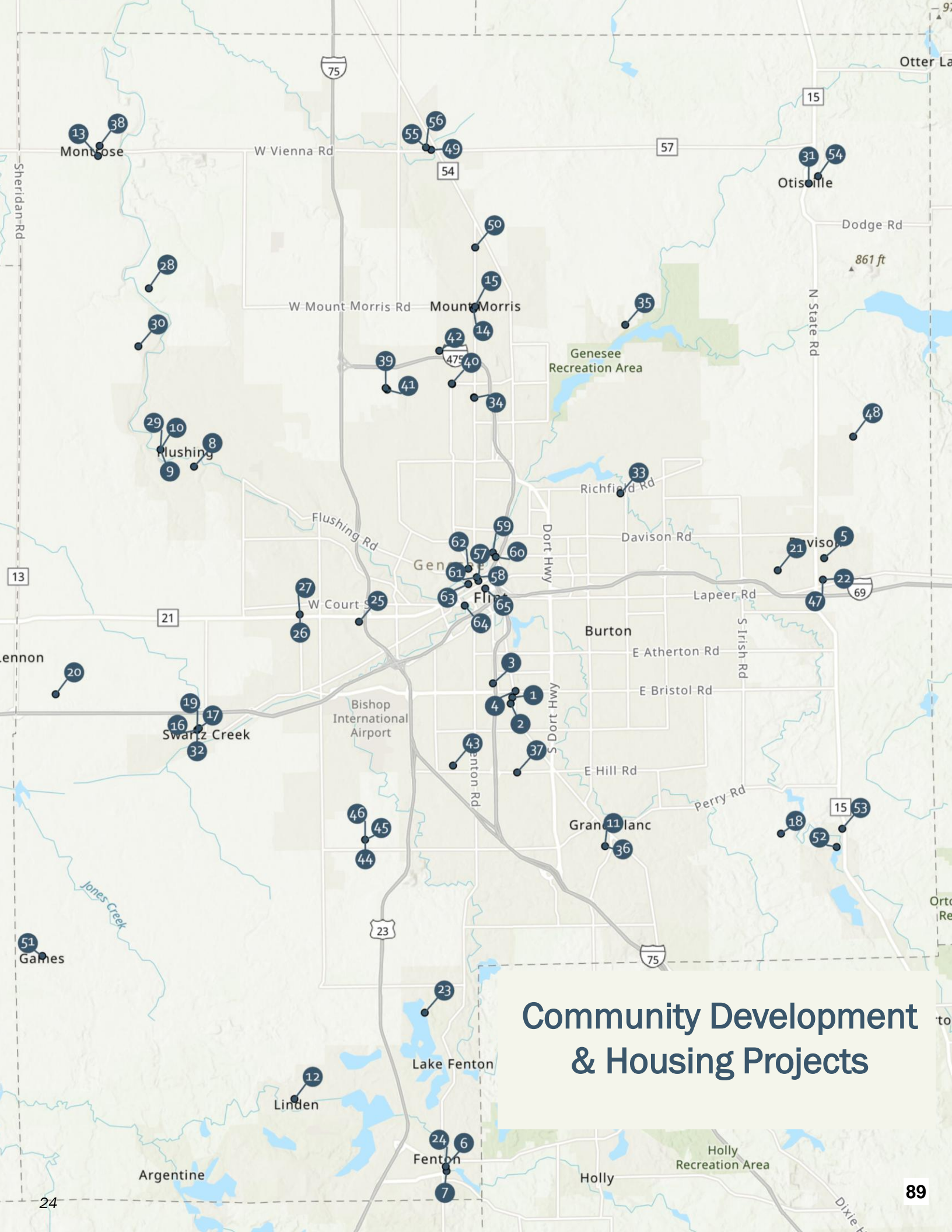
- 77 GCRC – Owen Rd Trail – Construct Multi Use Path – Eleanor Dr to Linden County Park – 2029

Transit

- 78 MTA – Computer software/hardware – 2026-2029
- 78 MTA – 35-39 ft expansion bus – 2026-2029
- 78 MTA – Vehicle/Van Expansion – 2026-2029
- 78 MTA – Bus Shelter Construction/Improvement – 2026-2029
- 78 MTA – JARC Preventative Maintenance – 2026-2029
- 78 MTA – New Freedom Operating – 2026-2029
- 78 MTA – Facility Improvements – 2027-2029







Community Development & Housing Projects

2025-2027 Community Development & Housing Project List

Federal and state funding plays an important role in supporting local initiatives and addressing infrastructure needs in Genesee County. These financial resources help bridge funding gaps at the local level, enabling investments in areas such as affordable housing, infrastructure improvements, and resources for aging populations. Grants from the U.S. Department of Housing and Urban Development (HUD) allow the county and its partners to implement projects that would otherwise be financially out of reach. Continued access to federal funding is essential to ensuring making a positive impact for Genesee County.

Community Development Block Grant (CDBG)

- 1 City of Burton – Homestead St – Gravel Repaving – Parkwood Rd to Boatfield St – 2025
- 2 City of Burton – Buder St – Gravel Repaving – Saginaw St to Morrison Rd – 2025
- 3 City of Burton – Senior Center Operations – 2025-2027
- 4 City of Burton – Water Tower Park Equipment Upgrade – 2026
- 5 City of Davison – Clark St – Sidewalk Repairs – 2025
- 6 City of Fenton – Senior Services including lunches and events – 2025-2027
- 7 City of Fenton – Blight Elimination – 2027
- 8 City of Flushing – ADA Playground equipment at 4 parks – 2026
- 9 City of Flushing – Park Facility Renovation – 2027
- 10 City of Flushing – Senior Center Improvements – 2027
- 11 City of Grand Blanc – Senior Center Operations – 2025-2027
- 12 City of Linden – Senior Center Improvements – 2026
- 13 City of Montrose – Oak St, Perry St, & Ash St Sidewalk Installation – 2026
- 14 City of Mount Morris – Police & Fire Department Facility Improvement – 2026
- 15 City of Mount Morris – Downtown Façade Improvements – 2027
- 16 City of Swartz Creek – Senior Center Operations – 2025-2027
- 17 City of Swartz Creek – ADA Ramp at Pajtas Amphitheater – 2025
- 18 Atlas Township – Senior Services – 2025-2027
- 19 Clayton Township – Senior Center Operations for Swartz Creek & Flushing Senior Centers – 2025-2027
- 20 Clayton Township – Bristol Rd – Gravel Repaving – M-13 to Duffield – 2025
- 21 Davison Township – Gale Rd – Resurfacing – Lapeer Rd to Railroad – 2026
- 22 Davison Township – Senior Center Improvements – 2027
- 23 Fenton Township – AudioEye Web Tool Installation – 2025
- 24 Fenton Township – Senior Center Improvements & Recreation Programs – 2025-2027
- 25 Flint Township – Senior Food Pantry Services – 2025-2027
- 26 Flint Township – Crime & Fire Prevention – 2025-2027
- 27 Flint Township – Blight Elimination – 2027
- 28 Flushing Township – ADA Kayak Launch – 2027
- 29 Flushing Township – Senior Center Improvements & Operations – 2026-2027

- 30 Flushing Township – Blight Elimination – 2027
- 31 Forest Township – Senior Center Improvements – 2027
- 32 Gaines Township – Senior Center Operations – 2025-2027
- 33 Genesee Township – Senior Center Operations and Improvements 2025-2027
- 34 Genesee Township – Cornell St – Road Resurfacing – Saginaw St to George St – 2026
- 35 Genesee Township – Blight Elimination – 2027
- 36 Grand Blanc Township – Senior Center Operations – 2025-2027
- 37 Grand Blanc Township – Hill Rd – New Sidewalk – From Knollwood Apartments and Elga Credit Union – 2026
- 38 Montrose Township – Senior Center Improvements & Operations – 2025-2027
- 39 Mount Morris Township – Senior Center Operations and Activities – 2025-2027
- 40 Mount Morris Township – Youth Programming – 2025-2027
- 41 Mount Morris Township – Code Enforcement – 2025-2027
- 41 Mount Morris Township – Blight Elimination – 2026
- 42 Mount Morris Township – McAlpine Dr – Road Repair – South of Stanley Rd – 2025
- 43 Mundy Township – Park Programming – 2025-2027
- 44 Mundy Township – Senior Center Operations – 2025-2027
- 45 Mundy Township – ADA Picnic Tables – 2025
- 46 Mundy Township – Blight Elimination – 2027
- 47 Richfield Township – Senior Center Operations – 2025-2027
- 48 Richfield Township – Oak Rd – Resurfacing – Richfield Rd to Carpenter Rd – 2025
- 49 Thetford Township – Library ADA Improvement – 2026
- 50 Thetford Township – Saginaw Rd – Bike Path Construction – Dodge Rd to Francis Rd – 2027
- 51 Village of Gaines – ADA Seating, Picnic Tables, and Playground Equipment – 2025
- 52 Village of Goodrich – Historic Preservation of Ladies Library – 2025
- 53 Village of Goodrich – Senior Services – 2025-2027
- 54 Village of Otisville – ADA Picnic Tables and Playground Equipment – 2026
- 55 Vienna Township – Senior Center Operations – 2025-2027
- 56 Vienna Township – Senior Center Improvements – 2025-2026
- 57 Legal Services of East Michigan – Fair Housing Center – 2025-2027
- HOME Investment Partnerships**
- 58 GCMPC – Home Improvement Program – 2025-2027
- 59 Habitat for Humanity – New Construction – Affordable Housing – 2025-2027
- 60 Metro Community Development – Tenant Based Rental Assistance, Homeless Management Information Systems – 2025-2027
- Emergency Solutions Grant (ESG)**
- 61 GCCARD – Homelessness Prevention – 2025-2027
- 62 Carriage Town Ministries – Emergency Shelter – 2025-2027
- 63 My Brother’s Keeper – Emergency Shelter – 2025-2027
- 64 Shelter of Flint – Emergency Shelter, Homelessness Prevention, Rapid Rehousing – 2025-2027
- 65 YWCA – Emergency Shelter – 2025-2027

Supplemental Data & Technical Reports

Even though the Genesee: Our County, Our Future Plan is presented in a style that is reader friendly, it is the result of extensive technical analyses and public outreach efforts.

