

**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
Thursday, March 24, 2016
11:00 A.M.
GCMPC Conference Room, 2nd Floor**

A-G-E-N-D-A

- I. Call to Order
- II. Roll Call
- ***III. Minutes of the January 28, 2016 Meeting (attached)
- IV. Opportunity for Individuals to Address the Committee
- ***V. Community Development Program Transfers (attached)
- ***VI. 2016 Genesee County Action Plan Approval (attached)
- VII. HUD Update
- VIII. Other Business
- IX. Adjournment

***Indicates Action Item



An Equal Opportunity Organization

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Equal Housing Opportunity




**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
January 28, 2016, 11:00 a.m.**

MINUTES

The Allocation Committee met at 11:00 a.m. on Thursday, January 28, 2016, 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 11:00 a.m.

II. ROLL CALL

 **Present:** Christine Durgan, Jamie W. Curtis, Jeff Lutze, John Northrup, Karen Miller, Mark Emmendorfer, Paula Zelenko, Pegge Adams, Richard Abrams, and Sheila Taylor.

Absent/Excused: Stephen Fuhr.

Others Present: Anna Pinter, Claire Wilke, and Nichole Odette.

III. MINUTES OF THE NOVEMBER 19, 2015 MEETING

 **Motion: Action:** Approve, **Moved by** Mark Emmendorfer, **Seconded by** Pegge Adams, to approve the minutes of the November 19, 2015 regular meeting minutes as presented.

Motion passed unanimously.

IV. OPPORTUNITY FOR INDIVIDUALS TO ADDRESS THE COMMITTEE

 No one spoke at this time.


V. COMMUNITY DEVELOPMENT PROGRAM TRANSFERS

 Claire Wilke reviewed the Community Development Program transfers. Sheila Taylor explained that HUD has changed the regulations regarding spending deadlines, so now HOME funding must be committed to projects within two years. As a result, the 2014 CHDO Reserve, 2014 HOME HIP and 2014 CHDO funds are being moved to current projects to meet the deadline.

 **Motion: Action:** Approve, **Moved by** Pegge Adams, **Seconded by** Karen Miller, to approve the Community Development Program transfer of funds as presented.

Motion passed unanimously.


VI. 2016 CDBG FUNDING PRE-AWARD REQUEST – CITY OF BURTON

 Claire Wilke explained that the City of Burton submitted a 2016 CDBG application in November for an infrastructure project that will disconnect their residents from City of Flint water. This is an eligible project included in the 2016 Action Plan. The pre-award would allow the City of Burton to start working on the project before receiving funds in order to get residents access to City of Burton water as soon as possible, instead of waiting until HUD releases funds in a few months. The City will not receive funds sooner, but will be eligible for reimbursement once funds are released. Staff would like to pre-award the project and move forward with the environmental review process and sign contracts as soon as possible. Discussion ensued.


 **Motion: Action:** Approve, **Moved by** Jamie Curtis, **Seconded by** Pegge Adams, to approve the City of Burton's pre-award request for their 2016 CDBG Infrastructure Improvements project.


Motion passed unanimously.

VII. 2016 ACTION PLAN UPDATE

 Claire Wilke explained that staff is working on the 2016 Action Plan, a yearly document that is submitted to HUD explaining how we plan to spend our Community Development funds for the program year. The 2016 Action Plan is a subset of the 2015-2019 Consolidated Plan. A public comment period will take place from February 17th to March 18th, with a public hearing to be held on March 7th. After the public comment period, staff will take the 2016 Action Plan through the committees and to the County Board for approval before submitting it to HUD. Staff is also currently working with the Continuum of Care to finalize recommendations for the Emergency Solutions Grant funding. Discussion ensued.

