

**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
August 24, 2023 11:00 a.m.**

MINUTES

The Allocation Committee met at 11:00 a.m. on Thursday, August 24, 2023, in conference room 301 of the Genesee County Administration Building, 1101 Beach Street, Flint, MI 48502.

I. CALL TO ORDER

Ms. Chris Durgan called the meeting to order at 11:00 a.m.

II. ROLL CALL

Present:

Colleen Brown, Ellen Ellenburg, Martin Cousineau, Brad Dick, Terry Peck, Jeff Lutze, Chris Durgan and Sheila Taylor

Absent:

Shelley Thompson and Dr. Beverly Brown

Others Present: Damon Fortney, Anthony Kelly and Renate Soto

There were no members of the public in attendance, nor were any comments received from the public regarding the Allocation Committee meeting or the agenda items.

*****III. MINUTES OF THE JULY 27, 2023 MEETING**

Motion: Action: Approve, **Moved by** Ellen Ellenburg **Seconded by** Colleen Brown to approve the minutes of the July 27, 2023 meeting as presented.

Motion passed unanimously.

*****IV. Mundy Township Transfer Request**

Mr. Damon Fortney stated that Mundy Township has two projects for 2022. One is a Parks programming project intended to provide funding to the Miracle League of Greater Flint, which will benefit adults with disabilities. Construction of a baseball field just got started, so this does not allow enough time to spend the funds for operations and supplies for the baseball field, so late in the season and by the contract spending deadline. Mundy Township has requested to transfer the funds to the Senior Center operations project to provide operating funds for the newly opened Senior Enrichment Center at the township hall. The Parks project, in the amount of \$5,097.00, will be cancelled and closed out with HUD. At this time, staff is recommending approval from the Allocation Committee for the Community Development Program fund transfer from Parks Programming to Senior Center Operations in the amount of \$5,097.00. This transfer request will go to the Community and Economic Development Committee on September 6, 2023.

Motion: Action: Approve, **Moved by** Terry Peck, **Seconded by** Brad Dick, to approve the Mundy Township transfer request as presented.

Motion passed unanimously.

*****V. CDBG-CV Transfer Request**

Mr. Fortney stated we have two projects under CDBG-CV funding that have been cancelled because each subrecipient was unable to secure contractors that could complete the work within budget. The first project in the amount of \$25,000 was for a hoop house for the Vocational Independence Project (VIP) and the second project was a restroom renovation at the City of Linden library with a funding amount of \$15,000. Staff is proposing to reallocate these funds to the Home Improvement Program and the Urgent Repair Program.

Motion: Action: Approve, **Moved by** Martin Cousineau, **Seconded by** Brad Dick, to approve the CDBG-CV Transfer Request as presented.

Motion passed unanimously.

*****VI. Neighborhood Stabilization Program (NSP), Neighborhood Purchase Rehab and Resale Program (NPRR) and HOME Program Participating Lender Agreements**

Mr. Anthony Kelly stated a new company, Fairway Independent Mortgage Corporation, has applied to be an approved lender to participate in our NSP, NPRR and HOME programs. These programs can provide up to \$10,000 in down payment and closing cost assistance to eligible homebuyers. Last month, the amount of possible assistance was increased to \$10,000 and due to this increase, staff expects more homebuyers applying to receive this financial assistance. At this time, staff is requesting approval from the Allocation Committee to enter into agreements with Fairway Independent Mortgage Corporation for provide financial assistance to NSP, NPRR and HOME DPA Program homebuyers.

Motion: Action: Approve, **Moved by** Ellen Ellenburg, **Seconded by** Terry Peck, to approve entering into agreements with Fairway Independent Mortgage Corporation as presented.

Motion passed unanimously.

*****VII. Affordable Housing Project – Communities First Inc.**

Mr. Kelly stated that last year Allocation Committee approved \$1,000,000 in funding to Communities First, Inc. to construct new multifamily affordable rental apartments in Genesee County. The Orchard Grove Apartments are located in Flint Township and will receive Low-Income Housing Tax Credits from the Michigan State Housing Development Authority (MSHDA). Since that time, construction costs have increased significantly, therefore, Communities First, Inc. has reached out to GCMPC to request an additional \$400,000 to fill in the gap. Orchard Grove will have 40 units total, with 36 units being designated for low to moderate income households and 4 units will be market rate. The Orchard Grove Project is receiving other equity financing commitments with the total project cost being \$12.7 million. Over the course of 30 years, Communities First will pay back \$700,000 at 0% interest, with the remaining balance of \$700,000 being forgiven. At

this time, staff is requesting approval to commit \$1,400,000 in HOME funds to Communities First, Inc.

Motion: Action: Approve, **Moved by** Martin Cousineau, **Seconded by** Ellen Ellenburg, to approve committing \$1,400,000.00 in HOME funds to Communities First, Inc. as presented.

VIII. HUD Updates

Ms. Sheila Taylor stated that the program year for all Community Development projects, begins May 1. We received our funding in July and the county attorney reviewed and made some changes to our Subrecipient Agreements. Staff is currently contacting local units of government and agencies and in the process of signing those PY 2023 agreements, for CDBG, ESG and HOME funded projects. Staff will begin putting together the timeline for the Action Plan, which is due to HUD in March 2024. The new call for projects will start this fall 2023.

Ms. Taylor gave an update on the Regional Housing Plan, stating that staff is working with Communities First, Inc., to be co-lead agencies in developing the state's Regional Housing Plan. Staff has coordinated two meetings with representatives from housing agencies and service providers in each county in the entire Michigan Thumb region to develop the action plan, to state how to address housing issues and shortages in our Region. The work groups formed during these meetings have selected about ten strategies to implement the eight goals given by the State Housing Plan. This afternoon, staff will be meeting with our steering committee to determine a plan for public involvement implementation in September. The finalized Action Plan will be submitted to MSHDA by the end of September. Staff will share the Public Involvement process with Committee members as soon as it is finalized.

IX. Other Business

Ms. Durgan stated that we are still waiting on a new township representative to replace retired Montrose Township Supervisor Mark Emmendorfer. A representative was to be appointed by the Michigan Township Association (MTA), but their August meeting was cancelled.

Ms. Durgan stated that Commissioner Dale K. Weighill, who was an Allocation Committee member, has been replaced by Commissioner Beverly Brown, due to scheduling conflicts.

Mr. Jeff Lutze inquired that the Village of Otisville is interested in developing a Senior Living community and asked what the steps would be to initiate that process. Mr. Kelly stated that he could contact Mr. Lutze and help guide him through the application process for this type of project.

X. Adjournment

Ms. Durgan adjourned the meeting at 11:28 am.

Respectfully submitted,

Renate Soto, Secretary
Genesee County Metropolitan Planning Commission