



GENESEE COUNTY
METROPOLITAN PLANNING
COMMISSION

GENESEE COUNTY
ALLOCATION COMMITTEE MEETING

Genesee County Administration Building
1101 Beach Street, Room 301

Thursday, August 24, 2023
11:00 A.M.

AGENDA

- I. Call to Order
- II. Roll Call
- ***III. Minutes of the July 27, 2023 Meeting (attached)
- ***IV. Mundy Township Transfer Request (attached)
- ***V. CDBG-CV Transfer Request (attached)
- ***VI. Neighborhood Stabilization Program (NSP), Neighborhood Purchase Rehab and Resale Program (NPRR) and HOME Program Participating Lender Agreements (attached)
- ***VII. Affordable Housing Project – Communities First Inc. (attached)
- VIII. HUD Updates
- IX. Other Business
- X. Adjournment

****Indicates Action Item*

NEXT MEETING – September 28, 2023 at 11:00 A.M.

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

1101 Beach Street – Room 111, Flint, Michigan 48502-1470 • (810) 257-3010 • www.gcmpc.org
An Equal Opportunity Organization • Equal Housing Opportunity



**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 8th 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 28th, 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



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: August 24, 2023

SUBJECT: Mundy Township Transfer Request

Mundy Township has requested to transfer all funds from its 2022 Parks Programming project to Senior Center Operations. The Parks Programming project was intended to provide operating funds and supplies for the Miracle League of Greater Flint, benefitting adults with disabilities. However, the Miracle League baseball field construction is just now beginning. Therefore, the township is requesting to transfer these funds to provide operating funds for the newly opened Senior Enrichment Center at the township hall. The 2022 Parks Program project will be cancelled and closed out with HUD.

Amount	From Project	To Project
\$5,097.00	2022 Mundy Township Parks Programming IDIS#: 2718 Acct#: 2340-704.17-899.000	2022 Mundy Township Senior Center Operations IDIS#: TBD 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 September 6th.

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

1101 Beach Street – Room 111, Flint, Michigan 48502-1470 • (810) 257-3010 • www.gcmpc.org
 An Equal Opportunity Organization • Equal Housing Opportunity





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: August 24, 2023

SUBJECT: CDBG-CV Transfer Request

Two projects approved for CDBG-CV funding have been cancelled by the subrecipient. The first project was the construction of a hoop house at the Vocational Independence Program campus. The second project proposed to renovate restrooms at the Linden Library. In both cases, subrecipients were unable to secure contractors that could complete the work within budget. Staff is proposing to transfer these unused funds to the Home Improvement Program and Urgent Repair Program as shown below.

Amount	From Project	To Project	Comments
\$25,000	CDBG-CV Vocational Independence Program Public Services IDIS#: 2682 Acct#: 2336-704.17-899.000	CDBG-CV Home Improvement Program Acct#: 2336-731.00-866.239	Project Cancelled
\$15,000	CDBG-CV City of Linden Public Facility Improvements IDIS#: 2738 Acct#: 2336-704.16-899.000	CDBG-CV Home Improvement Program Acct#: 2336-731.00-866.239	Project Cancelled

At this time, staff is recommending approval of the Community Development Program fund transfers by the Allocation Committee.

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

1101 Beach Street – Room 111, Flint, Michigan 48502-1470 • (810) 257-3010 • www.gcmpc.org
 An Equal Opportunity Organization • Equal Housing Opportunity





GENESEE COUNTY
**METROPOLITAN PLANNING
COMMISSION**

MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Anthony Kelly, Planner
Genesee County Metropolitan Planning Commission

DATE: August 24, 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 \$10,000 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. Fairway Independent Mortgage Corporation has applied to be an approved lender. Staff has reviewed all documentation and they meet all requirements.

At this time, staff is requesting approval from the Allocation Committee to enter into agreements with Fairway Independent Mortgage Corporation 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 September 6, 2023, meeting.

Derek Bradshaw, Director Christine Durgan, Assistant Director

COMMUNITY DEVELOPMENT PROGRAM

1101 Beach Street – Room 111, Flint, Michigan 48502-1470 • (810) 257-3010 • www.gcmpc.org

An Equal Opportunity Organization • Equal Housing Opportunity





GENESEE COUNTY
**METROPOLITAN PLANNING
COMMISSION**

MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Anthony Kelly, Planner
Genesee County Metropolitan Planning Commission

DATE: August 24, 2023

SUBJECT: **Affordable Housing Project – Communities First Inc.**

Communities First, Inc. has applied for HOME Investment Partnership Program funding during the program year 2022 & 2023. Communities First, Inc. is requesting an increase in funds and to amend their award amount. The total amount requested is one million four hundred thousand dollars (\$1,400,000) in funding to construct new multifamily affordable rental apartments for residents of Genesee County. The Orchard Grove apartments project is located along Flushing Road in Flint Township, bordering the west side of the City of Flint. The Orchard Grove Project will receive Low-Income Housing Tax Credits from the Michigan State Housing Development Authority (MSHDA) and other equity financing commitments. The HOME funds used in this project will be drawn from multiple funding years to fill the remaining funding gap and allow for project completion. The total project cost for this project is \$12.7 million.

The Orchard Grove project will include seventeen (17) 1-bedroom units, eighteen (18) 2-bedroom units, and five (5) 3-bedroom rental apartment units for a total of forty (40) mixed-income rental housing units serving individuals and families in Genesee County. The proposed project will include seven (7) HOME-assisted units.

The \$1,400,000 dollar loan shall be repaid at a rate of \$2,000 per year for years 1-5 then \$11,333 per year for years 6-30 with final payment of \$406,675 in year 30 for a total repayment of \$700,000 at 0% interest. The remaining \$700,000 balance of the loan shall be forgiven following receipt of the last payment and completion of the 30-year affordability period.

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

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

1101 Beach Street – Room 111, Flint, Michigan 48502-1470 • (810) 257-3010 • www.gcmpc.org
An Equal Opportunity Organization • Equal Housing Opportunity

