

**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
April 26, 2018 11:00 a.m.**

MINUTES

The Allocation Committee met at 11:00 a.m. on Thursday, April 26, 2018, 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:** Brad Dick, Christine Durgan, David Martin, Ellen Ellenburg, Karen Miller, Kim Courts, Mark Emmendorfer, Sheila Taylor, and Stephen Fuhr.

Absent: Paula Zelenko and Jeff Lutze.

Others Present: David Yeoman and Nichole Odette.

III. MINUTES OF THE MARCH 22, 2018 MEETING


 **Motion: Action:** Approve, **Moved by** Karen Miller, **Seconded by** Brad Dick, to approve the minutes of the March 22, 2018 meeting as presented.

Motion passed unanimously.

IV. OPPORTUNITY FOR INDIVIDUALS TO ADDRESS THE COMMITTEE

 No one spoke at this time.


V. TRANSFER OF NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS

 David Yeoman reviewed the Neighborhood Stabilization Program transfers. Staff would like to consolidate funds into fewer activities for easier spending and tracking and the City of Fenton no longer wants to purchase, rehab and resell properties. Sheila Taylor explained that the County received NSP 1 and NSP 3 funding. GCMPC is handling the funds for all communities in the targeted areas except the City of Fenton, who wanted to work directly with the funding. The Rehab Set-Aside funds must be used to purchase, rehab, and sell homes to very low-income residents. The City of Fenton feels that since the market is rebounding, it would be difficult to find homes for purchase and rehab that would be affordable to very low-income families. The funds will be used in other target areas throughout the County.

 **Motion: Action:** Approve, **Moved by** Karen Miller, **Seconded by** Kim Courts, to approve the transfer of Neighborhood Stabilization (NSP) Funds as presented.

Motion passed unanimously.

VI. TRANSFER OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS


 David Yeoman stated that the City of Grand Blanc cancelled their Senior Center Improvements Project and would like to transfer the \$2,151 to their Demolition Project. The 2014 Flushing Township HIP Project needs to be closed-out in the HUD system, so staff would like to transfer \$41,573.46 into the 2017 Genesee County HIP Project. The funds will still be available to Flushing Township residents. The 2015 HIP Special Needs Project also needs to be closed-out, so staff would like to transfer \$74,643 into the 2017 Genesee County HIP Project. The funds will still be available for HIP Special Needs. David Martin asked why the City of Grand Blanc is demolishing commercial properties so that private entities can rebuild. Sheila Taylor explained that the properties are blighted, and the City has agreements in place with both property owners to demolish them. They are eligible projects under HUD guidelines. Staff is not aware of any plans to rebuild the lots. Discussion ensued.

 **Motion: Action:** Approve, **Moved by** Mark Emmendorfer, **Seconded by** Ellen Ellenburg, to approve the transfer of Community Development Funds as presented.
Emmendorfer – Nay

Martin - Nay

Motion passed.


VII. APPROVAL OF THE 2018 GENESEE COUNTY ACTION PLAN

 David Yeoman stated that staff used last year's allocations of \$1,687,746 in CDBG funds, \$651,518 in HOME funds and \$154,500 in ESG funds as estimates to complete the 2018 Action Plan. This is the third year of the three-year construction project funding cycle, with all groups continuing in the third year of public service projects. Staff has reviewed the 2018 program year applications, which include projects for Blight Removal, Fair Housing, HIP, Infrastructure Improvements, Public Facility Improvements and Public Service. Genesee County Youth Corporation, GCCARD, Metro Community Development, My Brother's Keeper, Shelter of Flint and the YWCA will receive ESG funds. HOME projects that will receive funding are Habitat for Humanity Affordable Housing, the HOME Home Improvement Program, and Tenant Based Rental Assistance. Once the award notification is received from HUD, staff will make any necessary adjustments to funding amounts and request approvals from the C&ED Committee and Genesee County Board before sending the Action Plan to HUD for final approval.

 **Motion: Action:** Approve, **Moved by** David Martin, **Seconded by** Karen Miller, to approve the 2018 Genesee County Action Plan.


Motion passed unanimously.

VIII. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROPOSED CHANGES

 Sheila Taylor explained that the peer reviews of communities similar in population and grant funding showed that each community administers the program differently and none were an exact model that Genesee County wanted to follow. Staff looked at our program and determined what parts work well and what areas needed improvement. Staff will continue to use HUD's formula of population/poverty/over-crowded housing to determine funding allocations for the local units. Staff will continue to assist with or

implement the projects for local units, and public service projects will continue to have one-year contracts. Staff is proposing that all communities apply for funding at the same time and request which year during a three-year cycle they would like to complete their project. Other proposed changes include a minimum application of \$5,000 per project, one-year contracts for construction projects, a mandatory pre-application process, no inter-local loan agreements, and up to 20% of funding can be used on public service projects. The proposed changes will be sent to the participating local units for feedback. Staff will consider all comments received, make any necessary adjustments, and request approval of the proposed changes from this committee in May.

IX. HUD UPDATE

 Sheila Taylor stated that staff has hopes to hear from HUD soon regarding our funding allocations. Last year, we received our allocation amounts in June, the Action Plan was submitted in July, and we received our funding in October.

X. OTHER BUSINESS

 The first Recycle Day event is on May 12th at Grand Blanc High School. This year staff is only holding two large scale recycle events but has added four weekday recycle events. The weekday events will take place once a month at Mott Community College from 2:00 p.m. to 6:00 p.m. during the months of June, July, August and October. The second Recycle Day event will take place on September 15th at Carman-Ainsworth Middle School.

The first Steering Committee meeting for the Combined Plan took place last Monday and was well attended. Staff is holding kick-off meetings this week to engage the public and gather input. Participants will be asked to take an on-line community survey, which is available on the Plan website. The three communities with the most survey responses will receive a \$2,000 beautification grant.

GCMPC is hosting a Planning Workshop on May 23rd that will focus on Planning and Zoning. The on-line registration is open now and the \$20 fee will provide attendees with a training packet and breakfast.

XI. ADJOURNMENT

 Ms. Durgan adjourned the meeting at 11:48 a.m.

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