



GENESEE COUNTY
METROPOLITAN PLANNING
COMMISSION

GENESEE COUNTY
ALLOCATION COMMITTEE MEETING

Genesee County Administration Building
1101 Beach Street, Room 301

Thursday, July 27, 2023
11:00 A.M.

AGENDA

- I. Call to Order
- II. Roll Call
- ***III. Minutes of the May 25, 2023 Meeting (attached)
- ***IV. Grand Blanc Township Transfer Request (attached)
- ***V. HOME Program, Down Payment Assistance (DPA) Funding Increase (attached)
- ***VI. Neighborhood Stabilization Program (NSP), Neighborhood Purchase Rehab and Resale Program (NPRR) and HOME Program Participating Lender Agreements (attached)
- VII. 2022 CAPER (attached)
- VIII. HUD Updates
- IX. Other Business
- X. Adjournment

****Indicates Action Item*

NEXT MEETING – August 24, 2023 at 11:00 A.M.

Derek Bradshaw, Director Christine Durgan, Assistant Director
COMMUNITY DEVELOPMENT PROGRAM

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**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
May 25, 2023 11:00 a.m.**

MINUTES

The Allocation Committee met at 11:00 a.m. on Thursday, May 25, 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:

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

Absent:

Dale Weighill, Mark Emmendorfer, Shelley Thompson and Ellen Ellenburg

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 MARCH 23, 2023 MEETING**

Motion: Action: Approve, **Moved by** Terry Peck, **Seconded by** Brad Dick, to approve the minutes of the March 23, 2023 meeting as presented.

Motion passed unanimously.

*****IV. Mt. Morris Township Transfer Request**

Mr. Damon Fortney stated that we have a request for transfer of funds for Mt. Morris Township. They recently completed two infrastructure projects-resurfacing of Bates Road, Rochdale Road and Camborne Court. The total for these projects was about \$150,000.00 and they came in under budget with \$34,372.00 left in unspent CDBG funds. The township board is requesting those funds be re-distributed to three other projects currently under contract: Senior Center Operations, Youth Program and Job Training Program.

Motion: Action: Approve, **Moved by** Martin Cousineau, **Seconded by** Brad Dick, to approve the Mt. Morris transfer request as presented.

Motion passed unanimously.

*****V. Recapture of CDBG Funds**

Mr. Fortney stated that the City of Burton has three completed projects, the paving of Parkwood Dr. and Scottwood Dr. and a Senior Center patio project, that came in slightly under budget. Since City of Burton does not have any other open projects to move the funds to, staff is requesting the CDBG funds be recaptured.

Motion: Action: Approve, **Moved by** Terry Peck, **Seconded by** Martin Cousineau, to approve the recapture of CDBG Funds as presented.

Motion passed unanimously.

Discussion ensued.

*****VI. Budget Transfer Request – Emergency Solutions Grant Funds**

Mr. Anthony Kelly stated that during Program Year 2022, Metro Community Development received \$21,497.00 of ESG funding for Homelessness Prevention Services. Metro Community Development was unable to provide matching funds as required by the ESG program. After discussion with some of our ESG Agencies, staff is requesting to transfer these unspent funds from Metro Community Development to My Brother's Keeper.

Motion: Action: Approve, **Moved by** Martin Cousineau, **Seconded by** Brad Dick, to approve the Budget Transfer Request for ESG funds as presented.

Motion passed unanimously.

VII. Regional Housing Partnership

Mr. Kelly stated the Michigan State Housing Development Authority (MSHDA) has developed Michigan's first Statewide Housing Plan. To implement this plan, the state was divided into 15 regions, with each region having a lead or co-lead agency that will help develop an Action Plan to determine the housing goals and priorities for that region. The GLS Region V Commission falls under the Region H Regional Housing Partnership (RHP), which includes Genesee, Lapeer, Shiawassee, Tuscola, Huron, Sanilac, and St. Clair Counties. Genesee County and Communities First, Inc. are going to be co-leads for this project. MSHDA will provide \$100,000.00 in grant funding to help fund the administration of the Action Plan to be split between the two agencies. Some of the statewide housing targets are to develop or rehab 75,000 housing units which will include 39,000 affordable housing units, 21,500 market rate units, 13,500 possible home ownership opportunities for low-moderate income households, and 1,000 + workforce housing units. Staff is still in the process of defining roles and coordination with Communities First to complete the Action Plan. Staff will be receiving support from MSU Extension to help with facilitation during the Action Plan process. Staff will keep the Committee informed as progress develops.

