



**GENESEE COUNTY**  
**METROPOLITAN PLANNING**  
**COMMISSION**

**GENESEE COUNTY**  
**ALLOCATION COMMITTEE MEETING**

**Genesee County Administration Building**  
**1101 Beach Street, Room 301**

**Thursday, October 24, 2024**  
**11:00 A.M.**

**AGENDA**

- I. Call to Order
- II. Roll Call
- \*\*\*III. Minutes of the August 22, 2024 Meeting (attached)
- \*\*\*IV. Recapture of Unspent CDBG Funds (attached)
- \*\*\*V. 2025 Meeting Dates (attached)
- \*\*\*VI. NSP, NPRR, and HOME Down Payment Assistance Program Participating Lender Agreements (attached)
- VII. Updated Low/Moderate-Income Area Maps (presentation)
- VIII. Our Housing Future (presentation)
- IX. County Master Plan Update (presentation)
- X. HUD Updates
- XI. Other Business
- XII. Adjournment

*\*\*\*Indicates Action Item*

**NEXT MEETING – November 21, 2024 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  
August 22, 2024 11:00 a.m.**

**MINUTES**

The Allocation Committee met at 11:00 a.m. on Thursday, August 22, 2024, in conference room 301 of the Genesee County Administration Building, 1101 Beach Street, Flint, MI 48502.

**I. Call to Order**

Sheila Taylor called the meeting to order at 11:00 a.m.

**II. Roll Call**

**Present:**

Ellen Ellenburg, Dr. Beverly Brown, Martin Cousineau, Brad Dick, Terry Peck, Sheila Taylor

**Absent:**

Jeff Lutze, Coetta Adams, Colleen Brown, Shelley Thompson, Christine Durgan

**Others Present:** Damon Fortney, Anthony Kelly, Gwynneth Coselman

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 June 27, 2024 Meeting**

**Motion: Action:** Approve, **Moved by** Martin Cousineau, **Seconded by** Brad Dick to approve the minutes of the June 27, 2024, meeting as presented.

**Motion passed unanimously.**

**\*\*\*IV. Flushing Township Transfer Request**

Mr. Fortney stated this is a transfer request from Flushing Township between two projects. There is a Removal of Barriers project at the Flushing Township Hall to install ADA compliant picnic tables which was completed \$10,000 under budget. The request is to move that funding to the Flushing Township Senior Center Operations project.

**Motion: Action:** Approve, **Moved by** Terry Peck, **Seconded by** Ellen Ellenburg to approve the Flushing Township Transfer Request. **Motion passed unanimously.**

**\*\*\*V. Homelessness Prevention Transfer Request**

Mr. Kelly stated in program year 2024, the Family Promise Homeless Prevention project was awarded \$7,353. They are having difficulty spending the funding due to conflicts with one of their private funders. This request is to transfer that funding to Genesee County Community Action Resource Department and to Catholic Charities. Both organizations

will receive \$3,676.50. At this time, 2024 contracts have not been signed with either organization.

**Motion: Action:** Approve, **Moved by** Dr. Beverly Brown, **Seconded by** Martin Cousineau to approve the Flushing Township Transfer Request

**Motion passed unanimously.**

#### **VI. Regional Housing Updates**

Mr. Kelly presented an update on the Regional Housing Partnership that is an ongoing program meant to identify housing needs within Region H of Michigan. He identified the select priority areas that the Region is working on and discussed three surveys that had been distributed. These surveys are meant to collect housing resources as well as identify housing strategies, and housing supportive services. Discussion ensued.

#### **VII. CDBG Project Updates**

Mr. Fortney presented an update on the current 2023 and future 2024 CDBG projects. He highlighted completed 2023 projects such as the senior center parking lot in Vienna Township and sidewalks in the Cities of Swartz Creek and Montrose. He also provided insight on future 2024 projects that include accessibility improvements in the City of Flushing and blight elimination/demolition projects in four communities. Discussion ensued.

Ms. Coselman provided an update on the 2024 ARPA senior center projects. She stated that each project was in a different stage of development and many contracts were about to be approved for signature with the local units. Discussion ensued.

#### **VIII. HUD Updates**

Ms. Taylor stated that Ms. Coselman was currently working on updating all Low/Mod Maps in Genesee County based on 2020 census data. She stated that 2025-2027 CDBG projects have already been obligated, meaning that local units are not required to make changes to their selected projects based on this new data.