[MORE INFO](#)

- 2025-2027 CD Projects
- 2050 LRTP Projects
- Air Quality Conformity Report
- Access to Core Services
- Barriers to Affordable Living
- Bridge Conditions
- Capital Improvement Plan
- Community Downtown Survey
- Community Housing Report
- Congestion Management Process Report
- Consolidated Plan
- Economic Development Report
- Environmental Assets, Mitigation, and Consultation Report
- Farmland Preservation Report
- Financial Report
- Interconnectivity Report
- Land Use Report
- Materials Management Report
- Model Update
- Natural Disasters Report
- Non-Motorized Trails Report
- Pavement Conditions Report
- Performance Measures
- Project Impact
- Public Involvement Report
- Resolutions & Approvals
- Socio-Economic Report
- Title VI Policies
- Tourism Report
- Traffic Safety Strategies
- Transportation Monitoring Requirements

ArcGIS Online Map Gallery

A web-based GIS mapping tool is available that allows residents and municipalities to view technical plan data in more detail.

[MORE INFO](#)

- Agritourism
- Bridge
- By-ways
- Cemeteries
- Congestion Management
- Core Services: Groceries
- Core Services; Libraries
- Core Services: Medical
- Core Services: Parks
- Core Services: Proximity to Transit
- Core Services: Schools
- Crash Data
- Employment Change
- Environmental Assets
- Farmland Usage: Current & Future
- Floodplains
- Groundwater
- Historic Bridges
- Land Use 1978, 2023, 2050
- Low Mod Income
- Median Home Value By Tract
- Median Household Income
- Median Rent
- Non-Motorized Trails
- Parks
- PASER
- Population Projections
- Regional Transit
- Structures in Floodplain
- Transit Access to Facilities
- Truck Trips
- Waste Haulers
- Water Infrastructure
- Water Resources
- Wetlands
- Woodlands
- 2025-2050 Projects
- 65 and Over Population

GENESEEE

OUR COUNTY OUR FUTURE

Approval Dates:

Genesee County Metropolitan Alliance:

Genesee County Board of Commissioners:

Genesee County Metropolitan Planning Commission:

Federal Highway Administration Approval date:

Scan Here to



View the Entire Plan

www.gcmpc.org





Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: RES-2026-0351

Agenda Date: 4/8/2026

Agenda #: 3.

To: Dr. Beverly Brown, Community & Economic Development Committee Chairperson

From: Derek Bradshaw, Director

RE: Approval of an agreement with Huntington National Bank to provide down payment assistance to eligible participants in Genesee County's HOME Investment Partnership Program, Neighborhood Stabilization Program , and Neighborhood Purchase Rehab and Resale Programs

BOARD ACTION REQUESTED:

Staff is requesting approval to enter into agreements with The Huntington National Bank for the purpose of providing down payment assistance to eligible homebuyers participating in the Home Investment Partnerships Program (HOME), Neighborhood Stabilization Program (NSP), and Neighborhood Purchase Rehab Resale Program (NPRR). Staff is requesting that Genesee County Board Chairperson Dale Weighill sign the agreements and that approval be granted for Derek Bradshaw, Director of GCMPC, to sign the mortgage and lien documents.

BACKGROUND:

The Genesee County Metropolitan Planning Commission partners with local lenders to provide financial assistance to qualified HOME homebuyers for over 30 years. Under the NSP program and NPRR program funding, newly rehabilitated homes are sold to eligible households. Genesee County's NSP and NPRR allows down payment assistance to eligible buyers.

DISCUSSION:

All lending institutions that wish to participate in the Down Payment Assistance Program must complete an application process in which audits, insurance coverage, and loan approval documents are reviewed. After these documents have been verified, lenders will enter into a formal agreement with Genesee County. This process ensures that local lenders are aware of and comply with federal regulations, and that Genesee County's assistance program is properly followed by the lenders' underwriters.

IMPACT ON HUMAN RESOURCES:

No impact on Human Resources.

IMPACT ON BUDGET:

HUD grant funds, no impact on general funds.

IMPACT ON FACILITIES:

No impact on facilities.

IMPACT ON TECHNOLOGY:

No impact on technology.

CONFORMITY TO COUNTY PRIORITIES:

This project aligns with Genesee County's priority of creating healthy, livable, and safe communities. The project provides down payment assistance to homebuyers in Genesee County.

TO THE HONORABLE CHAIRPERSON AND MEMBERS OF THE GENESEE COUNTY BOARD OF COMMISSIONERS, GENESEE COUNTY, MICHIGAN

LADIES AND GENTLEMEN:

BE IT RESOLVED, by this Board of County Commissioners of Genesee County, Michigan, that the request by the Director of Planning to authorize entering into Lender Agreements between Genesee County and The Huntington National Bank, for the purpose of providing down payment assistance to eligible Home Investment Partnerships Program (HOME), Neighborhood Stabilization Program (NSP), and Neighborhood Purchase Rehab Resale Program (NPRR) homebuyers, and approving the Director of Planning to sign the homeowner's mortgage and lien documents, is approved (a copy of the memorandum request and supporting documentation being on file with the official records of the April 8, 2026 meeting of the Community and Economic Development Committee of this Board), the Chairperson of this Board is authorized to execute the Agreements on behalf of Genesee County, and the Director of Planning is authorized to execute the mortgage and lien documents on behalf of Genesee County.

AGREEMENT
FOR
Home Investment Partnerships Program (HOME) Down Payment Assistance

THIS AGREEMENT entered into this _____ day of _____, 2026, between the County of Genesee, A MUNICIPAL CORPORATION, acting by and through its Community Development Program, located at 324 S. Saginaw St. 8D, Genesee County Administration Building Flint, Michigan 48502, hereinafter referred to as the "County" and **The Huntington National Bank** located at 11100 Wayzata Blvd Minnetonka, MN 55305, hereinafter, referred to as the "Lender."

WITNESSETH:

WHEREAS, the County has applied for and received funds from the U.S. Department of Housing and Urban Development ("HUD"), under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (the "Act"), and hereby offers financial assistance to eligible homebuyers to acquire affordable homes in accordance with the requirements of Section 24, Code of Federal Regulations (CFR), under Home Investment Partnerships (HOME) Program, as set forth in Parts 91 and 92; and

WHEREAS, the purpose of the County HOME Program is to assist very low, low and moderate income families achieve homeownership; and

WHEREAS, the HOME Program promotes the development and strengthening of partnerships between the County and local financial institutions; and

WHEREAS, the Lender is a primary home mortgage lender, and the County and Lender desire to expand the availability of decent, safe, sanitary and affordable housing for very low, low and moderate income families by coordinating their activities under the methods and procedures set forth herein; and

WHEREAS, the Lender agrees that the terms and conditions set forth herein are a reasonable and appropriate means to assure the use of funds in compliance with the Act, the Authority's General Rules, the provisions of 24 CFR Parts 91 and 92; and

WHEREAS, the above stated objectives of the County HOME Program are consistent with objectives of the Lender, the two parties have therefore, entered into this agreement for the purpose of providing down payment assistance to qualified homebuyers.

NOW, THEREFORE, the County agrees to provide the Lender a maximum of ten thousand dollars (\$10,000) for each eligible homebuyer, for the purposes incorporated herein; and in consideration of the mutual covenants and promises set forth herein, the parties hereto agree as follows:

1. The Lender agrees to implement the HOME Program, more specifically described in Exhibit "A," attached hereto and incorporated herein, subject to limitations set forth therein and terms and conditions set forth in 24 CFR Parts 91 and 92. (Exhibit "B")

2. The Lender agrees to conduct marketing outreach of the HOME Program to low income families; residents and tenants of public housing and manufactured housing and mobile home park tenants; and families receiving assistance from public housing agencies.
3. The Lender agrees to determine eligibility and underwrite the Loan Application Package and shall forward to the County HOME Program and to the potential homebuyer, written notice of loan approval. Also, the Lender agrees to contact Genesee County to determine the availability of funds remaining in the HOME Program prior to final loan approval.
4. The lender agrees to provide certification that all homes to be assisted with HOME Program funds have been inspected by a licensed appraiser. Genesee will complete a certified Housing Quality Standards inspection and certify that the home meets Housing Quality Standards, upon the execution of the purchase agreement and payment of mortgage application fee.
5. The Lender agrees to provide each homebuyer with referrals to HUD approved Housing Counseling Agencies and to provide the County with referral documentation. (Exhibit "C")
6. The Lender agrees to process, document, and fund Buyer's first mortgage for the Program in all cases where Loan Application Packages have been approved by the Lender, according to all applicable laws, regulations, and Lender policies and procedures.
7. The Lender agrees to assure the signing of a second mortgage/lien in the amount of the HOME assistance, payable to the Genesee County HOME Investment Trust fund by way of the closing agent.
8. The County agrees that the second mortgage shall be subordinate to the mortgage/lien of the Lender.
9. In the event that the home is sold or that the owner ceases using the home as his/her principal residence, the owner understands, pursuant to agreement, that he would be responsible to pay the HOME Program consideration which he received, to the Genesee County HOME Investment Trust Fund. This shall be enforced with the use of a lien.
10. The Lender agrees to submit documents to include: certification of client income; loan application 1003; Closing Disclosure; property appraisal; along with request to the County for payment of the DPA at a minimum of 14 days prior to the loan closing. Upon receipt of all required documentation, the County agrees to prepare a payment and second mortgage documents that will be provided for the loan closing.
11. The County agrees to subsidize an amount up to ten-thousand dollars (\$10,000) per approved mortgage, said sum to be used for down payment; prepaid taxes and insurance; interest rate buy down to qualifying homebuyer; and/or closing costs based on available HOME funds.
12. The County agrees to immediately notify the Lender upon exhaustion of available HOME funds.

13. The County assumes no credit risk for any loan made under the Program and shall not be liable or responsible in any manner for repayment of a loan in the event of a borrower's default on the promissory note with the Lender.
14. The term of this Agreement shall be for three years from the Genesee County Board of Commissioners approval date. This Agreement may be amended, so long as such amendment is in writing and agreed upon by both Genesee County and Lender.
15. This contract may be terminated by the County for reasons of diminution of funds, or any reason related to changing the objectives of the Genesee County Metropolitan Planning Commission, the HOME Program, or the Lender, by giving the other party fourteen (14) days prior notice of the effective date of termination. Further costs and liabilities associated with this Agreement will no longer be incurred on or after that effective date of termination.
16. The Lender shall assure that homebuyer does not exceed 80% of the current Flint and Genesee County median family income, pursuant to 24 CFR Parts 91 and 92.2. (Exhibit "D").
17. This agreement shall be governed by the laws of the State of Michigan.

