

**COMMUNITY DEVELOPMENT PROGRAM  
ALLOCATION COMMITTEE MEETING  
Thursday, March 26, 2015  
11:00 A.M.  
GCMPC Conference Room, 2<sup>nd</sup> Floor**

**A-G-E-N-D-A**

- I. Call to Order
- II. Roll Call
- \*\*\*III. Minutes of the February 26, 2015 Meeting (attached)
- IV. Opportunity for Individuals to Address the Committee
- \*\*\*V. 2015-2019 Consolidated Plan and 2015 Action Plan Approval (attached)
- \*\*\*VI. CDBG Transfer of Funds (attached)
- \*\*\*VII. Habitat for Humanity HOME Investment Partnership Project Request for Additional Funds (attached)
- VIII. HUD Update
- IX. Other Business
- X. Adjournment

\*\*\*Indicates Action Item



**COMMUNITY DEVELOPMENT PROGRAM  
ALLOCATION COMMITTEE MEETING  
February 26, 2015, 11:00 a.m.**


**MINUTES**

The Allocation Committee met at 11:00 a.m. on Tuesday, February 26, 2015, in the Conference Room of the Genesee County Metropolitan Planning Commission (GCMPC), 1101 Beach Street, Room 223, Flint, Michigan.

**I. CALL TO ORDER**

 Christine Durgan called the meeting to order at 11:03 a.m.

**II. ROLL CALL**

 **Present:** Christine Durgan, Karen Miller, Mark Emmendorfer, Paula Zelenko, Sheila Taylor and Stephen Fuhr.

**Absent/Excused:** Jamie Curtis, Jeff Lutze, John Northrup, Pegge Adams and Richard Abrams.

**Others Present:** Shane Kelley, Claire Wilke and Nichole Odette.

**III. MINUTES**


 **Minutes of the January 8, 2015 Regular Meeting**


 **Motion: Action:** Approve, **Moved by** Karen Miller, **Seconded by** Stephen Fuhr, to approve the January 8, 2015 regular meeting minutes as presented.  
**Motion passed unanimously.**

**IV. OPPORTUNITY FOR INDIVIDUALS TO ADDRESS THE COMMITTEE**


 No one spoke at this time.

**V. REVISED 2015 MEETING DATES**

 Christine Durgan explained that the meeting date had to be moved to the fourth Thursday of the month due to the change of meeting dates for the Genesee County Community and Economic Development Committee.

 **Motion: Action:** Approve, **Moved by** Karen Miller, **Seconded by** Mark Emmendorfer, to approve the revised 2015 Meeting Dates.  
**Motion passed unanimously.**

**VI. DRAFT 2015-2019 CONSOLIDATED PLAN AND 2015 ACTION PLAN**


 Christine Durgan stated that Sheila Taylor and her staff put many hours over the last few months into making the document more user-friendly and comprehensive than

previous Consolidated Plans. The Plan not only provides an over-view of our Community Development and housing goals over the next five years, but it also serves as our application to HUD for funding. The comment period for the draft 2015-2019 Consolidated Plan and 2015 Action Plan started on February 17<sup>th</sup> and ends on March 19<sup>th</sup>, with a public hearing to be held on March 9<sup>th</sup>.


Shane Kelley and Claire Wilke presented an over-view of the draft 2015-2019 Consolidated Plan and 2015 Action Plan. In order to define the needs of Genesee County residents, particularly those of low-to-moderate income, staff consulted with the Continuum of Care and various non-homeless special needs agencies in the community. Staff also conducted three different input surveys: a public input survey sent to over 500 hundred participants, a local unit of government survey, and a homeless needs survey. A housing conditions windshield survey of 487 homes located across each municipality, outside the City of Flint, was conducted to determine the quality of the housing stock throughout the County. Housing affordability and homelessness in the County were also examined. Staff determined the goals of the five-year Consolidated Plan to be: 1) Improve public facilities and infrastructure; 2) Increase homeownership; 3) Improve housing conditions for homeowners/renters; 4) Foster economic development; 5) Promote access to public services and resources; and 6) Address the needs of homeless and at-risk persons. Over the next five years, Genesee County anticipates receiving \$8.4 million in CDBG funds, \$3.1 million in HOME funds, and \$700,000 in ESG funds.