Ms. Taylor also stated that Community Development staff will be attending a HUD All-Grantee Meeting on August 28<sup>th</sup>.

#### **IX. Other Business**

Ms. Coselman provided an update on the 2024 Recycle Day events. The last three events for the year were successful with many happy residents attending.

#### **X. Adjournment**

Ms. Taylor adjourned the meeting at 11:49 am.

Respectfully submitted,  
Gwynneth Coselman, Planner  
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:** October 24, 2024

**SUBJECT: Recapture of Unspent CDBG Funds**

The following transfers are for projects that were either completed and closed out with a balance remaining or were cancelled by the local unit of government.

Amount	From Project	To Project	Comments
\$11,758.54	2023 Clayton Township Infrastructure Improvements  IDIS#: 2765 Acct#: 2340-704.16-899.000	Available CDBG Funds Acct#: 2340-704.03-899.000	Resurfacing and drainage improvements to Bristol Road were completed under budget, project will be closed out.
\$18,221.00	2023 City of Swartz Creek Infrastructure Improvements  IDIS#: 2763 Acct#: 2340-704.16-899.000	Available CDBG Funds Acct#: 2340-704.03-899.000	The addition of new sidewalk along School and McClain Street completed with funds remaining, project will be closed out.
\$91.85	2023 Gaines Township Senior Center Operations  IDIS#: 2776 Acct#: 2340-704.17-899.000	Available CDBG Funds Acct: 2340-704.03-899.000	Project completed and closed out.
\$8,030.00	2023 Vienna Township Public Facility Improvements  IDIS#: 2793 Acct#: 2340-704.16-899.000	Available CDBG Funds Acct: 2340-704.03-899.000	Improvements to the Clio Senior Center Parking lot completed under budget, project will be closed out.

**COMMUNITY DEVELOPMENT PROGRAM**



\$2,833.44	2023 Vienna Township Infrastructure Improvements  IDIS#: 2792 Acct#: 2340-704.16-899.000	Available CDBG Funds Acct: 2340-704.03- 899.000	Ditching along Neff Road completed by GCRC under budget. Project will be closed out.
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At this time, staff is recommending approval of the Community Development Program fund transfers by the Allocation Committee.



**GENESEE COUNTY**  
**METROPOLITAN PLANNING**  
**COMMISSION**

**GENESEE COUNTY**  
**ALLOCATION COMMITTEE**  
**2025 MEETING DATES**

The Genesee County Allocation Committee members will meet at **11:00 a.m.** on the **4<sup>th</sup> Thursday** of each month at the Genesee County Administration Building, 1101 Beach Street, 3rd Floor, Room 301, Flint, MI, 48502.

**JANUARY 23, 2025**

**FEBRUARY 27, 2025**

**MARCH 27, 2025**

**APRIL 24, 2025**

**MAY 22, 2025**

**JUNE 26, 2025**

**JULY 24, 2025**

**AUGUST 28, 2025**

**SEPTEMBER 25, 2025**

**OCTOBER 23, 2025**

**\*NOVEMBER 20, 2025**

**\*DECEMBER 18, 2025**

**\*Third Thursday due to Thanksgiving and Christmas Holidays**

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**MEMORANDUM**

**TO:** Members of the Genesee County Allocation Committee

**FROM:** Anthony Kelly, Planning Specialist  
Genesee County Metropolitan Planning Commission

**DATE:** October 24, 2024

**SUBJECT:** **Neighborhood Stabilization Program, Neighborhood Purchase Rehab and Resale Program and HOME Down Payment Assistance Program Participating Lender Agreements**

Under the Neighborhood Stabilization Program 1 and 3 (NSP 1 and NSP3) funding, and the Neighborhood Purchase Rehab and Resale Program (NPRR), newly rehabilitated homes are sold to eligible households. Genesee County's NSP and NPRR programs allow 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 works with local lenders to provide financial assistance to qualified HOME homebuyers for the above mentioned programs. All lending institutions who wish to be approved to participate in the program must submit an application to ensure they are in good standing. New American Funding, LLC, Staunton Financial, Inc and Preston Home Loans have each applied to be approved lenders. Staff have reviewed all documentation, and all three lending institutions meet all requirements.

At this time, staff is requesting approval from the Allocation Committee to enter into agreements with New American Funding, LLC, Staunton Financial, Inc and Preston Home Loans 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.

Derek Bradshaw, Director    Christine Durgan, Assistant Director

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