VIII. EASTSIDE VILLAGE, INC. HOME INVESTMENT PARTNERSHIPS LOAN

 Sheila Taylor explained that Eastside Village received \$1 million of Genesee County HOME Investment Partnerships Program funding in 2004 to assist with the construction of 50 units of affordable senior housing. Payment of the \$1 million will be due in full in 2046, 42 years after the loan was granted. Eastside Village has an additional mortgage on the property with another lender. Eastside would like to refinance the property in order to reduce the interest rate for the other loan and is requesting that Genesee County agree to allow the refinance, which in turn requires the terms of the Mortgage with Genesee County to change. The refinance will place the repayment of the loan in 2056, or 10 years later than currently due. Ms. Taylor stated that the loan extension will not hinder the HOME program, as there are several large loan repayments due in 2021 and HUD has strict spending deadlines. Pegge Adams asked if Eastside Village was making loan payments to the County at this time. Ms. Taylor stated that the loan is zero percent interest, no payments and the \$1 million balance is due in 2046. Christine Durgan stated that is how MSHDA wanted the senior housing project loans set up. Ms. Taylor will invite Debra Gilbert of Eastside Village to attend the Community and Economic Development Committee to answer questions. Discussion ensued.


 **Motion: Action:** Approve, **Moved by** Jamie Curtis, **Seconded by** Paula Zelenko, to support the change in terms of the Eastside Village Mortgage to provide an extension of the HOME Investment Partnerships Program loan repayment for 10 additional years.
Motion passed unanimously.


IX. HOME INVESTMENT PARTNERSHIPS FUNDING RECOMMENDATION

 Anna Pinter reviewed the 2016 HOME Program funding recommendations. Staff is recommending that Metro Community Development be awarded \$300,000 to assist individuals and families with affordable mortgages and that Habitat for Humanity be awarded \$300,716 to complete three new construction homes and rehabilitate one home.


 **Motion: Action:** Approve, **Moved by** Jamie Curtis, **Seconded by** Karen Miller, to enter into a contract with Genesee County Habitat for Humanity for \$300,716 and with Metro Community Development for \$300,000 in HOME Program funds.
Motion passed unanimously.

X. MICHIGAN BLIGHT ELIMINATION GRANT


 Anna Pinter explained that the Michigan Land Bank Fast Track Authority, through a grant provided by MSHDA, has released a 2016 Michigan Blight Elimination Grant (MBEG) application that is due on February 8th. Staff sent a call for projects to the local units of government to request demolition project proposals. Criteria for the proposals included that the properties must be commercial, multi-family residential or multi-use properties that are owned by the municipality, the County Treasurer or the Land Bank; the project cost must be at least \$200,000; and the municipality must have some matching funds available. Staff received six project proposals from three local units of government, Mt. Morris Township, Flint Township and the City of Swartz Creek. Staff scored the project proposals based on criteria the state will use to score the MBEG applications and determined that the demolition of 5171 Saginaw Street in Mt. Morris Township would be the strongest application. The property includes a large gymnasium and several out buildings, with an estimated project cost of \$250,000. Discussion ensued.

 **Motion: Action:** Approve, **Moved by** Jamie Curtis, **Seconded by** Mark Emmendorfer, to approve the submittal of an application for the 2016 Michigan Blight Elimination Grant Program and for recaptured Community Development Block Grant funds to be used as match funds for the project.
Motion passed unanimously.


XI. HUD UPDATE

 There was no HUD Update.

XII. OTHER BUSINESS

 There was no Other Business.

XIII. ADJOURNMENT

 Ms. Durgan adjourned the meeting at 11:45 am.

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 24, 2016

SUBJECT: Transfer of Community Development Block Grant Program Funds

The following transfers were requested by the local units of government.

Amount	To Project	From Project	Comments
\$49,055.54	2016 Genesee Township Demolition	2015 Genesee Township Street Improvements #2133	Project Completed
\$12,586.48	2015 Vienna Township Street Improvements #2138	2015 Vienna Township Senior Center Improvements #2137	Project Completed

At this time, staff is recommending approval of the Community Development Block Grant Program 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 24, 2016

SUBJECT: Approval of the 2016 Genesee County Action Plan

Staff has completed the 2016 Genesee County 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 2016 Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds.

Please see the attached timeline and proposed list of projects.

Staff requested and encouraged input from the public and all local units of government concerning the draft 2016 Genesee County Action Plan. The 30 day comment period ended March 18, 2016. No comments were received.

