

**COMMUNITY DEVELOPMENT PROGRAM  
ALLOCATION COMMITTEE MEETING  
January 26, 2023 11:00 a.m.**

**MINUTES**

The Allocation Committee met at 11:00 a.m. on Thursday, January 26, 2023, in conference room 301 of the Genesee County Administration Building, 1101 Beach Street, Flint, MI 48502.

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Present:**

Brad Dick, Terry Peck, Mark Emmendorfer, Ellen Ellenburg, Colleen Brown, Sheila Taylor and Chris Durgan

**Absent:**

Jeff Lutze, Shelley Thompson and Dale Weighill

**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 SEPTEMBER 22, 2022 MEETING**

**Motion: Action:** Approve, **Moved by** Colleen Brown, **Seconded by** Brad Dick, to approve the minutes of the September 22, 2022 meeting as presented.

**Motion passed unanimously.**

**IV. Summary of the January 5, 2023 Meeting**

Ms. Durgan reviewed the summary of the January 5, 2023 meeting.

**\*\*\*V. CEDARWOOD HOME AGREEMENT**

Ms. Taylor stated that Cedarwood Apartments received \$500,000 of Genesee County HOME Investment Partnerships funding in 1999 and this mortgage is due in full in 2034. Cedarwood (now owned by Shelter of Flint) currently has another mortgage on the property with MSHDA and would like to refinance that mortgage with HUD to reduce the interest rate. In order for them to refinance, the mortgage with Genesee County would need to be paid in full. Shelter of Flint is requesting that Genesee County agree to repayment of \$250,000, along with ½% interest and the balance of the mortgage to be forgiven. This will increase the Shelter of Flint's cash flow and keep them sustainable. As affordable housing is such a great need in Genesee County and this partial repayment

would not hinder the HOME program, staff recommends the refinance of the Cedarwood property. At this time, staff is requesting a recommendation of approval to the Community and Economic Development Committee (C&ED) to receive the reduced payment of \$250,000 from the Shelter of Flint as payment in full for the HOME mortgage due to Genesee County HOME Investment Partnerships program.

**Motion: Action:** Approve, **Moved by** Ellen Ellenburg, **Seconded by** Brad Dick, to approve the Cedarwood HOME Agreement as presented.

**Motion passed unanimously.**

Discussion ensued.

### **\*\*\*VI. NSP, NPRR AND HOME PROGRAM PARTICIPATING LENDER AGREEMENTS**

Mr. Kelly explained that under the Neighborhood Purchase Rehab and Resale Program (NPRR), the Neighborhood Stabilization Program (NSP), and the HOME Down Payment Assistance (DPA) Program, Genesee County partners with local lenders to assist very low, low-and-moderate-income households with down payment and closing cost assistance. At this time, staff is requesting approval to add another lender, Success Mortgage Partners, Inc., to our group of lenders for this purpose.

**Motion: Action:** Approve, **Moved by** Mark Emmendorfer, **Seconded by** Terry Peck, to approve the NSP, NPRR and HOME Program Participating Lender Agreements.

**Motion passed unanimously.**

Discussion ensued.

### **\*\*\*VII. ESG TRANSFER OF FUNDS**

Mr. Fortney stated that for Program Year 2022, Metro Community Development (MCD) was awarded \$21,497 of Emergency Solutions Grant (ESG) funds for Homelessness Prevention activities. Under the ESG program, subrecipients must provide matching funds to equal the grant amount. MCD determined that they would not have the matching funds and stated they would not be able to fulfill the contract. Staff is proposing that these funds be transferred to GCCARD as they are the only other subrecipient that currently has a Homelessness Prevention program for 2022. GCCARD has agreed to take on the additional funds and they have the matching funds available. At this time, staff is requesting approval to transfer \$21,497 in ESG funds from METRO to GCCARD to be used for Homelessness Prevention programs. This recommendation and contract will go to the C&ED Committee for action on February 8, 2023.