Sheila Taylor asked the committee if they had received any input regarding the proposed competitive set-aside for commercial demolitions. Paula Zelenko did collect a number of questions from the City of Burton Planning Department, Zoning Board and council meeting attendees, which have already been forwarded to staff. Stephen Fuhr stated that he passed the information on to the Michigan Townships Association and hasn't had any comments. Discussion ensued regarding the high cost of commercial demolitions versus the relatively small amount proposed for the competitive grant.


## **VII. HUD UPDATE**

 Sheila Taylor explained that HUD guidelines state that the County can have no more than 1.5% times its annual CDBG allocation un-spent 60 days prior to the start of the next program year. Since the program year begins May 1, 2015, HUD will check our account on March 1<sup>st</sup>; however, Ms. Taylor stated she is happy to report that we have met the spending deadline a month early this year. Ms. Taylor explained that the draft 2015 Action Plan will go to HUD for approval in mid-April, after the public comment period and committee approval process is complete. HUD has 45 days to review the Plan, so staff is hoping to receive our 2015 CDBG allocation and sign contracts in late May.

## **VIII. OTHER BUSINESS**

 There was no Other Business.

**IX. ADJOURNMENT**

 Ms. Durgan adjourned the meeting at 11:47 a.m.

Respectfully submitted,  
Nichole Odette, Secretary  
Genesee County Metropolitan Planning Commission

Draft

**MEMORANDUM**

**TO:** Members of the Genesee County Allocation Committee

**FROM:** Sheila Taylor, Principal Planner  
Genesee County Metropolitan Planning Commission

**DATE:** March 26, 2015

**SUBJECT:** **Approval of the 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan**

Staff has completed the 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan for the Community Development Program. Contained within the Plan is a description of the needs within Genesee County and goals to address those needs, along with all activities proposed for 2015 Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds.

Staff requested and encouraged input from the public and all local units of government concerning the draft 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan. The 30 day comment period ended March 19, 2015. All comments received have been included in the Plan.

Attached is the Executive Summary of the 2015-2019 Genesee County Consolidated Plan and 2015 Action Plan, however; the Plan can be viewed in its entirety by clicking the following link:

<http://gcmpl.org/wp-content/uploads/2015/02/Draft-Final-w-Cover.pdf>

At this time, staff is requesting the approval from the Allocation Committee of the 2015-2019 Consolidated Plan and 2015 Action Plan for submittal to HUD in April, in order to receive our 2015 Community Development funding. This approval will be forwarded to the Genesee County Community and Economic Development Committee at their April 13, 2015 meeting.



# Genesee County Consolidated Plan

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2015 - 2019

&

2015 Annual Action Plan

## Executive Summary



# Executive Summary



## Summary

Genesee County Metropolitan Planning Commission (GCMPC), through its Community Development Program developed a Five-Year Consolidated Plan. The Consolidated Plan, required in order to receive U.S. Department of Housing and Urban Development (HUD) funding, is an assessment of Genesee County's five year housing and community development needs and goals to address those needs. The needs are determined by evaluating data for: housing problems, homelessness, the non-homeless special needs population and existing housing options and their condition, homeless and special needs facilities and services, barriers to affordable housing and economic development market conditions.