Discussion ensued.

VIII. FY 2024-2026 Cooperative Agreements

Mr. Fortney stated that every three years, staff begins the Urban County Qualification process otherwise known as cooperative agreements. In order for communities in the county to participate in the CDBG program or HOME program, they are required to have a cooperative agreement with GCMPC. The agreements may be renewed automatically every 3 years unless the community decides to opt out of the program. Staff is in the process of requesting that local communities make that decision and submit a response to staff by June 9. Currently there are 28 communities that are participating

in the program and 4 that have opted out. The City of Davison just recently decided to opt into the program. If a community has opted out, their residents are not eligible for the county's Home Improvement Program, Down Payment Assistance, and the HOME Affordable Housing program. Staff will give Committee members an update at next month's meeting as to how many communities have opted in or out of the program once all responses have been received.

Discussion ensued.

IX. HUD Updates

Ms. Sheila Taylor stated that the program year for our block grants funding ended in April and the 2023 program year started May 1. Staff is beginning to prepare our year-end report, called the CAPER report, which tells HUD how our funding was spent. This report will be presented to Allocation Committee at the July meeting, after the public comment period has ended.

The new income limit chart will be coming out soon and will be emailed out to the committee when received.

Staff has been looking into possible changes to the down-payment assistance program, to present to this committee soon. Currently, the program offers up to \$5,000 for down-payment assistance to low-moderate income homebuyers, but staff is considering recommending increasing that assistance amount.

Around two years ago, GCMPC assisted some small businesses with up to \$10,000 of grant funding, to assist them in staying sustainable and to retain employees during the pandemic. Staff has been monitoring some of those businesses to determine if they have a low-income person employed, which was one of the requirements of the funding.

X. Other Business

Ms. Durgan gave an update about Recycle Days. GCMPC is sponsoring 8 events, two times per month, during the months of May, June, July and August. The May events just concluded this week and registration for the June events will begin on May 30. The appointment system is working very well and in turn, the events have been running very smoothly.

Ms. Taylor stated that last Saturday, the County partnered with the City of Flint to hold a fire recycle event. Around 3,000 tires were collected. There are funds remaining from that grant, so one more event will be held in September.

Commissioner Cousineau inquired as to what the process would be to instate a committee member to take Mark Emmendorfer's position, as he is retiring from Montrose Township. Ms. Durgan stated that staff will send a letter to the township association to request that they nominate a new committee member.

XI. Adjournment

Ms. Durgan adjourned the meeting at 11:26 am.

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



GENESEE COUNTY
METROPOLITAN PLANNING COMMISSION

MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Damon Fortney, Lead Planner
 Genesee County Metropolitan Planning Commission

DATE: July 27, 2023

SUBJECT: Grand Blanc Township Transfer Request

Grand Blanc Township is requesting to transfer all funds from its Parks Program project to the Senior Center Operations project. The township Board approved the request for this transfer at their June 27, 2023 Board meeting. This transfer will help the township to meet HUD spending deadlines. The 2022 Parks Program project will be cancelled and closed out with HUD.

Amount	From Project	To Project
\$2,667.00	2022 Grand Blanc Township Parks Program IDIS#: 2708 Acct#: 2340-704.17-899.000	2022 Grand Blanc Township Senior Center Operations IDIS#: 2707 Acct#: 2340-704.17-899.000

At this time, staff is recommending approval from the Allocation Committee for the Community Development Program fund transfer as shown above. This request will go to the Community & Economic Development Committee on August 2nd.

