

COMMUNITY DEVELOPMENT COMMITTEE
MEETING MINUTES OF OCTOBER 5, 2016
CITY HALL WEST CONFERENCE ROOM
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: DeJager, Dunklee, Hall, Krenz, Lopez

MEMBERS ABSENT: None

STAFF PRESENT: Rebecca Rynbrandt, Director of Community Services
Kimberly Lucar, Community Development Dept.
David Rupert, Inspections Services Supervisor

OTHERS PRESENT: Julian Goodson, Resident

Call to Order

Chair Lopez called the meeting to order at 6:39 p.m.

Hall introduced his guest, Julian Goodson, a Wyoming resident and employee at Bethany Christian Services.

Approval of Agenda

Rynbrandt requested amending the agenda to include item D(2) HOME Funds Grant Review. Motion by DeJager, supported by Hall, to approve the amended agenda. Motion carried unanimously.

Approval of Prior Committee Minutes

Motion by Krenz, supported by Dunklee, to approve the prior meeting minutes of September 7, 2016. Motion carried unanimously.

Public Comment on Agenda Items

There was no public comment.

HOME Funds Grant Review

Rynbrandt explained that the City of Wyoming has a HOME Consortium Agreement with Kent County, who administers Wyoming's HOME grant funds. Wyoming is currently undergoing a more robust process with Kent County in developing a Request for Proposal for tenant based rental assistance. The RFP submittals are due back October 10th. They are looking for a Community Development Committee member to serve on the committee that will review the RFP submittals. The committee will meet the week of October 17th. Lucar will contact Chair Lopez when the dates and times are set.

Code Enforcement Impact Presentation (Dave Rupert, Inspections Services Supervisor)

David Rupert gave a presentation to the Committee on how CDBG funds are used for Code Enforcement activities within qualified low/moderate-income areas. The need for the program is demonstrated by the number of property maintenance related complaints the City receives annually. CDBG funding helps the Inspections Department resolve many of those complaints in lower income qualified areas. The City will use other funding sources to achieve code compliance within the community as a whole. The CDBG Code Enforcement supported program, along with the general Code Enforcement program, are part of a coordinated effort by the City to address blight within neighborhoods. They are requesting continued CDBG funding of \$55,000 for the 2017-2018 program year.

Community Development Rehabilitation Loan Program Impact Presentation (Kim Lucar, Community Development Department)

Kim Lucar gave a presentation on the history, administration, goals and successes of the Housing Rehabilitation Program. CDBG funds have been used for this program since 1976, helping 1,350 homeowners over the past 40 years. Housing Rehabilitation is given high priority within CDBG nationally because it meets all three of HUD's National Objectives: Benefits to low- and moderate-income (LMI) persons; aids in the prevention or elimination of slums or blight; and meets a need having a particular urgency (urgent need). She showed before and after photos of some of the rehabilitation work that has been accomplished. There is a high demand by citizens for this program, with currently 50 people on the waiting list.

Committee

Member Recruitment – Rynbrandt thanked Hall for bringing Julian Goodson as a guest.

Concerns and Suggestions – Hall mentioned Habitat for Humanity is targeting their home repair program north of 28th Street, east of Byron Center Avenue. They would like to repair 15 – 20 homes per year, with minimal cost to the homeowner. Perhaps Habitat could help some of the homeowners on the City's Housing Rehabilitation waiting list. Rynbrandt indicated Habitat was provided with our waiting list last year, so they know it's available. If they have flyers, we can always make them available also.

Rynbrandt mentioned the 2017-2018 Letters of Intent applications are due back by October 20th. Returning applicants will give presentations on November 2nd and new applicants on December 7th. Dinner will be provided for the Committee at these meetings.

Public Comment in General

There was no public comment.

Adjournment

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

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

The next meeting of the Committee is November 2, 2016.

Kimberly S. Lucar
Planning & Community Development Dept.