The Huntington National Bank

GENESEE COUNTY

Date

Date

By: _____
Name: Katie Schantle
Title: VP, Product Group Manager
The Huntington National Bank

By: _____
Derek Bradshaw
Director
Genesee County Metropolitan Planning
Commission

By: _____
Dale Weighill, Chairperson
Genesee County Board of Commissioners

NOTARY FOR THE COUNTY OF GENESEE

State of Michigan)
 §
County of Genesee)

On this _____ day of _____ 2026, before me a Notary Public in and for said County, personally appeared **Derek Bradshaw, Director**, who being by me sworn, did acknowledge and say that he is authorized to sign this agreement.

PRINTED NAME OF NOTARY
Notary Public, State of Michigan
County of Genesee
My Commission Expires:
Date Notarial Act Performed: _____

NOTARY FOR THE HUNTINGTON NATIONAL BANK

State of _____)
 §
County of _____)

On this _____ day of _____ 2026, before me a notary public in and for said County, personally appeared _____ who being by me sworn, did acknowledge and say that he/she is authorized to sign this agreement.

PRINTED NAME OF NOTARY: _____

Notary Public, State of Michigan, County of _____

My Commission Expires: _____

Date Notarial Act Performed: _____

EXHIBIT A

A maximum of ten thousand dollars (\$10,000) per approved mortgage, in HOME Program funds may be available to the Lender to assist eligible buyers to purchase eligible homes. Additional funds may be made available upon request by lender and concurrence of County. The criteria are as follows:

1. PROGRAM ELIGIBILITY

Homebuyers eligible for assistance under the Program covered by this Agreement shall:

- Have an annual household income based on household size not to exceed 80% of the current median family income for Genesee County.

2. PROPERTY ELIGIBILITY

Property eligible for assistance under the Program covered by this Agreement shall:

- Be single family housing to include: one to four family residences; condominium units; cooperative units; combination of housing and lots or manufactured housing lots located in Genesee County outside the Cities of Clio, Davison, Flint and the Villages of Lennon and Otter Lake
- Be the principal residence of the homebuyer
- Have a value not to exceed 95% of Genesee County's current median purchase price as established by HUD based on Section 203(b) Single Family Mortgage Limits. (Exhibit "D")
- Meet the Housing Quality Standards as set forth in 24 CFR Part 91 and 92.251
- Pass a lead-based paint visual assessment

3. PROJECT COSTS

The County subsidy may be used for the following eligible costs:

- (1) Acquisition costs - The cost of acquiring single family housing.
- (2) Related soft costs - Reasonable and necessary costs incurred by the homebuyer or participating jurisdiction and associated with the financing of single family housing acquisition and rehabilitation. These costs include, but are not limited to:
 - (i) Costs to process and settle the financing for purchase of a home, such as private lender origination fees, credit report fees, fees for title evidence, fees for recordation and filing of legal documents, attorney fees, and private appraisal fees.
 - (ii) Architectural, engineering, or related professional services required to prepare plans, drawings, specifications, or work write-ups.

- (iii) Costs to provide information services, such as fair housing information to prospective homeowners.
- (iv) Staff and overhead costs directly related to carrying out the project, such as work specifications preparation, loan processing inspections, and other services related to assisting a potential homebuyer (e.g. housing counseling), which may be charged to project costs only if the individual purchases single family housing with HOME assistance.
- (v) Costs of environmental review and release of funds (in accordance with 24 CFR part 58) that are directly related to the project.
- (vi) Ineligible costs - HOME funds under this Agreement may not be used for the development costs (hard costs or soft costs) of new construction of housing for rental purpose.

EXHIBIT B

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FEDERAL REQUIREMENTS

The Lender hereby assures and certifies compliance with the statutes, rules, regulations, and guidelines associated with the acceptance and use of funds under the HOME Investment Partnerships Program (HOME) as implemented pursuant to the regulations contained in 24 CFR Parts 91 and 92. The Genesee County Metropolitan Planning Commission through the Community Development Program, is administering this Program on behalf of the County of Genesee. These certifications and assurances shall include the following:

- A. The Lender shall use HOME Program funds for activities and costs defined as "such" under 24 CFR Part 92.602. (Exhibit "A")
- B. The Lender shall comply with the requirements of Executive Order 11063 24 CFR 107: 24 CFR 1 and 24 CFR 100 relating to Equal Opportunity in Housing, Fair Housing, and pertaining to the Title VI Civil Rights Act of 1964 regarding nondiscrimination in Federal programs.
- C. The Lender shall assure that the value of the property shall not exceed 95% of Genesee County's current Median purchase price as established by HUD based on Section 203(b) Single Family Mortgage Limits and pursuant to 24 CFR Parts 91 and §92.254. (Exhibit "D")
- D. The Lender shall assure that the property purchased is the owner's principal residence pursuant to 24 CFR Parts 91 and §92.254.
- E. The Lender shall provide certification that the property meets the Housing Quality Standard as set forth in 24 CFR Parts 91 and §92.251, pursuant to an inspection by Genesee County.
- F. The Lender shall assure that housing assisted with HOME funds meet affordability requirements contained in 24 CFR §92.254(a) and (c).
- G. The Lender acknowledges and agrees that it shall be subject to the sanctions set forth in HOME Regulations 24 CFR 92, if determined to be applicable by the County.
- H. The Lender shall comply with Conflict of Interest provisions in the procurement of property and services according to 24 CFR §85.36 and OMB Circular 110.
- I. The Lender shall provide certification of a second lien payable to Genesee County HOME Investment Trust.

EXHIBIT C

Exhibit C contains the following information:

Reimbursement Request Form
Lead Based Paint Visual Assessment Form
Genesee County Property Lien
Genesee County Subordination Policy
Deferred Payment Loan Promissory Note
HUD Approved Housing Counseling Agencies

**HOME INVESTMENT PARTNERSHIPS (HOME)
DOWNPAYMENT ASSISTANCE LOAN PROGRAM
REQUEST FOR FUNDS**

HOME Project # (for office use) _____
Bank Account # (for office use) _____

Name of Financial Institution: _____

Address: _____

Name of Homebuyer: _____

Property Address: _____

PAYMENT REQUEST

Closing Cost: _____

Down payment Assistance: _____

Prepays: _____

TOTAL REQUEST: _____

Waived Fees: _____

Origination: _____

Lender must supply a copy of all required documents with the payment request:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Purchase Agreement • Homebuyer Counseling Certificate for 8 hours • Appraisal • Good Faith Estimate • Loan application • Last two years of W-2 tax information | <ul style="list-style-type: none"> • Bank/Lender Approval letter • Verification of Employment (a current month of check stubs for employed members of the household) • Verification of income other than employment (child support, SSI, etc.) |
|---|---|

Prepared By: _____

Date: _____

Staff Approved: _____

Date: _____

Lead Based Paint Visual Assessment Form

Property Address _____

Please circle the correct response:

1. Was the dwelling unit built before 1978?

Yes No

2. Has a visual assessment been conducted of all paint surfaces to identify all of the deteriorated paint?

Yes No

3. Does paint stabilization need to occur?

Yes No

4. If so, when did the paint stabilization occur? Date: _____

I have identified and inspected all paint surfaces and have not identified any deteriorated paint surfaces in this dwelling unit.

Signature: _____
Section 8 Inspector

Date: _____

I have stabilized all deteriorated paint surfaces in this dwelling unit.

Signature: _____
Lead Based Paint Supervisor

Date: _____

I have completed a clearance test and have determined that the dwelling unit passes inspection

Signature: _____
Certified Inspector/Risk Assessor

Date: _____

**GENESEE COUNTY HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
PROPERTY MORTGAGE LIEN**

This Mortgage LIEN is in conjunction with a HOME Investment Partnerships Act Down Payment Assistance Program repayable loan made by the Mortgagee for the exclusive purpose of assisting the Mortgagor with down payment and/or closing costs for property as described below.

WITNESSETH BY THIS INDENTURE, made this ____ day of _____, 2026,

By _____, a _____, _____, Michigan, _____, hereinafter referred to as the Mortgagor, hereby mortgages and warrants to Genesee County, through its Genesee County Metropolitan Planning Commission, Community Development Program, HOME Investment Trust Fund, 324 S. Saginaw St. 8D, Genesee County Administration Building Flint, Michigan 48502, hereinafter referred to as Mortgagee, the following described lands and premises situated in the _____, County of Genesee and State of Michigan, viz:

Tax Parcel No.:

Legal Description:

Commonly known as:

Together with all tenements, hereditaments, and appurtenances now or hereinafter thereunto belonging, to secure the repayment of:

_____ (\$ _____)

with interest of zero percent (0%) per annum, payable according to the following terms of a promissory note of even date; and the Mortgagor further covenants:

- (1) The Genesee County HOME Investment Partnerships Act Down Payment Assistance Program will require an affordability period of 5 years beginning with the date of the Agreement.
- (2) That Mortgagor(s) will not sell, transfer, rent or otherwise alienate the above-described premises for a period of five (5) years from the date hereof. If Mortgagor(s) sells, transfers, rents or otherwise alienates the said premises, Mortgagor(s) shall be in default of this Mortgage and Loan Agreement and the full amount shall be due to Mortgagee.
- (3) In cases where the Mortgagor (Homebuyer) violates the terms and conditions of the mortgage and/or note, (e.g.) uses the property for rental purposes or the property is no longer the Mortgagor(s) principal residence, the entire amount of HOME financial assistance shall be due. In cases where the aforesaid property is foreclosed upon, the net proceeds, if any, from the foreclosure sale will be recaptured and deposited into the HOME Investment Trust Fund. The Mortgagee shall forgive and release Mortgagor from payment five (5) years from the date hereof.
- (4) Where net proceeds of the sale are insufficient for the Mortgagor (Homebuyer) to repay the full amount of this lien and the Homebuyers capital investments, the amount of funds to be recaptured will be based on the following:
 - i) If the sum of these investments plus the amount due the Mortgagee equals or is less than the net proceeds of sale, then the homebuyer would be allowed to recover his or her investment in the property first, with full remainder being paid to the Mortgagee.
 - ii) If the sum of these investments plus the amount due the Mortgagee exceeds the net proceeds of funds remaining to be paid back to the Mortgagee after payment of the first mortgage, the remainder will be paid back to the Mortgagee. The amount would be considered payment in full.
 - iii) If the sum of the investments plus the amount due the Mortgagee exceeds the net proceeds of sale, then the Homebuyer would be allowed to recover his or her investment in the property first. If there

requirements were fully explained to me by the mortgage processor at the appointed time of closing.