## Demographics

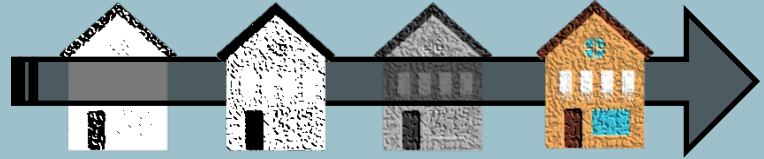


**Population:** 425,790

**Households:** 165,669

- Over 15% of Genesee County's Population is over the age of 65 and is expected to grow by 1% a year.
- 16% of Genesee County's population has a disability
- 74.7% of the County's population is White
- 20.4% of the County's population is Black or African American
- 30% of households in Genesee County are at or below 80% Area Median Income

## Housing Conditions Survey\*



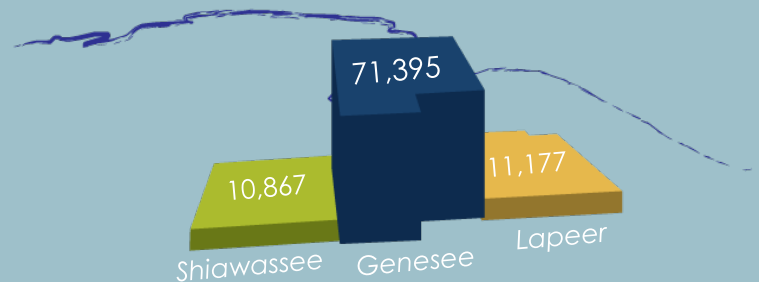
- Estimated that 25% of housing units in Genesee County (*outside the City of Flint*) need at least minor repairs based on visual inspection of the outside of the unit.

*\*487 houses around Genesee County surveyed for their condition; at least 10 units in each local unit were assessed*

## Housing and Affordability



- Over 20% of households in Genesee County spend more than 30% of their income on housing (housing cost burdened)



*Households struggling to afford basic cost of living*

- 43% of households in Genesee County are ALICE
- There is a significant shortage of housing affordable to extremely low- and low-income households

**Deficit of 113,000 affordable housing units**



## Homelessness

 **15,000**

- An estimated 15,000 people in Genesee County will require homeless services over the next five years. *12,500 families with children. 1,000 families of veterans*
- More than 5,300 people were discharged from homelessness in 2014 (*duplicated numbers, as clients may have multiple exits from homelessness*)
- 640 unsheltered people in Genesee County (*Point in time count, 2014*)
- Black / African Americans make up almost 70% of the homeless population in Genesee County.

## Future Funding and Accomplishment Estimates

- Anticipated HUD funding in Genesee County (*outside the city of Flint*) over the next 5 years - \$12.3 million
  - \$8.4 million in Community Development Block Grant
  - \$3.1 million in HOME Investment Partnerships Program
  - \$700,000 in Emergency Solutions Grant
- Over 150 owner-occupied housing units will be rehabilitated over the next 5 years

Based on the assessment of data through surveys, consultations and input from the public, local units of government and local agencies, GCMPC determined the following goals to address the needs within Genesee County:

- 1** Improve Public Facilities and Infrastructure
- 2** Increase Homeownership
- 3** Improve Housing Conditions for Homeowners/Renters
- 4** Foster Economic Development
- 5** Promote Access to Public Services and Resources
- 6** Address the Needs of Homeless and At-Risk Persons

## Community Development Spending Past 5 Years (2010 – 2014)

Construction of Senior Housing	\$867,222
Demolition	\$580,056
Down Payment Assistance	\$93,774
Homeowner Housing Rehab	\$3,910,674
Mortgage Funding	\$510,960
New Construction/ Rehab for Sale	\$462,253
Other Infrastructure Improvements ( <i>sidewalks, ditching, lighting, etc.</i> )	\$523,070
Senior Services/Operations	\$413,887
Street Improvements	\$570,301
Tenant Based Rental Assistance	\$97,047





# 2015 Project List

## **2015 Genesee County Annual Action Plan Projects Community Development Block Grant (CDBG) Program**

2015 Grant Award:	\$1,717,994
Senior Citizens Services	\$67,412
Removal of Architectural Barriers	\$37,574
Historical Preservation	\$37,592
Planning and Administration	\$343,599
Infrastructure Improvements	\$498,554
Public Facility Improvements	\$44,682
Home Improvement Program	\$583,529
Blight Removal	\$133,619
Fair Housing	\$25,000
Public Service	\$5,060

