

COMMUNITY DEVELOPMENT COMMITTEE
MEETING MINUTES OF APRIL 1, 2015
CITY HALL WEST CONFERENCE ROOM
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Balk, DeJager, Hall, Krenz, Lopez, Ziemba

MEMBERS ABSENT: None

STAFF PRESENT: Rynbrandt, Director of Community Services
Lucar, Administrative Assistant

OTHERS PRESENT: None

Call to Order

Chair Ziemba called the meeting to order at 6:43 p.m.

Approval of Agenda

Motion by DeJager, supported by Lopez, to approve the agenda as presented. Motion carried unanimously.

Approval of Prior Committee Minutes

Motion by DeJager, supported by Balk, to approve the prior meeting minutes of February 4, 2015. Motion carried unanimously.

Public Comment on Agenda Items

There was no public.

Wyoming Community Development One-Year Action Plan, July 1, 2015 – June 30, 2016 Update (Grant, Environmental Review, Budget Process)

Lucar indicated we are on schedule as far as required noticing and the City Council public hearing/approval of the Action Plan is scheduled to be on April 6, 2015. The Environmental Review Record and the accompanying Request for Release of Funds is scheduled to be submitted to HUD on April 23, 2015.

Rynbrandt presented the new low/moderate-income target area map effective July 1, 2015 as compared to the current one. There has been a shift in some areas, and there has been an increase in low/moderate-income areas overall. This information has been provided to sub-recipients.

Rynbrandt noted the Fair Housing Center has expressed dissatisfaction with the proposed reduction in their award amount. They may send a representative to the public hearing on April 6, 2015 or submit a letter requesting reconsideration.

2014-2015 Action Plan/Grant Update (Informational)

Veteran's Park Memorial Arch – Rynbrandt noted the arch has been ordered and will hopefully be installed before the Memorial Day ceremony on May 25, 2015.

Housing Rehabilitation Program – Rynbrandt displayed charts showing the Housing Rehabilitation Loan Program's progress to date. There should be between 11 – 13 homes completed by July 1st. Hall asked questions regarding the rehabilitation program process. Lucar provided this information and affirmed she would send the Committee before and after photos of some of the homes completed.

Subrecipient Mid-Year Reports – Rynbrandt referred to these reports included in the agenda packet for the Committee's review.

Possible Public Services Programming Changes July 1, 2015

Rynbrandt informed, after a recent staff monitoring of the CDBG Community Policing program, there were challenges noted in their ability to provide needed documentation regarding the CD qualified activities performed and the corresponding location within a CDBG low/moderate-income target area. In order to properly document the activities/locations according to HUD regulations, they would need to invest in tracking software. This would not be of long-term benefit to them since their sub-recipient grant award will most likely be reduced in the future because of predicted reductions in the overall CDBG grant award. Chief Carmody will be discussing with the City Manager whether to withdraw from the program.

Other Updates

2016-2020 Consolidated Action Plan – The group effort between the Cities of Wyoming and Grand Rapids and Kent County are moving forward in this regard. A consultant has been hired to develop the Plan, employed by the City of Grand Rapids. The Wyoming City Council has approved a Memorandum of Understanding with the City of Grand Rapids for consultant payments. The cost for Wyoming's share is \$27,967, with \$5,000 budgeted from CDBG and \$23,000 from the Planning budget. The consultant is developing the timetable for future public meetings and will include at least one meeting with Committee members.

2016-2017 HUD Budget: Community Development Programs – As mentioned previously, there are HUD budget cuts anticipated for 2016-2017. Rynbrandt referred to information included in the agenda packet specific to President Obama's budget recommendations.

HUD Affirmatively Furthering Fair Housing Rulemaking – These regulation changes are moving forward and will significantly impact anyone receiving federal grant awards. Municipalities must show how they are making efforts to further fair housing and providing affordable housing options. When the regulations are adopted, staff is proposing that a joint training be held with the City Council, Planning Commission, Board of Zoning Appeals and most likely the Community Development Committee.

Committee Member Concerns and Suggestions

Lopez had attended the Fair Housing Seminar on March 26th. She thought the City of Wyoming should have been better recognized by the Fair Housing Center as being the organizer and funder of the event. She also did not see a difference in the Fair Housing Center's training format from last year. The only thing new was the changes to the Rental Inspections Program. Also, she knew of people that were placed on a waiting list for the seminar because the Wyoming Library conference rooms hold a maximum 100 people. She asked if the Fair Housing Center charged a fee to their clients. Hall said no, they are funded through grants and donations. New this year the program included a presentation on the City of Wyoming Rental Inspections Program changes for FY 2016. Rynbrandt thought the program could be changed up next year, perhaps offering both a beginners and advanced class, and adding more topics. The seminar will most likely be moved to the recently renovated Senior Center Community Room next year since it holds more people. Due to high demand, staff is planning another informational meeting to be held in May on the changes to the Rental Inspections Program.

The Committee members asked for updates on various developments happening in the city. Rynbrandt provided them with an update.

Public Comment

There was no public.

Adjournment

Motion by Hall, supported by Lopez, to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned at 7:55 p.m.

Next meeting: TBD

Kimberly S. Lucar, Administrative Assistant