Homebuyer Signature: _____

Mortgage Processor Signature: _____

Date: _____

Attachment "b"

In the event that the County is asked to take an action on the disposition of a HOME Investment Partnerships Program (HOME) lien for any reason other than the original agreement, then the following shall be delivered to the Genesee County Community Development Office:

A written request from the Mortgagor (Homebuyer), including an explanation why the action requested is both necessary and reasonable.

Documentation supporting the request must include:

- *A current title search (with taxes)
- *A current formal property appraisal
- *A summary statement of all outstanding indebtedness against the property
- *A copy of the subject purchase agreement, loan application, or mortgage commitment.

NOTE: The total proposed indebtedness, including the mortgage/lien held by Genesee County, cannot exceed 80% of the appraised value. Cash out is not allowed. Genesee County will not subordinate in reverse mortgage transactions.

Upon receipt of the above, a recommendation and request for action will be presented to the Director-Coordinator of the Genesee County Metropolitan Planning Commission. Please allow two weeks for processing.

If approved, there will be a \$50.00 processing fee to be paid upon pick up of the subordination document.

Should you have any questions regarding this memorandum, please contact Anthony Kelly at (810) 257-3010.

**GENESEE COUNTY
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
DOWN PAYMENT ASSISTANCE (DPA) PROGRAM**

DEFERRED PAYMENT LOAN PROMISSORY NOTE

Homeowner: _____

Address: _____

Amount: _____

FOR VALUE RECEIVED, the undersigned jointly and severally promise(s) to pay to the order of Genesee County, through its HOME Investment Trust Fund (hereinafter called the County) or its successors the sum of:

_____ (\$ _____)

It is agreed and understood by the undersigned and the County that repayment of this loan is deferred while the undersigned remains the owner (in fee simple or as purchaser under land contract) and resides at the above property for a five (5) year period following the date of this agreement. Transfer of the ownership interest or cessation of residency by moving from the property within the five (5) years following this agreement, shall constitute a default of the deferment agreement and cause the full amount as prescribed below, to become due and payable. Failure of the County to exercise this option shall not constitute a waiver of the default.

Loan Amount: _____

IN THE EVENT the undersigned defaults in any of the terms of this Note, the principal amount of the Note shall become due and payable. The County, at its option, may prepare an alternative promissory note requiring monthly payments of principal under such conditions as it deems best.

The undersigned shall have the right to reject the alternative Note by paying the principal amount of this Note within 30 days of the default. Failure of the undersigned to pay the principal amount of this Note or to execute an alternative Note within 30 days of the default shall constitute a breach of this Note and the County may proceed to suit to recover on this Note.

IN THE EVENT of defaults in any of the terms of this grant agreement, the undersigned may also be required to pay costs of collection expenses, if any, including attorney's fees and legal expenses.

THIS NOTE is secured by a Mortgage Lien duly filed for record with the Register of Deeds, Genesee County, Michigan.

IN WITNESS WHEREOF, this Note has been duly executed by the undersigned as of this _____ day of _____, 2026.

MORTGAGOR:

GENESEE COUNTY
DEREK BRADSHAW, DIRECTOR
GENESEE COUNTY METROPOLITAN PLANNING
COMMISSION

MORTGAGOR:

WITNESS

WITNESS

NOTARY FOR GENESEE COUNTY

STATE OF MICHIGAN)

)ss

COUNTY OF GENESEE)

On this ____ day of _____, 2026, before me a Notary Public in and for said County, personally appeared **Derek Bradshaw** who being by me sworn, did acknowledge and say that he is the **Director** of the Genesee County Metropolitan Planning Commission and that he is authorized to sign this agreement.

PRINTED NAME OF NOTARY

Notary Public, State of Michigan

County of Genesee

My Commission Expires: _____

Date Notarial Act Performed: _____

NOTARY FOR HOMEOWNER

STATE OF MICHIGAN)

)ss

COUNTY OF GENESEE)

On this ____ day of _____, 2026, before me, a Notary Public in and for said County, personally appeared _____, known to me to be the person(s) described in and who executed the within Mortgage, and then acknowledged the execution thereof to be their own free act and deed.

Print Name:

Notary Public, State of Michigan, County of Genesee

My Commission Expires: _____

Date Notarial Act Performed: _____

HUD Approved Housing Counseling Agencies in Genesee County, Michigan

Seniors seeking Home Equity Conversion Mortgage (HECM) counseling can contact the AARP Foundation Network of Expert HECM Counselors at: 1-800-209-8085.

METRO COMMUNITY DEVELOPMENT, INC.

1174 Robert T Longway Blvd,
Flint, MI 48503

Phone: (810) 767-4622

Website: www.metro-community.org

Type of Counseling:

- Fair Housing Pre-Purchase Education Workshops
- Financial, Budgeting and Credit Repair Workshops
- Home Improvement and Rehabilitation Counseling
- Mortgage Delinquency and Default Resolution Counseling
- Pre-Purchase Counseling
- Pre-Purchase Homebuyer Education Workshops
- Resolving/Preventing Mortgage Delinquency Workshops
- Services for Homeless Counseling

Affiliate of: HOUSING PARTNERSHIP NETWORK

GENESEE COUNTY HABITAT FOR HUMANITY

101 Burtons St,
Flint, MI 48503

Phone: (810) 766-9089

Website: www.geneseehabitat.org

Type of Counseling:

- Pre-Purchase Counseling
- Pre-Purchase Homebuyer Education Workshops
- Fair Housing Pre-Purchase Education Workshops

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

735 E. Michigan Ave.
Lansing, MI 48909

Phone: (517) 373-6840

E-mail: MSHDA-Home-Ownership-PF@michigan.gov

Website: www.michigan.gov/mshda

Type of Counseling:

- Fair Housing Pre-Purchase Education Workshops
- Financial Management/Budget Counseling
- Mortgage Delinquency and Default Resolution Counseling
- Non-Delinquency Post Purchase Workshops
- Pre-Purchase Counseling
- Pre-Purchase Homebuyer Education Workshops
- Predatory Lending Education Workshops

EXHIBIT D

Exhibit D contains the following information:

Income Chart (as example only, income limits may change)
Maximum Purchase Price Limits

FY 2025 MEDIAN FAMILY INCOME FOR FLINT AND GENESEE COUNTY -- \$83,000

MAXIMUM INCOME LIMITS

Household Size	30% Extremely Low Income	50% Very Low Income	60% Low Income	80% Moderate Income
One Person	\$17,450	\$29,050	\$34,860	\$46,500
Two Person	\$19,950	\$33,200	\$39,840	\$53,150
Three Person	\$22,450	\$37,350	\$44,820	\$59,800
Four Person	\$24,900	\$41,500	\$49,800	\$66,400
Five Person	\$26,900	\$44,850	\$53,820	\$71,750
Six Person	\$28,900	\$48,150	\$57,780	\$77,050
Seven Person	\$30,900	\$51,500	\$61,800	\$82,350
Eight Person	\$32,900	\$54,800	\$65,760	\$87,650

Released by HUD 6.01.25

FHA Mortgage Limits - Genesee County, Michigan

The following table is an Example of Current FHA Mortgage Limits for Genesee County, Michigan and is provided only as an example. Mortgage limits are constantly updated. Please refer to HUD's website for current FHA Mortgage Limits.

Mortgage Maximums Last Revised as of January 1, 2026

MSA Name	County Name	State	One-Family	Two-Family	Three-Family	Four-Family	Median Sale Price	Last Revised	Limit Year
FLINT, MI	GENESEE	MI	\$541,287	\$693,050	\$837,700	\$1,041,125	\$175,000	01/01/2026	CY2026

AGREEMENT
FOR

Neighborhood Stabilization Program 1 and 3 (NSP1 and NSP3) and Neighborhood Purchase
Rehab Resale Program (NPRR) Participating Lender Down Payment and Gap Financing
Assistance

THIS AGREEMENT entered into this _____ day of _____, 2026, between the County of Genesee, A MUNICIPAL CORPORATION, acting by and through its Community Development Program, located at 324 S. Saginaw St. 8D, Genesee County Administration Building Flint, Michigan 48502, hereinafter referred to as the "County" and **The Huntington National Bank** located at 11100 Wayzata Blvd Minnetonka, MN 55305, hereinafter, referred to as the "Lender."

WITNESSETH:

WHEREAS, the County was awarded funds from the U.S. Department of Housing and Urban Development (HUD), under Title III of Division B of the Housing and Economic Recovery Act of 2008 and under Section 2301 (b) of the Housing and Economic Recovery Act of 2008, as amended, and an additional allocation of funds provided under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 for additional assistance in accordance with the second undesignated paragraph under the heading 'Community Planning and Development – Community Development Fund' in Title XII of Division A of the American Recovery and Reinvestment Act of 2009, as amended (together the "Acts"), and hereby offers financial assistance to eligible homebuyers to acquire Genesee County Neighborhood Stabilization Program or Neighborhood Purchase Rehab Resale Program assisted homes in accordance with the requirements of the HOME Investment Partnerships (HOME) Program Section 24, Code of Federal Regulations (CFR), as set forth in Parts 91 and 92; and Community Development Block Grant program and

WHEREAS, GCMPC has submitted an amendment to the Genesee County 2008 Annual Action Plan to the Department of Housing and Urban Development for funding under the NSP1; and

WHEREAS, GCMPC has submitted an amendment to the Genesee County 2010 Annual Action Plan to the Department of Housing and Urban Development for funding under the NSP3. GCMPC will act as the administrator of the Genesee County NSP/NPRR funding; and

WHEREAS GCMPC has submitted the NPRR program to the Department of Housing and Urban Development for funding under the Community Development Block Grant program as part of the annual action plan; and

WHEREAS, the NSP/NPRR assists very low, low, moderate and/or middle income households achieve homeownership;

WHEREAS, the Lender is a primary home mortgage lender, and the County and Lender desire to expand the availability of decent, safe, sanitary and affordable housing for very low, low, moderate and middle income families by coordinating their activities under the methods and procedures set forth herein; and

WHEREAS, the Lender agrees that the terms and conditions set forth herein are a reasonable and appropriate means to assure the use of funds in compliance with the Acts, the Authority's General Rules, the provisions of the HOME Program, of 24 CFR Parts 91 and 92; and

WHEREAS, the above stated objectives of the County NSP/NPRR are consistent with objectives of the Lender, the two parties have therefore, entered into this agreement for the purpose of providing down payment and closing cost assistance to qualified homebuyers.

