

AGENDA
SPECIAL MEETING OF THE
MIDLAND CITY HOUSING COMMISSION
MONDAY, May 10, 2021 at 3:00 P.M.

This meeting will be held electronically due to the COVID-19 pandemic.

The City of Midland will utilize Zoom to conduct this video conference meeting.

To join via videoconference, go to:

<https://us02web.zoom.us/j/85081628431?pwd=TFhVWXo5d0lMSU40UVhkOjJBbzlWdz09>

Webinar ID: 850 8162 8431 | **Password:** 027328

To join via telephone, dial:

+1 646 558 8656 or +1 301 715 8592 | **Webinar ID:** 850 8162 8431 | **Password:** 027328

Meeting Agenda:

- 1. Roll Call**
- 2. Community Development Block Grant Update**
 - a. CDBG Staff Report
 - i. 2020-21 CDBG
 - ii. 2021-22 CDBG
 - iii. CDBG-CV (CARES Act)
- 3. Future Meeting Date**
 - a. June 7, 2021 – Regular Meeting
 - i. Tentative Agenda
 1. Planning & Development Updates
 2. CDBG Updates
 3. Senior Housing Reports
- 4. Adjournment**



**STAFF LETTER TO THE HOUSING COMMISSION
FOR THE MEETING OF May 10, 2021**

DATE: May 8, 2021

SUBJECT: CDBG Updates

2020-21 CDBG Budget Update

Since our last commission meeting, staff has updated the budget to correct a clerical error (prior year carry forward) and to reflect the current program income received through payments on past home repair programs. The prior year carry forward was an estimated amount inputted during the summer of 2020. The updated carry forward is \$268,027. This is a slight reduction over the estimation which was \$303,091.

Additionally, this year, the City has received more program income than anticipated. This income is derived from payments on home repair second mortgages. Staff suspects that a number of homeowners are paying off their mortgages due to the flood or they are refinancing. The original budget estimated \$20,000, which is the same as prior years. To date, the City has received \$55,976.58 in program income.

2021-22 CDBG Budget Update

Due to the increase in program income, and some recalculations in the budget, there are unprogrammed funds for the 2021-22 CDBG program year.

1. As of April 12, 2021 staff anticipated \$74,300 unprogrammed funds.
2. As of May 8, there is an additional \$3,976.58 in unprogrammed funds that came in through Program Income.
3. Cleveland Manor's bid came in at \$84,500, leaving \$15,500 in unspent funds.
4. The contingency of \$9,965 has not been utilized.
5. To date, Home To Stay has spent down 24% of their grant, leaving \$22,127.53 in unspent funds. These funds may be spent down by 5/31/21 but staff suspects there will be an unspent balance.

Total funding available for programming is \$103,741.58. If Home to Stay does not submit any further reimbursement requests, the total would be \$125,914.11 available for programming.

An additional matter to discuss is whether or not we want to change directions on fair housing testing. Staff have some concerns about the methodology and outcomes of Legal Services of Eastern Michigan. There may be options to tie this work in to the City's rental inspection program.

CDBG-CV Update

Staff continue to work toward programming these funds. As a reminder, the total CV funding available is \$336,317. Staff have explored a number of options for funding. Detroit HUD staff have strongly encouraged us to focus on one, or possibly two activities, but no more than two.

Currently, we are in discussions with Nicole Wilson at the Midland Business Alliance on a small business assistance program. One of the challenges of CARES act dollars is avoiding duplication of benefits. Up to 20 communities in Michigan are returning their CDBG-CV dollars due to the challenges in programming these funds.

This week, a new memo was released that also allows for CV funding to improve public facilities such as parks and open spaces due to their benefit in creating safe, open, and socially distant environments. This is also an option for the funds. There is a possibility of tying in economic development into this by creating pop up market places that can provide safe open shopping environments in parks or open spaces.

Respectfully Submitted,

Tom Wyatt, Community Development Planner