The Plan can be viewed in its entirety by clicking the following link:
<http://gcmpl.org/wp-content/uploads/2016/03/Draft-2016-Action-Plan.pdf>

At this time, staff is requesting the approval from the Allocation Committee of the 2016 Action Plan for submittal to HUD in April, in order to receive our 2016 Community Development funding. This approval will be forwarded to the Genesee County Community and Economic Development Committee at their April 11, 2016 meeting.

2016 Action Plan Timeline

February 11, 2016: Draft Plan to Local Units of Government

February 16, 2016: Publish notice of Public Comment Period in the Flint Journal

February 17, 2016: Public Comment Period Begins

February 25, 2016: Present Draft Plan to the Allocation Committee

March 7, 2016: Public Comment Opportunity at the Community and Economic Development Committee meeting

March 7, 2016: Draft Plan to the Community and Economic Development Committee

March 18, 2016: Public Comment Period Ends

March 24, 2016: Request Allocation Committee's Approval of the 2016 Action Plan

April 11, 2016: Request Community and Economic Development Committee's Approval of the 2016 Action Plan

April 18, 2016: Request Board Approval of the 2016 Action Plan

April 20, 2016: Submit 2016 Action Plan to HUD for Approval

Proposed 2016 Projects

CDBG

Atlas Township - Senior Center Operations: \$2,675
City of Burton - Infrastructure Improvements: \$183,374
City of Burton - Senior Center Improvements: \$34,623
City of Burton - Senior Center Operations: \$12,379
City of Fenton - Demolition of Blighted Structure: \$31,475
City of Fenton - Park Improvements: \$15,737
City of Fenton - Parks Programming for Seniors: \$3,640
City of Fenton - Sidewalk Improvements: \$15,737
City of Grand Blanc - Senior Center Improvements: \$2,151
City of Grand Blanc - Senior Center Operations: \$2,647
City of Grand Blanc - Sidewalk Improvements: \$43,556
City of Linden - Removal of Architectural Barriers: \$23,840
City of Linden - Senior Center Operations: \$1,361
City of Montrose - Senior Center Operations: \$565
City of Mt. Morris - Public Safety Equipment: \$4,252
City of Swartz Creek - Senior Center Operations: \$1,724
Fenton Township - Demolition of Blighted Structure: \$18,838
Fenton Township - Special Assessment Assistance: \$35,677
Fenton Township - Street Improvements: \$49,561
Flint Township - Senior Center Food Pantry: \$12,944
Flushing Township - Senior Center Operations: \$2,931
Forest Township - Senior Center Operations: \$1,133
Gaines Township - Senior Center Operations: \$1,815
Genesee Township - Senior Center Operations: \$9,444
Grand Blanc Township - Demolition of Blighted Structure: \$24,545
Grand Blanc Township - Ditching: \$100,413
Grand Blanc Township - Infrastructure Improvements: \$40,165
Grand Blanc Township - Senior Center Improvements: \$24,545
Grand Blanc Township - Senior Center Operations: \$11,208
Legal Services of Eastern Michigan - Fair Housing Center: \$25,000
Mt. Morris Township - Senior Center Operations: \$8,314
Mt. Morris Township - Youth Program Operations: \$3,075
Mundy Township - Vocational Independence Program: \$4,183
Richfield Township - Recreation Program: \$276
Richfield Township - Senior Center Operations: \$2,480
Theftford Township - Code Enforcement: \$2,412
Vienna Township - Senior Center Operations: \$4,591
Genesee County - Home Improvement Program: \$609,627
Genesee County - Planning and Administration: \$343,228

ESG

Administration: \$11,599

Emergency Shelter: \$92,792

HMIS (Homeless Management Information Systems): \$7,733

Homeless Prevention: \$23,198

Rapid Rehousing: \$19,332

HOME

Genesee County - HOME Investment Partnership Program- Participating Jurisdiction (PJ)

Administration: \$65,732

Genesee County - Community Housing Development Organization Reserve: \$266,083

Genesee County - HOME Home Improvement Program: \$275,000

Genesee County - Down Payment Assistance: \$15,000

Genesee County - Tenant Based Rental Assistance: \$32,270

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