NOW, THEREFORE, the County agrees to provide the Lender a maximum of ten thousand dollars (\$10,000) for each eligible very low, low, moderate and middle income homebuyer, and/or up to \$25,000 in gap financing for eligible homebuyers for the purposes incorporated herein; and in consideration of the mutual covenants and promises set forth herein, the parties hereto agree as follows:

1. The Lender agrees to implement the NSP/NPRR, more specifically described in Exhibit A, attached hereto and incorporated herein, subject to limitations set forth therein and terms and conditions set forth in 24 CFR Parts 91 and 92. (Exhibit B)
2. The Lender agrees to conduct marketing outreach of the NSP/NPRR to low-income families; residents and tenants of public housing and manufactured housing and mobile home park tenants; and families receiving assistance from public housing agencies.
3. The Lender agrees to determine program and income eligibility and underwrite the Loan Application Package and shall forward to the County NSP/NPRR and to the potential homebuyer, written notice of loan approval.
4. The Lender agrees to provide certification that all homes to be assisted with NSP/NPRR funds have been inspected by a licensed appraiser prior to the execution of the purchase agreement and payment of mortgage application fee.
5. The Lender agrees to provide each homebuyer with referrals to HUD approved Housing Counseling Agencies and to provide the County with referral documentation. (Exhibit C)
6. The Lender agrees to process, document, and fund Buyer's mortgages for the Program in all cases where Loan Application Packages have been approved by the Lender, according to all applicable laws, regulations, and Lender policies and procedures.
7. The Lender agrees to assure the signing of a second, and where gap financing is provided a third, mortgage/lien and a promissory note in the amount of the NSP/NPRR assistance, payable to the Genesee County Community Development Program. (Exhibit C)
8. The County agrees that the second, and where applicable third, mortgage shall be subordinate to the mortgage/lien of the Lender.
9. In the event that the home is sold or that the owner ceases using the home as his/her principal residence, the owner understands, pursuant to agreement, that he would be responsible to pay the NSP/NPRR consideration which he received, to the Genesee County Community Development Program. This shall be enforced with the use of a 15 year forgivable lien.
10. The Lender agrees to submit documents to include: certification of client income, property appraisal and funding request form. Upon receipt of all required documentation, the

County agrees to prepare an approval letter stating the homebuyer is eligible for assistance. (Exhibit C)

11. The County agrees to subsidize an amount up to ten-thousand dollars (\$10,000) for each eligible very low, low, moderate and middle income household, per approved mortgage in NSP/NPRR down payment and closing cost assistance. Said sum to be used for up to 50% of the required down payment; prepaid taxes and insurance; interest rate buy down to qualifying homebuyer; and/or closing costs based on available NSP/NPRR funds. The County agrees to subsidize an amount up to twenty-five thousand dollars (\$25,000) for each eligible very low, low, moderate and middle income household per approved mortgage. Said sum to be used to provide financing to assist households which may not qualify for a loan amount which will allow the household to purchase a NSP/NPRR assisted home. Exact amounts of subsidy will be determined by the County.
12. The Lender acknowledges and agrees to witness the homebuyer's signature on Genesee County's Subordination Policy. (Exhibit C)
13. The County agrees to immediately notify the Lender upon exhaustion of available NSP/NPRR funds.
14. The County assumes no credit risk for any loan made under the Program and shall not be liable or responsible in any manner for repayment of a loan in the event of a borrower's default on the promissory note with the Lender.
15. The term of this Agreement shall be for three years from the Genesee County Board of Commissioners approval date. This Agreement may be amended, so long as such amendment is in writing and agreed upon by both Genesee County and Lender.
16. This contract may be terminated by the County for reasons of diminution of funds, or any reason related to changing the objectives of the Genesee County Metropolitan Planning Commission, the NSP/NPRR, or the Lender, by giving the other party fourteen (14) days prior notice of the effective date of termination. Further costs and liabilities associated with this Agreement will no longer be incurred on or after that effective date of termination.
17. The Lender shall assure that homebuyer does not exceed 120% of the current Flint and Genesee County median family income for NSP and 80% for NPRR. (Exhibit D)
18. The Lender acknowledges and agrees to the FHA Mortgage Limits. (Exhibit D)
19. This agreement shall be governed by the laws of the State of Michigan.

[SIGNATURE PAGE FOLLOWS]

THE HUNTINGTON NATIONAL BANK

GENESEE COUNTY

Date

Date

By: _____
Name: Katie Schantle
Title: VP, Product Group Manager
The Huntington National Bank

By: _____
Derek Bradshaw
Director
Genesee County Metropolitan Planning
Commission

By: _____
Dale Weighill, Chairperson
Genesee County Board of Commissioners

NOTARY FOR THE COUNTY OF GENESEE

State of Michigan)
§
County of Genesee)

On this _____ day of _____ 2026, before me a Notary Public in and for said County, personally appeared **Derek Bradshaw, Director**, who being by me sworn, did acknowledge and say that he is authorized to sign this agreement.

PRINTED NAME OF NOTARY
Notary Public, State of Michigan
County of Genesee
My Commission Expires:
Date Notarial Act Performed: _____

NOTARY FOR THE HUNTINGTON NATIONAL BANK

State of _____)
§
County of _____)

On this _____ day of _____ 2026, before me a notary public in and for said County, personally appeared _____ who being by me sworn, did acknowledge and say that he/she is authorized to sign this agreement.

PRINTED NAME OF NOTARY: _____
Notary Public, State of Michigan, County of _____
My Commission Expires: _____
Date Notarial Act Performed: _____

EXHIBIT A

A maximum of ten thousand dollars (\$10,000) per approved mortgage for each eligible very-low low-, moderate- and middle-income household, in NSP/NPRR funds may be available to the Lender to assist eligible buyers to purchase eligible homes. Additional funds may be made available upon request by lender and concurrence of County. The criteria are as follows:

1. PROGRAM ELIGIBILITY

Homebuyers eligible for assistance under the Program covered by this Agreement shall:

- Have an annual household income based on household size not to exceed 120% of the current median family income for Genesee County.

2. PROPERTY ELIGIBILITY

Property eligible for assistance under the Program covered by this Agreement shall:

- Have been, or will be, rehabilitated using Genesee County NSP/NPRR funds.
- Be the principal residence of the homebuyer.
- Meet the Housing Quality Standards as set forth in 24 CFR Part 91 and 92.251

3. PROJECT COSTS

The County subsidy may be used for the following eligible costs:

- (1) Acquisition costs - The cost of acquiring single family housing.
- (2) Related soft costs - Reasonable and necessary costs incurred by the homebuyer and associated with the financing of single family housing acquisition and rehabilitation. These costs include, but not limited to:
 - (i) Costs to process and settle the financing for purchase of a home, such as private lender origination fees, credit report fees, fees for title evidence, fees for recordation and filing of legal documents, attorney fees, and private appraisal fees.
 - (ii) Ineligible costs – NSP/NPRR funds under this Agreement may not be used for the development costs (hard costs or soft costs) of new construction of housing for rental purpose.

EXHIBIT B

NEIGHBORHOOD STABILIZATION PROGRAM & NEIGHBORHOOD PURCHASE REHAB RESALE PROGRAM FEDERAL REQUIREMENTS

The Lender hereby assures and certifies compliance with the statutes, rules, regulations, and guidelines associated with the acceptance and use of funds under the NSP/NPRR as implemented pursuant to the HOME regulations contained in 24 CFR Parts 91 and 92. The Genesee County Metropolitan Planning Commission through the Community Development Program, is administering this Program on behalf of the County of Genesee. These certifications and assurances shall include the following:

- A. The Lender shall use NSP/NPRR funds for activities and costs defined as "such" under 24 CFR Part 92.602. (Exhibit A)
- B. The Lender shall comply with the requirements of Executive Order 11063 24 CFR 107: 24 CFR 1 and 24 CFR 100 relating to Equal Opportunity in Housing, Fair Housing, and pertaining to the Title VI Civil Rights Act of 1964 regarding nondiscrimination in Federal programs.
- C. The Lender shall assure that the property purchased is the owner's principal residence pursuant to 24 CFR Parts 91 and §92.254.
- D. The Lender shall assure that housing assisted with NSP/NPRR funds meet affordability requirements contained in 24 CFR §92.254(a) and (c).
- E. The Lender acknowledges and agrees that it shall be subject to the sanctions set forth in NSP/NPRR Regulations 24 CFR 92, if determined to be applicable by the County.
- F. The Lender shall comply with Conflict of Interest provisions in the procurement of property and services according to 24 CFR §85.36 and OMB Circular 110.
- G. The Lender shall provide certification of a second lien payable to Genesee County Community Development Program.

EXHIBIT C

Exhibit C contains the following information:

HUD Approved Housing Counseling Agencies
Genesee County NSP/NPRR Down Payment/Closing Cost Assistance Property Mortgage Lien
NSP/NPRR Deferred Payment Loan Promissory Note
Genesee County NSP/NPRR Gap Financing Lien
Genesee County NSP/NPRR Lender Checklist
Request for Funding Form
Genesee County Subordination Policy

HUD Approved Housing Counseling Agencies in Genesee County, Michigan

METRO COMMUNITY DEVELOPMENT, INC.