### **HOME Investment Partnership Program \$617,869**

Planning and Administration	\$61,787
CHDO Reserve	\$191,082
Home Improvement Program	\$200,000
Home Improvement Program – Ramps	\$130,000
Tenant Based Rental Assistance	\$35,000

### **Emergency Solution Grant \$150,818**

Genesee County Planning and Administration	\$11,311
Genesee County Homeless Prevention	\$22,623
Genesee County Rapid Rehousing	\$18,852
Genesee County Emergency Shelter Operations	\$90,491
Genesee County HIMIS	\$7,541

**MEMORANDUM**

**TO:** Members of the Genesee County Allocation Committee

**FROM:** Sheila Taylor, Principal Planner  
Genesee County Metropolitan Planning Commission

**DATE:** March 26, 2015

**SUBJECT:** **Transfer of Community Development Block Grant Funds**

The following transfers have been requested by the local units of government or are being done to close out projects.

<b>Amount</b>	<b>To Project</b>	<b>From Project</b>	<b>Comments</b>
\$25,000.00	2015 Genesee Township Street Improvements #2133	2014 Clayton Township Removal of Architectural Barriers #2086	Transfer Requested
\$850.00	Recapture	2013 Fenton Township Demolition of Blighted Structures #2029	Project Completed
\$850.00	2014 City of Linden Senior Center Improvements #2161	Recaptured Funds	Additional Funds Requested
\$17,160.48	Recapture	2013 Fenton Township Ditching and Culvert Replacement #2121	Project Complete
\$17,160.48	2014 City of Linden Senior Center Improvements #2161	Recaptured Funds	Additional Funds Requested
\$8,999.11	2012 Genesee Township Demolitions #1950	Recaptured Funds	Additional Funds Requested

At this time, staff is recommending approval of the Community Development Block Grant (CDBG) fund transfers by the Allocation Committee.



**MEMORANDUM**

**TO:** Members of the Genesee County Allocation Committee

**FROM:** Sheila Taylor, Principal Planner  
Genesee County Metropolitan Planning Commission

**DATE:** March 26, 2015

**SUBJECT:** **Habitat for Humanity HOME Investment Partnership Project – Request for Additional Funds**

In June 2014, the Genesee County Metropolitan Planning Commission (GCMPC) entered into a \$368,600 contract with Genesee County Habitat for Humanity (Habitat) for a HOME funded project consisting of the rehabilitation of one property and the construction of four new homes. The homes are located in the City of Burton, City of Fenton, Mt. Morris Township and Thetford Township.

Project budgets are due to GCMPC staff with the application for funding. There can be a significant amount of time, up to a year and a half, between the estimate of project costs and the actual start of construction, and even longer before construction is completed. Construction costs can change dramatically due to changes in material costs.

Habitat had several unexpected costs that came up during construction, including a total roof replacement on the one rehabilitation project; foundations had to be raised due to higher than expected water tables on three properties; culverts specifically manufactured for two driveways due to a DEQ determination; vandalism; and, a turnaround drive to ensure the safety of homebuyers.

GCMPC and Habitat are committed to building not only affordable housing, but highly sustainable housing. With that in mind, Habitat is incorporating energy efficient elements into the homes during construction. This will raise the cost of construction but will result in 30% lower energy costs than comparable new construction homes. These savings will make the homes more affordable to low-income homebuyers.

Habitat has requested an additional \$64,156 in order to assist with the unforeseen construction costs and energy efficiency elements. GCMPC currently has funding available to Community Housing Development Organizations (CHDOs) to be utilized to create affordable housing in Genesee County. The available funding must be committed to a project by July 2015.



At this time, staff is requesting approval from the Allocation Committee to increase the Genesee County Habitat for Humanity HOME project contract by \$64,156 due to unexpected construction costs and energy efficiency elements being incorporated into the project construction. This approval will be forwarded to the Genesee County Community and Economic Development Committee at their April 13, 2015 meeting.