

**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
April 20, 2020 11:00 a.m.**

MINUTES

The Allocation Committee met at 11:00 a.m. on Monday, April 20, 2020 via a Conference Call due to the closure of the Genesee County Administration Building in response to the COVID-19 pandemic.

I. CALL TO ORDER

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

II. ROLL CALL

Present: Christine Durgan, Brad Dick, David Martin, Ellen Ellenburg, Kim Courts, Mark Emmendorfer, Sheila Taylor, Stephen Fuhr, and Terry Peck.

Absent: Colleen Brown and Jeff Lutze.

Others Present: Damon Fortney, Katie Mehl, and Nichole Odette.

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

III. MINUTES OF THE FEBRUARY 27, 2020 MEETING

Motion: Action: Approve, **Moved by** Ellen Ellenburg, **Seconded by** Stephen Fuhr, to approve the minutes of the February 27, 2020 meeting as presented.

Motion passed unanimously.

IV. APPROVAL OF 2020-2024 CONSOLIDATED PLAN AND 2020 ACTION PLAN

Katie Mehl stated that Genesee County is expected to receive just over \$2.8 million in Program Year 2020 funding, which includes \$1,843,072.44 for the CDBG Program, \$834,928 for the HOME Program, and \$160,607 for the ESG Program. The Action Plan lists all projects that will take place in Program Year 2020. A public hearing was held on March 11th and the 30-day comment period ended on March 31st with no comments received. Three projects within the Action Plan were moved forward a year and will be funded with available 2015/2016/2017 CDBG funds. The County's 2020 allocation is approximately \$50,000 more than last year.

Motion: Action: Approve, **Moved by** Kim Courts, **Seconded by** Ellen Ellenburg, to approve the 2020-2024 Consolidated Plan and 2020 Action Plan for submittal to HUD.

Motion passed unanimously.

V. NEIGHBORHOOD STABILIZATION PROGRAM (NSP) AND HOME PROGRAM PARTICIPATING LENDER AGREEMENTS

Damon Fortney explained that the Genesee County Neighborhood Stabilization Program and HOME Down Payment Assistance Program assist low to moderate-income clients achieve homeownership by providing up to \$5,000 in down-payment and closing cost assistance. Additional gap financing may be provided to eligible NSP homebuyers. GCMPC staff works with local lenders to provide financial assistance to qualified homebuyers and all institutions who wish to participate must be approved by the Board of Commissioners and have a formal agreement with Genesee County. Chemical Bank has recently merged with TCF Bank; therefore, a new agreement has been drafted between Genesee County and TCF Bank.

Motion: Action: Approve, **Moved by** Terry Peck, **Seconded by** Stephen Fuhr, to approve the NSP and HOME DPA Program lender agreements with TCF Bank.

Motion passed unanimously.

VI. FOREST TOWNSHIP 2019 CDBG PROJECT REQUEST

Katie Mehl explained that all projects for 2019-2021 were approved in early 2019. Forest Township was approved for a 2019 Blight Elimination and Prevention project; however, the property was recently sold to a private owner, making it ineligible for CDBG funding. Forest Township is proposing an Infrastructure Improvements project instead, which will fund the milling and asphalt resurfacing of a portion of Hammill Street. The project will be funded with the \$14,003 of 2019 CDBG funds previously allocated to the Blight Elimination project. The remaining balance of the project will be paid with Village of Otisville funds.

Motion: Action: Approve, **Moved by** Terry Peck, **Seconded by** Stephen Fuhr, to approve switching the Forest Township Blight Elimination and Prevention project to an Infrastructure Improvements project for Program year 2019.

Motion passed unanimously.

VII. METRO COMMUNITY DEVELOPMENT HOME PROGRAM CONTRACT APPROVAL

Damon Fortney explained that Metro Community Development (MCD) has administered the Affordable Mortgage Program over the last four years. The Program allows low to moderate-income clients to purchase homes if they cannot qualify for traditional mortgages. The current contract with MCD will expire on May 24, 2020 with \$51,947 in funds remaining. Due to HUD timeliness requirements, HUD would like the current contract closed and a new contract established. Staff is proposing a one-year contract, with the option to extend annually for three additional years. The Program often assists in the purchase of County-owned homes through the Neighborhood Stabilization Program, with a recent such home selling for \$20,000. Discussion ensued.

Motion: Action: Approve, **Moved by** Stephen Fuhr, **Seconded by** Ellen Ellenburg, to approve the creation of a new one-year contract for Affordable Mortgages with Metro Community Development using \$51,947 in HOME Program funds.

Motion passed unanimously.

VIII. GENESEE: OUR COUNTY, OUR FUTURE PLAN APPROVAL

Christine Durgan stated that we are at the end of a two-year process and staff is ready to request final approval for the *Genesee: Our County, Our Future* plan. Mr. Fortney explained that a flip-book version of the plan, along with the corresponding technical

reports and maps are available on the www.ourfuturegenesee.org website. The draft plan went through a 30-day public comment period from March 9th to April 7th, with no comments received. The three public input sessions originally scheduled for the last week of March were cancelled due to Coronavirus concerns, however, a conference call public hearing was held on April 7th. No comments were received during the public hearing. Final approval was provided by the Steering Committee at their meeting this morning. Discussion ensued.

Motion: Action: Approve, **Moved by** David Martin, **Seconded by** Terry Peck, to approve the *Genesee: Our County, Our Future* plan.

Motion passed unanimously.

IV. HUD UPDATE

Sheila Taylor explained that in response to COVID-19, Genesee County will receive just over \$1 million in CDBG funds and \$550,000 in ESG funds through the CAREs Act. Staff is currently looking at ways to spend the funding responsibly and has requested feedback from the local units of government regarding the needs in their communities. Staff has also been in contact with local shelters, Mayor Neeley's office, Congressman Kildee's office and the Governor's team to determine how to move forward with the funding. HUD is providing a training webinar today regarding how the CAREs Act funding can be spent. Preliminary research shows that the CDBG funding can be utilized to build testing centers and to provide equipment and healthcare training, while the ESG funding can be used to provide housing vouchers and to prevent homelessness. Once a list of projects is determined, a 5-day public comment period will take place, and the projects will go through the committee approval process, followed by County Board approval. The 2019 Action Plan will also be updated to include the new projects.

FY 2021-2023 Urban County Requalification letters were recently sent to all local units, excluding Flint. In order for Genesee County to continue to be a HUD entitlement community, every three years the local units must choose to participate or opt-out of the County's CDBG Program. Currently, the Cities of Clio and Davison, as well as the Village of Lennon, do not participate; however, they may choose to opt back in at this time.

HUD has released the 2020 low to moderate-income limits. Genesee County's median income is \$62,400, up from \$57,300 last year, which will allow more residents to qualify for the Home Improvement and Down Payment Assistance Programs. Staff will send the 2020 income chart to this Committee, as well as the local units.

X. OTHER BUSINESS

There was no Other Business.

XI. ADJOURNMENT

Ms. Durgan adjourned the meeting at 11:35 a.m.

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