

COMMUNITY DEVELOPMENT ACT ADVISORY COMMITTEE
(CDAAC)
July 9, 2009
Minutes

**Development Center
445 W. Michigan Ave., Suite 101
Kalamazoo, MI 49007**

Members Present: Mildred Smith, Chair; Buddy Hannah, Vice Chair; David Bills;
Shirley Coleman; Charley Coss; David Kinsey

Members Excused: Trent Hines

Members Absent: None

Guests: None

City Staff: David C. Thomas, Neighborhood Development Supervisor;
Jackie Haske, Recording Secretary

CALL TO ORDER:

Ms. Smith called the meeting to order at 6:30 p.m.

ROLL CALL

The Recording Secretary conducted roll call and determined a quorum of members existed.

AGENDA (July 9, 2009)

Mr. Kinsey, supported by Mr. Bills, moved approval of the July 9, 2009 CDAAC agenda as submitted. With a voice vote, the motion carried unanimously.

APPROVAL OF MINUTES (June 11, 2009)

Ms. Coleman, supported by Mr. Hannah, moved approval of the June 11, 2009 CDAAC minutes as amended and submitted. With a voice vote, the motion carried unanimously.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

None.

COMMUNICATIONS/MEMBERS' REPORTS

Mr. Thomas stated that Laura Lam has accepted the position of Community Development Manager within the City's Community Planning and Development Department. Ms. Lam is originally from Kalamazoo, attended Loy Norrix high school, and is a Kalamazoo College graduate. She previously worked in California, and has strong experience in working with neighborhoods.

Ms. Coleman stated she remembers Ms. Lam from Kalamazoo College's Building Blocks program with Professor Kim Cummings. Mr. Coss later asked if Ms. Lam could be contacted by the Oakwood Neighborhood Association Director, to which Mr. Thomas stated she could.

OLD BUSINESS

PY2009 HUD, HERA and ARRA UPDATES

Mr. Thomas stated that all of the previously discussed program applications and proposals have been submitted. HUD's 15-day public comment period for the PY2008 Substantial Amendment ended on July 2nd, so the City is now awaiting word of approval.

Mr. Thomas then provided an update to the Neighborhood Stabilization Program 2. This HUD program is open competitively nationwide, and involves a \$1.93B set aside per the American Recovery and Reinvestment Act (ARRA). Mr. Thomas originally believed the City would be ineligible for this program because the minimum request amount was \$5M and great emphasis was placed on the capacity of the applicant based on recent prior experiences. However, the Michigan State Housing Development Authority (MSHDA) has formed a consortium of several municipalities to submit a collaborative state-wide proposal for \$263.5M. The Kalamazoo partnership will include the City and the County. A few days after the initial conference call, the beginnings of the application were due, followed by a full application to MSHDA. MSHDA consultants also drove around Kalamazoo neighborhoods to observe housing needs. Mr. Thomas then passed out a sheet outlining NSP2 eligible activities, as follows.

NSP(2)

up to \$18,500,000

- Financing Mechanisms/DPA's - 15%
- Purchase/Rehab abandoned/foreclosed - 29%
- Land Bank Acquisition/Mgt - 27%
- Demolition of Blighted Structures - 3%
- Redevelop demolish/vacant props - 26%

The Kalamazoo application involves the newly-formed County land bank, spearheaded by County Treasurer Mary Balkema. The State is encouraging the development of more land banks which have the potential to strategically assemble abandoned properties for future development. Additional capacity building funds from MSHDA would assist in the

development of this new land bank, providing up to 3 years of operating support, allowing for staff and capacity building. Mr. Thomas stated that he used percentages in the NSP chart, as MSHDA may still change the Kalamazoo consortium's funding request which has already fluctuated during the development of the application. MSHDA informed us that our final calculated portion is \$18.5M. Mr. Thomas stated that, as far as he knows, this is the only state-wide consortium application being submitted to HUD.

Mr. Thomas clarified that the Kalamazoo NSP2 application targets the 6 core neighborhoods: Northside, Eastside, Edison, Vine, Stuart and Fairmont and that NSP2 is more restrictive on such expenditures as demolitions. Mr. Coss wondered if the Department of Environmental Quality would relax its regulations so Brownfields could operate more like a land bank. Mr. Thomas responded that, in general, land banks focus on residential areas while Brownfields are commercially targeted.

NOMINATING COMMITTEE UPDATES

Mr. Kinsey advised there has been communication with the Eastside Neighborhood Association. Mr. Hannah stated that Pat Taylor, Director, will be asking the board to recommend Nick Gardner to CDAAC as an Eastside representative. Mr. Coss asked if they had also recommended an alternate, which they did not.

Mr. Kinsey stated he has not heard from the Vine neighborhood since he spoke with them in the Spring about getting someone on CDAAC.

Mr. Thomas gave an update on Lena Haynes as someone interested in serving on CDAAC as a representative of the homeless community. Mr. Thomas has asked the City Clerk to look into dispensation regarding a City rule requiring all Boards and Commissions' members to live in the City. He is awaiting an official response.

NEW BUSINESS

CDAAC MARKETING PIECE

Mr. Kinsey stated that Mr. Hines put together the beginnings of a marketing piece that the Committee members plan on posting it at various pubs and coffee shops for interested parties who may not be aware of CDAAC through the regular channels. Printouts of the preliminary examples were passed around. Mr. Kinsey mentioned he'd like to change the wording in places and some of the formatting to encompass no more than one-half page of text. Mr. Coss stated he would like to change the wording regarding the meeting time to read "approximately one hour" or similar.

After a brief discussion, **Mr. Coss, supported by Mr. Bills, moved approval for the Nominating Committee to revise the provided marketing template for review and publication. With a voice vote, the motion carried unanimously.**

HPRP – CDAAC INVOLVEMENT

Mr. Thomas stated that members from CDAAC may be requested to assist with HPRP. He stated there have been meetings regarding combining HPRP (\$758,000) with the local Continuum of Care (\$353,000 from the State). If combined, there may be a greater impact and efficiencies of scale with these funds. Mr. Thomas added that Local Initiative Support Corporation oversees the Continuum of Care and that Housing Resources, Inc. will serve as the lead agency. CDAAC may be asked to review proposals, likely in September or October, and he wanted to see if members would be willing to do so. Mr. Coss, Mr. Bills, and Mr. Hannah indicated they were interested in participating on behalf of CDAAC.

CITIZEN COMMENTS

Mr. Hannah asked about foreclosure prevention resources. Mr. Thomas stated Kalamazoo Neighborhood Housing Services is a good starting point, and gave him contact information, referencing Deputy Director Matt Lager. He also recommended the 2-1-1 helpline. Mr. Kinsey added that Edison Neighborhood Association Director Tammy Barnard is now a certified foreclosure counselor, and Edison is trying to start up a housing program.

Mr. Coss asked if there was any progress regarding the City and neighborhoods comparing housing stock inventory data. Mr. Thomas stated that there had been no progress in this regard.

ADJOURNMENT

Mr. Kinsey, supported by Ms. Coleman, moved to adjourn the July 9, 2009 CDAAC meeting. With a voice vote, the motion carried unanimously.

Ms. Coleman adjourned the meeting at 7:05 p.m.

Submitted by: _____ Dated: _____
(Recording Secretary)

Reviewed by: _____ Dated: _____
(Staff Liaison)

Approved by: _____ Dated: _____