1174 Robert T Longway Blvd,

Flint, MI 48503

Phone: (810) 767-4622

Website: www.metro-community.org

Type of Counseling:

- Fair Housing Pre-Purchase Education Workshops
- Financial, Budgeting and Credit Repair Workshops
- Home Improvement and Rehabilitation Counseling
- Mortgage Delinquency and Default Resolution Counseling
- Pre-Purchase Counseling
- Pre-Purchase Homebuyer Education Workshops
- Resolving/Preventing Mortgage Delinquency Workshops
- Services for Homeless Counseling

Affiliate of: HOUSING PARTNERSHIP NETWORK

GENESEE COUNTY HABITAT FOR HUMANITY

101 Burtons St,

Flint, MI 48503

Phone: (810) 766-9089

Website: www.geneseehabitat.org

Type of Counseling:

- Pre-Purchase Counseling
- Pre-Purchase Homebuyer Education Workshops
- Fair Housing Pre-Purchase Education Workshops

**GENESEE COUNTY NEIGHBORHOOD STABILIZATION PROGRAM (NSP)
& NEIGHBORHOOD PURCHASE REHAB RESALE PROGRAM (NPRR)
DOWN PAYMENT/CLOSING COST PROPERTY MORTGAGE LIEN**

This Mortgage LIEN is in conjunction with a Neighborhood Stabilization Program or Neighborhood Purchase Rehab Resale Program repayable loan made by the Mortgagee for the exclusive purpose of assisting the Mortgagor with down payment and/or closing costs for property as described below.

WITNESSETH BY THIS INDENTURE, made this XX^{XX} day of XXXXXXXXXXXX, 2026,

by XXXXXXXXXXXX, a XXXXXXXXXXXX, hereinafter referred to as the Mortgagor, hereby mortgages and warrants to Genesee County, through its Genesee County Metropolitan Planning Commission, Community Development Program, 324 S. Saginaw St. 8D, Genesee County Administration Building Flint, Michigan 48502, hereinafter referred to as Mortgagee, the following described lands and premises situated in the XXXXXXXXXXXX, County of Genesee and State of Michigan, viz:

Tax Parcel No.: XX-XX-XXX-XXX

Legal Description: XXX

Commonly known as: XXXX XXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXX, MI XXXXX

Together with all tenements, hereditaments, and appurtenances now or hereinafter thereunto belonging, to secure the repayment of:

XXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX Dollars and XXXXX cents (\$X,XXX.XX)

with interest of zero percent (0%) per annum, payable according to the following terms of a promissory note of even date; and the Mortgagor further covenants:

- (1) The Genesee County Neighborhood Stabilization Program and Neighborhood Purchase Rehab Resale Program require an affordability period of 15 years beginning with the date of this Agreement. The amount funded under the mortgage and note will be forgiven at the end of fifteen years provided the Mortgagor (homebuyer) has owned and occupied the house throughout the fifteen-year period. The amount of funds to be forgiven will be based on the following:

First five years.....0% forgiven
Sixth Year through fifteenth year.....10% forgiven on an annual basis

- (2) The amount of the loan to be repaid, based upon the above terms, will be recaptured if the Mortgagor sells the aforesaid property within the required period of affordability or discontinues use of the premises as Mortgagor(s) (Homebuyer) principal place of residence.

- (3) In cases where the Mortgagor (Homebuyer) violates the terms and conditions of the mortgage and/or note, (e.g.) uses the property for rental purposes or the property is no longer the Mortgagor(s) principal residence, the entire amount of Neighborhood Stabilization Program or Neighborhood Purchase Rehab Resale Program financial assistance shall be due. In cases where the aforesaid property is foreclosed upon, the net proceeds, if any, from the foreclosure sale will be recaptured and deposited in the Community Development Program.
- (4) Where net proceeds of the sale are insufficient for the Mortgagor (Homebuyer) to repay the full amount of this lien and the Homebuyers capital investments, the amount of funds to be recaptured will be based on the following:
 - i) If the sum of these investments plus the amount due the Mortgagee equals or is less than the net proceeds of sale, then the homebuyer would be allowed to recover his or her investment in the property first, with full remainder being paid to the Mortgagee.
 - ii) If the sum of these investments plus the amount due the Mortgagee exceeds the net proceeds of funds remaining to be paid back to the Mortgagee after payment of the first mortgage, the remainder will be paid back to the Mortgagee. The amount would be considered payment in full.
 - iii) If the sum of the investments plus the amount due the Mortgagee exceeds the net proceeds of sale, then the Homebuyer would be allowed to recover his or her investment in the property first. If there are no funds remaining to be paid back to the Mortgagee after payment of the first mortgage, such an amount would be considered payment in full.
 - iv) In all other cases, where the property's net proceeds either exceed the County's initial Neighborhood Stabilization Program or Neighborhood Purchase Rehab Resale Program investment, or where the title to the property is during the affordability period, Genesee County will require immediate payment of the lien note as a condition for release of any lien placed on the property.
- (5) Mortgagee acknowledges that there is a lien prior to this Property Lien. Genesee County Metropolitan Planning Commission, Community Development Program, acting in accordance with policies established by the Genesee County Board of Commissioners, is prohibited from subordinating its lien on a property assisted with Genesee County Neighborhood Stabilization Program or Neighborhood Rehab and Resale Program down payment assistance, when that subordination will result in a situation where the total debt attached to the property exceeds 80% of that property's appraised value. (Attachment "a")
- (6) Mortgagor (Homebuyer) acknowledges that if he/she/they wish(es) to refinance the aforesaid property within the required period of affordability, the Mortgagor (Homebuyer) may do so if the refinance is for the sole purpose of reducing the mortgage interest rate, and not for obtaining property home equity proceeds through the refinance transaction. In the event that the County is asked to take an action on the disposition of this lien for any reason other than the original agreement, documentation shall be delivered by the Mortgagor (Homebuyer) to Genesee County Metropolitan Planning Commission, Community Development Program, requesting approval of the action. (Attachment "b").
- (7) This lien is junior to the mortgage lien of

XXXXXXXXXXXXXXXXXXXX

The covenants herein shall bind, and the benefits and advantages inure to, the respective heirs, assigns, and successors of the parties.

SIGNED AND DELIVERED by the Mortgagor(s) to Mortgagee on the day and year first above written.

MORTGAGOR: XXXXXX XXXXXX

GENESEE COUNTY
DEREK BRADSHAW, DIRECTOR
GENESEE COUNTY METROPOLITAN PLANNING
COMMISSION

MORTGAGOR:

NOTARY FOR THE COUNTY OF GENESEE

**GENESEE COUNTY
NEIGHBORHOOD STABILIZATION PROGRAM (NSP)
& NEIGHBORHOOD REHAB RESALE PROGRAM (NPRR)**

DEFERRED PAYMENT LOAN PROMISSORY NOTE

Homeowner:

Address:

Amount:

FOR VALUE RECEIVED, the undersigned jointly and severally promise(s) to pay to the order of Genesee County, through its Neighborhood Stabilization Program or Neighborhood Purchase Rehab Resale Program Trust Fund (hereinafter called the County) or its successors the sum of

_____ (_____).

It is agreed and understood by the undersigned and the County that repayment of this loan is deferred while the undersigned remains the owner (in fee simple or as purchaser under land contract) and resides at the above property. Transfer of the ownership interest or cessation of residency by moving from the property, shall constitute a default of the deferment agreement and cause the full amount as prescribed below, to become due and payable. Failure of the County to exercise this option shall not constitute a waiver of the default.

Loan Amount: \$ _____

The amount of funds to be forgiven will be based on the following:

First five years.....0% forgiven
Sixth Year through fifteenth year.....10% forgiven on an annual basis

IN THE EVENT the undersigned defaults in any of the terms of this Note, the principal amount of the Note shall become due and payable. The County, at its option, may prepare an alternative promissory note requiring monthly payments of principal under such conditions as it deems best.

The undersigned shall have the right to reject the alternative Note by paying the principal amount of this Note within 30 days of the default. Failure of the undersigned to pay the principal amount of this Note or to execute an alternative Note within 30 days of the default shall constitute a breach of this Note and the County may proceed to suit to recover on this Note.

IN THE EVENT of defaults in any of the terms of this grant agreement, the undersigned may also be required to pay costs of collection expenses, if any, including attorney's fees and legal expenses.

THIS NOTE is secured by a Mortgage Lien duly filed for record with the Register of Deeds, Genesee County, Michigan.

[SIGNATURE PAGE FOLLOWS]

**GENESEE COUNTY NEIGHBORHOOD STABILIZATION PROGRAM (NSP)
& NEIGHBORHOOD PURCHASE REHAB RESALE PROGRAM (NPRR)
GAP FINANCING PROPERTY MORTGAGE LIEN**

This LIEN evidences a Neighborhood Stabilization Program (NSP) or Neighborhood Purchase Rehab Resale Program (NPRR) repayable loan made by the Mortgagee for the exclusive purpose of assisting the Mortgagor(s) with Gap Financing for the property as described below.