**Motion: Action:** Approve, **Moved by** Terry Peck, **Seconded by** Brad Dick, to approve the ESG Transfer of Funds.

**Motion passed unanimously.**

### **VIII. 2023 ACTION PLAN DRAFT**

Mr. Fortney explained that staff has completed the draft 2023 Genesee County Action Plan. Contained within the Plan is a description of the needs within Genesee County and goals to address those needs utilizing Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. The needs and goals were based on data from HUD, the 2020-2024 Consolidated Plan, U.S. Census Data, information from local agencies, citizen input, and data from

other sources. The Action Plan provides a detailed view of the proposed projects for Program Year 2023. Mr. Fortney provided an overview of the proposed projects, stating that the numbers included are estimates based on 2022 grant amounts as 2023 amounts will not be released until sometime in the Spring. Prior to drafting the Plan, a call for projects was held for both ESG and the HOME programs in which 4 HOME and 10 ESG applications were received. He stated that the draft plan is being provided to this committee to review at this time. The next steps include a public comment period from February 20-March 22, a Public Hearing on March 9 and then will be brought back to this Committee for approval on March 23.

#### **IX. HOME-ARP ALLOCATION PLAN**

Mr. Kelly stated that Genesee County will receive a little over \$3 million in HOME American Rescue Plan (ARP) funding. This funding must be used on projects to assist those that are homeless and other vulnerable populations to address critical needs such as rental housing, tenant-based rental assistance and other services such as homeless prevention, housing counseling and legal services. To receive this funding, HUD requires an Allocation Plan that staff has begun drafting by including information gathered through Stakeholder consultations, a public input survey, and an analysis of housing needs and gaps in the community. Mr. Kelly provided an overview of the research, analysis and steps taken to prepare the Plan and the information that was gathered during this process. There is a large gap in available affordable housing, so this has been identified as the top priority need for the Plan. The next steps for the Plan include a public comment period and a public hearing, approval of Plan through Allocation Committee and subsequently, the Board of Commissioners and then the Plan will be submitted to HUD no later than 3/31/23.

#### **X. CARES ACT UPDATE**

Mr. Fortney provided a CARES Act update and stated that we still have some ongoing projects that are using this funding that was awarded in 2020 for Covid related expenses. Mr. Forney gave an overview of the list of projects underway, under both CDBG-CV and ESG-CV funding and the status of these projects including agency names, project descriptions, amounts funded and contract end dates. With CDBG-CV funding, a total of \$1,594,038 has been spent and \$650,413 has been spent under ESG-CV funding. Mr. Fortney stated that these projects will be most likely be completed and funding spent by the middle of 2023.

#### **\*\*\*XI. 2023 MEETING DATES**

Ms. Durgan reviewed the proposed 2023 Meeting Dates.

**Motion: Action:** Approve, **Moved by** Terry Peck, **Seconded by** Ellen Ellenburg, to approve the 2023 Meeting Dates.

**Motion passed unanimously.**

#### **XII. HUD UPDATE**

Ms. Taylor stated that with HUD funding, the program year starts May 1 and on March 1 of each year, HUD checks the status of our spending, specifically with our CDBG program

and how much is unspent. As of this week, we still have \$189,000 to spend to get below the threshold required by HUD. We are expecting a large bill for a completed road project by next week that will put us under this threshold, so Ms. Taylor stated that she does not see an issue in meeting that spending deadline.

**XIII. OTHER BUSINESS**

Ms. Durgan stated that our new Commissioner Dale K. Weighill has been appointed as a new member to the Allocation Committee. He had intended on attending this meeting, but had another conflict, so was unable to attend.

**XIV. ADJOURNMENT**

Ms. Durgan adjourned the meeting at 11:41 a.m.

Respectfully submitted,  
Renate Soto, Secretary  
Genesee County Metropolitan Planning Commission