Derek Bradshaw, Director Christine Durgan, Assistant Director
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MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Anthony Kelly, Planner
Genesee County Metropolitan Planning Commission

DATE: July 27, 2023

SUBJECT: HOME Program, Down Payment Assistance (DPA) Funding Increase

The HOME Down Payment Assistance (DPA) Program's goal is to assist low-and moderate-income families achieve homeownership. Currently, the HOME DPA program provides up to \$5,000 in down payment and closing cost assistance to each eligible homebuyer with forgiveness after 5 years of living in the home.

Due to the rise in home values, interest rates and the state of the current economy, staff took a look at our DPA program to see if improvements could be made. Staff researched 10 other local programs and surveyed our approved lenders for input. Staff found that the average maximum down payment assistance amount was \$11,650. The median home sales price in Genesee County is \$190,000. The down payment requirements using an FHA loan would cost the homebuyer \$6,650. In response to this research, staff is recommending an increase to the Genesee County DPA assistance.

At this time, staff is requesting approval from the Allocation Committee to increase the HOME Down Payment Assistance maximum funding amount to \$10,000 with loan forgiveness after living in the home for 5 years. This approval will be forwarded to the Genesee County Community and Economic Development Committee for a recommendation of approval at their August 2, 2023, meeting.

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MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Anthony Kelly, Planner
Genesee County Metropolitan Planning Commission

DATE: July 27, 2023

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

Under the Neighborhood Purchase Rehab and Resale Program (NPRR) and the Neighborhood Stabilization Program 1 and 3 (NSP 1 and NSP3) funding, newly rehabilitated homes are sold to eligible households. Genesee County's NSP and NPRR allows down payment assistance as well as gap financing assistance to eligible buyers.

The HOME Down Payment Assistance (DPA) Program's goal is to assist very low, low-and moderate-income families achieve homeownership. Home DPA provides up to \$5,000 in down payment and closing cost assistance to each eligible homebuyer.

Genesee County Metropolitan Planning Commission staff works with local lenders to provide financial assistance to qualified HOME homebuyers. Staff asks that all lending institutions who wish to participate in the program be approved by the County Board and have a formal agreement with Genesee County. This ensures that local lenders are aware of, and in compliance with rules and regulations and that Genesee County's assistance program is approved by the lender's underwriters. TCF Bank, which is currently an approved lender, has been purchased by The Huntington National Bank.

At this time, staff is requesting approval from the Allocation Committee to enter into agreements with The Huntington National Bank for the purpose of providing financial assistance to NSP, NPRR and HOME DPA Program homebuyers. This approval will be forwarded to the Genesee County Community and Economic Development Committee for a recommendation of approval at their August 2, 2023, meeting.

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MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Damon Fortney, Lead Planner
Genesee County Metropolitan Planning Commission

DATE: July 27, 2023

SUBJECT: Program Year 2022 Consolidated Annual Performance Evaluation Report (CAPER)

The 2022 Consolidated Annual Performance Evaluation Report (CAPER), which provides details of expenditures for projects funded through the U.S. Department of Housing and Urban Development (HUD), has been completed and is available for your review.

The 2022 CAPER can be found on the GCMPC website at the following link: <http://gcmpc.org/wp-content/uploads/2023/06/2022-CAPER-Draft.pdf>. A public comment period took place between July 10 and July 25, 2023, and a public hearing was held to allow residents, communities, organizations, and other stakeholders the opportunity to review and comment on the report before it is submitted to HUD for approval. The CAPER was also provided to all Genesee County local units of government offices to make available during the public comment period.

During the Program Year (PY), May 1, 2022 – April 30, 2023, GCMPC spent over \$3.8 million in Community Development grant funds: \$2,303,386 of Community Development Block Grant (CDBG) funds, \$191,984 of HOME Program funds, \$115,406 of Emergency Solutions Grant (ESG) funds, and \$1,267,903 of CARES Act funding was expended. These funds, either directly or indirectly, benefited over 20,000 households in Genesee County.

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