THIS INDENTURE, made this ____ day of _____, 2026

WITNESSETH _____, a _____, whose address is _____, hereinafter referred to as the Mortgagor, hereby mortgages and warrants to Genesee County, 324 S. Saginaw St. 8D, Flint, Michigan 48502, hereinafter referred to as Mortgagee, the following described lands and premises situated in the _____, County of Genesee and State of Michigan, viz:

Tax Parcel No: _____

Legal description: _____

Commonly known as: _____

together with all tenements, hereditaments, and appurtenances now and hereinafter thereunto belonging to secure the repayment of:

_____ dollars and _____ cents (\$_____),

interest of zero percent (0%) per annum, payable according to the terms of a promissory note of even date hereof; and the Mortgagor further covenants:

(1) Per Genesee County Metropolitan Planning Commission NSP and NPRR Program Resale Provisions,

(a) The amount funded under the mortgage and note will be forgiven at the end of fifteen years provided the Mortgagor (homebuyer) has owned and occupied the house throughout the fifteen-year period. The amount of funds to be forgiven will be based on the following:

First five years.....0% forgiven
Sixth Year through fifteenth year.....10% forgiven on an annual basis

- (b) The loan will be recaptured if the Mortgagor sells the home within the fifteen-years of affordability period. The down payment, principal payments and capital improvements made by the Mortgagor (homebuyer) since purchase will be calculated. The amount of funds to be recaptured will be based on the following:
- (i) If the sum of these investments plus the amount due the Mortgagee, equals or is less than the net proceeds of sale, then the homebuyer would be allowed to recover his or her investment in the property first, with full remainder being paid to the Mortgagee.
 - (ii) If the sum of these investments plus the amount due the Mortgagee, exceeds the net proceeds of sale, then the homebuyer would be allowed to recover his or her investment in the property first. If there are funds remaining to be paid back to the mortgagee after payment of the first mortgage, the remainder will be paid back to the Mortgagee. The amount would be considered payment in full.
 - (iii) If the sum of these investments plus the amount due the Mortgagee, exceeds the net proceeds of sale, then the homebuyer would be allowed to recover his or her investment in the property first. If there are no funds remaining to be paid back to the Mortgagee after payment of the first mortgage, such an amount would be considered payment in full.
- (2) In cases where the Mortgagor (homebuyer) violates the terms and conditions of the mortgage and/or note, (e.g. uses the property for rental purposes or the property is no longer the mortgagor(s) principal residence) the entire amount of NSP or NPRR financial assistance shall be due. Mortgagee reserves the right to require full repayment of the amount of NSP or NPRR assistance.
- (3) Mortgagee acknowledges that there is a lien prior to this Property Lien. If Mortgagor (homebuyer) refinances, the Mortgagor may do so if the refinance is for reducing the mortgage payments and not for consolidation of credit card obligations, bills or for obtaining property home equity. If this condition is violated, the Mortgagee shall require full repayment of the amount of NSP or NPRR assistance.

This Lien is junior to the mortgage liens of _____

- (4) The covenants herein shall bind and the benefits and advantages inure to the respective heirs, assigns and successors of the Mortgagor.

SIGNED AND DELIVERED by the Mortgagor to Mortgagee on the day and year first above written.

MORTGAGOR:

GENESEE COUNTY
DEREK BRADSHAW, DIRECTOR
GENESEE COUNTY METROPOLITAN PLANNING
COMMISSION

MORTGAGOR:

NOTARY FOR THE COUNTY OF GENESEE

State of Michigan)
)ss
County of Genesee)

On this _____ day of _____, 2026, before me a Notary Public in and for said County, personally appeared **Derek Bradshaw** who being by me sworn, did acknowledge and say that he is the **Director** of the Genesee County Metropolitan Planning Commission and that he is authorized to sign this agreement.

PRINTED NAME OF NOTARY

Notary Public, State of Michigan
County of Genesee
My Commission Expires: _____
Date Notarial Act Performed: _____

NOTARY FOR THE PROPERTY OWNER

State of Michigan)
)ss
County of Genesee)

On this _____ day of _____ 2026, before me a Notary Public in and for said County, personally appeared

_____ who being by me sworn, did acknowledge and say that he/she is authorized to sign this agreement.

PRINTED NAME OF NOTARY

Notary Public, State of Michigan, County of Genesee
My Commission Expires: _____
Date Notarial Act Performed: _____

Prepared by and return to:
Genesee County Metropolitan Planning Commission
Genesee County Community Development
County Administration Building, Suite 8D
324 S. Saginaw St
Flint, Michigan 48502

Genesee County Neighborhood Stabilization Program (NSP)

**& Neighborhood Purchase Rehab Resale Program (NPRR)
Lender Checklist**

Information to be submitted by Lender to Verify Borrower's Eligibility:

- Purchase Agreement
- Homebuyer Counseling Certificate (verification of 8 hours of homebuyer counseling)
- Verification of employment
- Two months current check stubs
- Appraisal
- Loan Estimate
- Last two years of W-2 tax information
- Loan Application
- Bank/Lender Approval letter
- Request Form (showing amount of funding being requested)
- Genesee County NSP or NPRR Application

The aforementioned documentation must accompany your funding request in order for your file to be reviewed by our office.

**GENESEE COUNTY NEIGHBORHOOD STABILIZATION PROGRAM (NSP)
And NEIGHBORHOOD PURCHASE REHAB RESALE (NPRR)
DOWN PAYMENT ASSISTANCE**

REQUEST FOR FUNDING

Name of Financial Institution: _____

Address: _____

Name of Homebuyer: _____

Property Address: _____

REIMBURSEMENT REQUEST

Total Required Closing Costs/Pre-Paid: _____

Amount of Closing Costs/Pre-Paid Requested: _____

Total Required Down Payment: _____

Amount of Down Payment Requested: _____

Total Gap Financing Requested: _____

Total Amount Requested: \$ _____

Lender must supply a copy of the following information as an attachment to the payment request:

- * Closing papers (final to be sent with lien & Promissory Note)
- * Lien & Promissory Note (to be submitted within 10 days of closing)

Prepared By: _____

Date: _____

Staff Approved: _____

Date: _____

Attachment "a"

ACKNOWLEDGEMENT

**SUBORDINATION POLICY
Genesee County
Neighborhood Stabilization Program (NSP)
& Neighborhood Purchase Rehab Resale Program (NPRR)**

The Genesee County Metropolitan Planning Commission, Community Development Program, acting in accordance with policies established by the Genesee County Board of Commissioners, is prohibited from subordinating its lien on a property assisted with Genesee County Neighborhood Stabilization Program or Neighborhood Rehab and Resale Program funding, when that subordination will result in a situation where the total debt attached to the property exceeds 80% of that property's appraised value.

I fully understand and abide by all the provisions of this policy and acknowledge that these stated requirements were fully explained to me by the mortgage processor at the appointed time of closing.

Homebuyer Signature: _____

Mortgage Processor Signature: _____

Date: _____

Attachment "b"

In the event that the County is asked to take an action on the disposition of a Neighborhood Stabilization Program or Neighborhood Purchase Rehab Resale Program lien for any reason other than the original agreement, then the following shall be delivered to the Genesee County Community Development Office:

A written request from the Mortgagor (Homebuyer), including an explanation why the action requested is both necessary and reasonable.

Documentation supporting the request must include:

- *A current title search (with taxes)
- *A current formal property appraisal

*A summary statement of all outstanding indebtedness against the property

*A copy of the subject purchase agreement, loan application, or mortgage commitment.

NOTE: The total proposed indebtedness, including the mortgage/lien held by Genesee County, cannot exceed 80% of the appraised value. Cash out is not allowed. Genesee County will not subordinate in reverse mortgage transactions.

Upon receipt of the above, a recommendation and request for action will be presented to the Director-Coordinator of the Genesee County Metropolitan Planning Commission. Please allow two weeks for processing.

If approved, there will be a \$50.00 processing fee to be paid upon pick up of the subordination document.

Should you have any questions regarding this memorandum, please contact Ms. Sheila Taylor at (810) 257-3010.

EXHIBIT D

Exhibit D contains the following information:

Income Chart (as example only, income limits may change)
Maximum Purchase Price Limits for the NSP & NPRR

**FY 2025 MEDIAN FAMILY INCOME FOR FLINT AND GENESEE COUNTY -- \$83,000
NPRR MAXIMUM INCOME LIMITS**

Household Size	NPRR Moderate Income Limit 80% of AMI	NSP Middle Income Limit 120% of AMI
One Person	\$46,500	\$69,700
Two Person	\$53,150	\$79,700
Three Person	\$59,800	\$89,650
Four Person	\$66,400	\$99,600
Five Person	\$71,750	\$107,550
Six Person	\$77,050	\$115,550
Seven Person	\$82,350	\$123,500
Eight Person	\$87,650	\$131,450

Released by HUD 6.01.25

FHA Mortgage Limits - Genesee County, Michigan

The following table is an Example of Current FHA Mortgage Limits for Genesee County, Michigan and is provided only as an example. Mortgage limits are constantly updated. Please refer to

HUD's website for current FHA Mortgage Limits.

Mortgage Maximums Last Revised as of January 1, 2026

FLINT, MI	GENESEE	MI	\$541,287	\$693,050	\$837,700	\$1,041,125	\$175,000	01/01/2026	CY2026
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MSA Name	County Name	State	One-Family	Two-Family	Three-Family	Four-Family	Median Sale Price	Last Revised	Limit Year
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LEGISTAR SUBMISSION CHECKLIST*

Before submission of a request for payment/authorization for goods, services, or construction work, the following questions must be answered to determine whether to use a purchase order or formal contract. You must check an option in all questions until the form directs you to what workflow and/or document to use.

DOES THE PROJECT NEED A CONTRACT?

- 1) Is this a request for the purchase of goods? (i.e. office supplies, vehicles, equipment, etc.)

Yes: (Go to Question 2)

No: (Go to Question 4)

- 2) If providing goods, does the vendor require time on any Genesee County premises for installation and/or maintenance for the goods?

Yes: This project requires a contract, skip to the contracts section.

No: (Go to Question 3)

- 3) Has the vendor presented a document for the county to sign?

Yes:

- This document needs to go through Legistar and be reviewed by the proper departments before it can be signed. It is recommended that Corporate Counsel and Risk Management review prior to submission to avoid potential last step denial.

No:

- Use a **Purchase Order** You do not need to complete the remainder of this form.

- 4) Is this a request for services, an IT submission, or construction work?

Yes: This project requires a contract, skip to the contracts section.

No: Contact Corporate Counsel office prior to submitting into Legistar.

CONTRACTS

* After selecting a template, contact the Risk Manager to obtain insurance requirements before submitting it to Legistar. * If the vendor has provided a contract, or if you have a department specific template that you are using or have used historically, have it reviewed by risk management and corporate counsel prior to submission into Legistar. Even if the agreement was used previously, it may need changes.

- 1) Is this a new contract or a renewal/extension? New Contract

- a. Renewal/Extension: Use the appropriate renewal/amendment template based on the type of agreement. Include the original signed agreement and all prior amendments in the review process.
- b. New Contract: Go to Question 2.

2) How is the contract funded?

- a. Budgeted or General Funds: (Go to Question 3)
- b. Grant Funded: (Go to Question 4)
- c. Millage Funded: (Go to Question 5)

3) What is the vendor providing?

