

**COMMUNITY DEVELOPMENT PROGRAM  
ALLOCATION COMMITTEE MEETING  
July 27, 2023 11:00 a.m.**

**MINUTES**

The Allocation Committee met at 11:00 a.m. on Thursday, July 27, 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, Chris Durgan and Sheila Taylor

**Absent:**

Dale Weighill, Shelley Thompson and Jeff Lutze

**Others Present:** 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 MAY 25, 2023 MEETING**

**Motion: Action:** Approve, **Moved by** Colleen Brown **Seconded by** Terry Peck to approve the minutes of the May 25, 2023 meeting as presented.

**Motion passed unanimously.**

**\*\*\*IV. Grand Blanc Township Transfer Request**

Mr. Sheila Taylor stated that in 2022, Grand Blanc Township had a Parks program that pays for low to moderate income families to utilize Parks activities. The funds have not been spent, so Grand Blanc Township is requesting to transfer the funds to their Senior Center Project. This move will help the Township meet HUD spending deadlines. Ms. Taylor added that GCMPC staff always contacts Genesee County Senior Services to ensure that millage dollars are not being spent on the same items that CDBG funds are paying for.

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

**Motion passed unanimously.**

**\*\*\*V. HOME Program, Down Payment Assistance (DPA) Funding Increase**

Mr. Anthony Kelly stated that currently our Downpayment Assistance Program (DPA) provides a maximum of up to \$5,000 per qualified homebuyer. Due to the current state of the housing market, staff looked at the program to see if any changes could be made. Staff researched 10 other local communities with DPA programs and found that the average maximum down payment assistance was \$11,650. Staff also discovered that the average home sale price in Genesee County is \$190,000, which would require a downpayment of \$6,650 for a homebuyer using an FHA loan, not including closing costs. MSHDA is now awarding up to \$10,000 for downpayment assistance, which many of our DPA lenders are now utilizing. In response to this information, staff is requesting an increase to the Genesee County DPA assistance to a maximum funding amount of \$10,000 with loan forgiveness after living in the home for 5 years.

**Motion: Action:** Approve, **Moved by** Martin Cousineau, **Seconded by** Brad Dick, to approve the HOME Program, DPA Payment Funding Increase as presented.

**Motion passed unanimously.**

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

Mr. Kelly stated that TCF Bank, which is currently an approved lender within our DPA assistance program, has been purchased by The Huntington Bank. Mr. Kelly explained that we have 2 programs within the DPA program, Neighborhood Stabilization Program (NSP)/Neighborhood Purchase Rehab and Resale Program (NPRR) and HOME Program. At this time, staff is requesting approval to enter into agreements with The Huntington National Bank to provide financial assistance to NSP, NPRR and HOME DPA Program homebuyers.

**Motion: Action:** Approve, **Moved by** Colleen Brown, **Seconded by** Martin Cousineau, to approve entering into agreements with The Huntington National Bank as presented.

**Motion passed unanimously.**

### **VII. 2022 CAPER**

Mr. Kelly gave a summary of the Program Year 2022 Consolidated Annual Performance Evaluation Report (CAPER). GCMPC spent over \$3.8 million in Community Development grant funds, of which \$2.6 million were from our standard programs and \$1.2 million were from CARES Act Funding. With CDBG funding, 19,301 households were assisted, and 38 homes were rehabilitated with our Home Improvement and Urgent Repair Programs. With ESG funding, \$115,406 went toward assisting 926 people with homelessness assistance. Twenty senior housing units were rehabilitated, eight households were assisted with Tenant Based Rental Assistance (TBRA) and 2 new affordable homes were constructed with \$191,984 in HOME Investment Partnerships funding. The public comment period ended on July 25, 2023 and the CAPER will be submitted to HUD by July 28, 2023.

### **VIII. HUD Updates**

Ms. Sheila Taylor stated we received our 2023 allocation. The County attorney is reviewing our contracts and staff is hoping to get them out into the communities and signed in August. Staff is currently contacting local units to ensure 2022 funding is being

spent by the deadline of August 31, 2023. Staff has been meeting with local units to get status reports on the 30 block grant contracts that are currently still open. Ms. Taylor stated the CARES Act funding for our ESG program must be fully expended by the end of September or HUD will take the funds back. Staff is working with a few agencies that have funding left, to ensure all the money is spent and they are meeting all requirements by that deadline.

### **IX. Other Business**

Ms. Taylor gave an update on our Recycle Day program. Since May, we have sponsored 2 events per month at Mott Community College with August 8<sup>th</sup> being our last event for the year. The appointment-based events have been very successful. Patrons are bringing record numbers of waste to dispose of with the average weight per vehicle/resident being 180 pounds of waste. On July 28<sup>th</sup>, staff will be meeting with a Genesee County Metropolitan Planning Commission sub-committee to determine how the events will be handled in the future. Staff has been working to develop a permanent HHW drop-off facility located at the site of the old McDonald Dairy. Ms. Taylor mentioned there will be a tire disposal event in early October.

Ms. Taylor stated that Damon Fortney reached out to the Michigan Township Association to get a recommendation for someone to replace retired Montrose Township Supervisor Mark Emmendorfer on Allocation Committee, but we have not been notified of the replacement as of yet. Mr. Terry Peck stated he would mention this at the next Michigan Township Association meeting.

### **X. Adjournment**

Ms. Durgan adjourned the meeting at 11:24 am.

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