- a. Services:
- Use the **Professional Service Contract Template**
- b. Construction/Physical Building Altercation/Remodel _____
- If the contractor has not provided a proposed contract use the **Construction Contract Template** If the contractor has provided a proposed contract, contact Corporate Counsel prior to submitting into Legistar.

* To avoid a last step rejection, ask corporate counsel to review updated template before submission into Legistar. *

4) Complete the AGA Recipient Checklist for Determining Contractor vs. Subrecipient

- a. If the service provider is a **contractor**, go back to Question 3.
- b. If the service provider is a **subrecipient**, a department/grant specific subrecipient agreement template must be used. If the template has not been reviewed by corporate counsel within the last year, contact Corporate Counsel office for review of the agreement/template.

5) Is this a new contract/agreement?

Yes: No:

- a. If **yes** - contact Corporate Counsel office for assistance in selecting a template and/or creating an agreement.
- b. If **no** – has the template/previous agreement used for this program been reviewed by Corporate Counsel since August 1, 2023?

If **yes**, use the template/previous agreement.

If **no**, contact Corporate Counsel regarding template/previous agreement.

6) Is a contract that is not a County prepared contract being submitted for review?

Yes: No:

- a. If yes, submit the contract to Corporate Counsel office for review prior to submitting to Legistar.

* If at any point in time you have questions while completing this checklist, it is recommended that you contact the appropriate reviewing department (Fiscal Services, Purchasing, Risk Management, or Corporate Counsel) to address your question prior to submission into Legistar.

RECIPIENT CHECKLIST FOR DETERMINING IF THE ENTITY RECEIVING FUNDS HAS A CONTRACTOR OR SUBRECIPIENT RELATIONSHIP

This document is intended to help a recipient of federal funds make a judgment as to whether each agreement it makes, for the disbursement of federal program funds, casts the entity receiving the funds in the role of a subrecipient or a contractor. Based on 2 CFR Chapter I, Chapter II, Part 200 et al. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), issued by the U.S. Office of Management and Budget (OMB) on December 26, 2013, and effective for non-federal entities on December 26, 2014, the following information is intended for use by all non-federal entities.

Important Terms:

Recipient: A non-federal entity that receives a federal award directly from a federal awarding agency to carry out an activity under a federal program. The term recipient does not include subrecipients. (See 2 CFR 200.86 of the Uniform Guidance.)

Subrecipient: A non-federal entity that receives a subaward for the purpose of carrying out part of a federal award. The subaward creates a federal assistance relationship with the subrecipient. (See 2 CFR 200.93 & .330 (a) of the Uniform Guidance.)

Contractor: A non-federal entity that receives a contract for the purpose of providing goods and services for the awarding non-federal entity's own use. The contract creates a procurement relationship with the contractor. The Uniform Guidance replaced the term "Vendor" with "Contractor." (See 2 CFR 200.22 & .330 (b) of the Uniform Guidance.)

Instructions: The "Characteristics" column in this checklist is based on language in the Uniform Guidance. The column lists characteristics that support the classification of a non-federal entity as a subrecipient or contractor. Since all of the characteristics listed may not be present in all cases, the Uniform Guidance recognizes that the recipient "...must use judgment in classifying each agreement as a subaward or a procurement contract." (2 CFR 200.330 (c).) In the "Explanations" column, AGA provides additional information to assist in answering the questions under "Characteristics." Answer each question by checking "yes" or "no" where indicated. Based on responses to the questions, a key provided at the end of each section will help in making a judgment as to whether a subrecipient or contractor relationship exists. White space is provided in between the "Characteristics" column and the "Explanation" column so that users can tailor this checklist to accommodate the unique aspects of various programs or jurisdictions.

Note: One check in a subrecipient box does not necessarily mean the entity is a subrecipient. A judgment should be based on the totality of responses.

Office GCMPC

Entity receiving funds The Huntington National Bank

Funding Source(s) US Department of Housing & Urban Development

Notes:

CHARACTERISTICS

EXPLANATIONS

Decision Making Authority

200.330 a. 1 Determines who is eligible to receive what Federal assistance;

a. Does the entity determine who is eligible to participate in the federal program?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

200.330 a.3 Has responsibility for programmatic decision making;

a. Does the entity have the ability to make decisions about how services will be delivered to participants, in accordance with federal programmatic requirements?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

OR

200.330 b.4 Provides goods or services that are ancillary to the operation of the Federal program;

b. Does the entity provide goods or services for the recipient's own use?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Does the entity provide services designated by the recipient to serve the recipient's participants without regard to specific federal programmatic requirements?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you selected "yes" to **EITHER** item **a**, this is an indicator of a subrecipient relationship.
If you selected "yes" to **EITHER** item **b**, this is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the entity determines whether a participant meets a federal program's eligibility requirements for assistance, it is most likely a subrecipient.

A contractor may provide services to clients in a program after eligibility has been determined by the recipient.

If the entity has authority to make decisions regarding the delivery of service, operations, or types of assistance provided within the terms of the agreement, it is typically a subrecipient.

If the entity provides goods or services directly to the recipient or to program participants at the direction of the recipient and does not make programmatic decisions or adhere to program requirements, it is typically a contractor.

Nature of Award

200.330 a. 2 Has its performance measured in relation to whether objectives of a federal program were met;

a. Are the scope of work (or portion, if applicable) and terms and conditions of the agreement the same for the entity as they are for the recipient that received the federal funds?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Is the entity carrying out completion of the goal of the grant (or part, if applicable) as stated in the federal award?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

OR

200.330 b.5 Is not subject to compliance requirements of the Federal program as a result of the agreement, though similar requirements may apply for other reasons.

b. Does the recipient develop the scope of work and terms and conditions of the agreement to meet the recipient's needs?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you selected "yes" to **EITHER** item **a**, this is an indicator of a subrecipient relationship.
If you selected "yes" to item **b**, this is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS

If the entity is providing a service for the recipient to meet the goal of the grant, it is a contractor; if the entity is providing a service that carries out a goal within the scope of the grant, it is a subrecipient. When a grant program contains multiple goals, it is possible for the recipient to complete part of the goals and for the entity to perform another part.

If the scope of the agreement is per the federal program terms/guidance, the entity is a subrecipient. A subrecipient may also provide programmatic or progress reports to ensure compliance with federal program requirements.

Conversely, if the scope of the agreement is per the recipient's terms and not federal program guidance, and if the recipient's oversight is governed only by the contract terms and conditions, it is a contractor.

200.330 a.4 Is responsible for adherence to applicable Federal program requirements specified in the Federal award;

a. Funding to the entity depends on the entity's ability to best meet the objectives of the award. Although performance is measured against federal award objectives, the entity assumes little risk if the objectives are not met.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

OR

200.330 b.5 Is not subject to compliance requirements of the Federal program as a result of the agreement, though similar requirements may apply for other reasons.

b. The entity assumes financial risk if they fail to deliver the goods or services agreed upon.

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you selected "yes" to item **a**, this is an indicator of a subrecipient relationship. If you selected "yes" to item **b**, this is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the funding is given to the entity with a purpose of completing the goal of the grant, the recipient will be required to ensure the entity adheres to federal grant program guidance. The recipient will also be required to monitor the activities of the entity per Uniform Guidance section 200.331. The entity assumes little risk should federal grant guidance not be met. The risk falls with the recipient.

If the recipient directs specific activities to be completed by the entity, by providing goods or services, the risk falls on the entity to deliver, per the agreement terms. In this case, the entity would not be required to adhere to the federal grant program requirements, just the terms and conditions in the agreement with the recipient.

Criteria for Selection

EXPLANATIONS

200.330 a.5 In accordance with its agreement, uses the Federal funds to carry out a program for a public purpose specified in authorizing statute, as opposed to providing goods or services for the benefit of the pass-through entity.

a. Does the entity demonstrate a financial or public need for funding to carry out a project or provide a service?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Will the entity be contributing match or other non-Federal funding in support of the award?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Will the entity be reimbursed for only actual costs incurred?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

OR

200.330 b.3 Normally operates in a competitive environment;

b. Were procurement policies applied in the selection of the entity?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Was the entity's proposed price a factor in the selection process?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Will the entity derive a profit from the agreement?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you selected "yes" to **ANY** item **a**, this is an indicator of a subrecipient relationship. If you selected "yes" to **ANY** item **b**, this is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the entity was chosen because it has the best widgets or service for the price, it has a contractor relationship with the recipient. Typically, a procurement method is followed, such as a competitive bid or RFP process. In this type of agreement, the entity usually makes a profit by delivering this good or service to the recipient. Payments to contractors are typically made based on contract terms.

Conversely, if the entity was chosen because it was already providing a service within the guidelines of the grant program and wants to partner with the recipient to expand the delivery or assist in meeting the goal of the grant, it may be a subrecipient. Typically, the entity may not make a profit and may provide its own non-federal funding as match or cost sharing. The entity may have been chosen through an application process or an announcement of funding, as opposed to the procurement process described above. Payment to a subrecipient is generally based on actual expenses unless awarded on a fixed amount subaward (2 CFR 200.332). It is typical of subrecipients to submit budgets, financial reports, or copies of invoices to the recipient, to document activity.



200.330 b.1 Provides the goods and services within normal business operations;

b. Is the entity's normal business to provide the goods or services being purchased in the agreement?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

200.330 b.2 Provides similar goods or services to many different purchasers;

b. Does the entity provide the same goods or services to other organizations?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you selected "no" to **EITHER** item, it is an indicator of a subrecipient relationship. If you selected "yes" to **BOTH** items, it is an indicator of a contractor relationship.

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If a federal program provides funding to modify public buildings for handicapped accessibility and the recipient provides funds to an entity to update the entity's building, per the terms of the award, then a subrecipient relationship exists.

Conversely, if the recipient hires an entity to update their own building to be handicapped accessible, then a contractor relationship exists.

Determination

EXPLANATIONS

Final Determination

Subrecipient	Contractor
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Review all the entries and make an overall determination of the relationship. **Check the appropriate box in this section.**

Determined by Anthony Kelly
(enter name of person initially making decision)

3/16/26
(date)

Approved by _____
(enter name of person reviewing)

(date)

Based on the relationship determined above, see additional guidance on requirements governing agreements. Section 200.331 - "Requirements for pass-through entities," for subrecipient agreements, Section 200.317 through 200.326 - "Procurement Standards," for contractor agreements.
