

COMMUNITY DEVELOPMENT ACT ADVISORY COMMITTEE
(CDAAC)
July 13, 2017
Minutes

**Community Room, City Hall
241 West South Street
Kalamazoo, MI 49007**

Members Present: Bill Wells, Adam Roth, Tami Cox, Dana Underwood, Kris Mbah, Erica Patton, Annie Sprague, Amina Shakir

Members Absent: Margaret Wilson, Sasha Acker, Jennette Tarver

City Staff: Dorla Bonner, Community Development Manager; Venessa Collins-Smith, Compliance Specialist; Amanda Coeur, Community Development Secretary; Beth Cheeseman, Code Administration Clerk and Cashier

CALL TO ORDER

Mr. Mbah called the meeting to order at approximately 6:32 p.m.

ROLL CALL

Ms. Coeur conducted roll call of CDAAC members and determined quorum existed.

APPROVAL OF AGENDA

Mr. Wells supported by Ms. Cox, moved approval of the July 13th, 2017 CDAAC agenda. With a voice vote, the motion carried.

APPROVAL OF MINUTES

Mr. Wells, supported by Ms. Shakir, moved approval of the April 13, 2017 and May 11, 2017 CDAAC minutes. With a voice vote, the motion carried unanimously.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

None.

PUBLIC HEARING

PY 2015 Action Plan Substantial Amendment: Ms. Collins-Smith gave an overview of the change to the 2015 Action Plan. The KNHS Roof Repair program has been changed to a revolving loan program. 2015 funds will go toward the acquisition of homes. The funds will be used to purchase property and renovate them for sale. Ms. Bonner stated that the change in the program was a HUD recommendation.

Mr. Wells, supported by Ms. Patton, moved to open the public hearing. With a voice vote, the motion carried unanimously.

No members of the public were present.

Mr. Wells, supported by Ms. Cox, moved to close the public hearing. With a voice vote, the motion carried unanimously.

Ms. Patton, supported by Ms. Underwood, motioned to forward the PY2015 Action Plan Substantial Amendment to HUD. With a voice vote, the motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Nominating Committee Recommendations

Mr. Mbah stated that three great candidates showed up for interviews for seats available on the board. Each candidate offers different perspectives and skill sets. Mr. Nichols lives in the Winchell neighborhood and has been involved with Urban Alliance. Mr. Lawrence lives on the Eastside and has been involved in various political and social justice campaigns. Ms. Howell, from the Edison neighborhood, has extensive experience with HUD matters in the Chicago area over a 10-year period. The committee has decided to recommend all of the candidates as they would add a wealth of perspective to the board.

Ms. Bonner requested the ranking of the candidates. Mr. Mbah stated that the ranking is as follows: 1st is Ms. Howell, 2nd is Mr. Nichols and 3rd is Mr. Lawrence. Ms. Shakir, also a part of the Nominating Committee, agreed with the ranking as stated.

Ms. Underwood requested clarification of the seats available on the board. Ms. Coeur reported that there are two At-Large places available (Ms. Patton's chair and one empty chair). The representative from the Edison Neighborhood (Mr. Wells) has termed out and upon recommendation from the Neighborhood Association, his chair may be available. Ms. Howell lives in the Edison neighborhood and may meet the requirements of the Edison Neighborhood to take that position on the board. If the Edison Neighborhood Association decides to recommend Ms. Howell to the board, then Mr. Nichols and Mr. Lawrence would come on the board as At-Large members. If the Edison Neighborhood Association refuses Ms. Howell as the representative, then Ms. Howell and Mr. Nichols would become At-Large members

Ms. Bonner stated that neighborhoods have not been sending their recommendations for the committee. She will email the Edison Neighborhood to ask if they will accept Ms. Howell as their representative or

recommend someone else. The Committee requested a two week deadline be given to the neighborhood if they choose to recommend someone other than Ms. Howell.

Ms. Sprague asked if they decided what to do with Fairmont Douglas Neighborhood – as they have no representation. Ms. Bonner said that the Board has not made an official decision about the neighborhood.

Mr. Wells motioned, with support from Ms. Underwood, to accept the Nominating Committee's recommendation for Ms. Candice Howell and Mr. Kenneth Nichols, and Mr. John Lawrence pending an available seat and then forward to the City Commission. A voice vote was taken and carried. Mr. Adam Roth opposed.

PY2018 Applications

Ms. Bonner stated that the application has been updated in order to add some priorities that were missed and to make sure application answers reflect any requirements/questions that HUD may have. Ms. Sprague brought up the fact that the draft of the application was nothing like the one the subcommittee worked on. Ms. Collins-Smith clarified that the subcommittee was to work on the scoring portion of the application and indicated that they had not seen anything from the subcommittee or known that they were meeting. Ms. Bonner requested they be alerted as to times for subcommittee meetings in the future.

Mr. Mbah asked Ms. Sprague to share differences between the applications. Ms. Sprague said that the subcommittee targeted in on areas in which they were lacking – giving more points for certain items. Mr. Roth stated that they wanted to incentivize some of the concepts they have been describing wanting to see in applicants. Mr. Mbah asked if the subcommittee has copies of the application. Ms. Sprague and Mr. Roth agreed that Ms. Acker currently has the working copy of the subcommittee's application. Ms. Patton asked if Ms. Collins-Smith has time to meet with the subcommittee to talk with them about the application. It was agreed that input about changes to the application would be emailed to Ms. Collins-Smith and input regarding the scoring portion should be emailed to the subcommittee. Deadline for input will be August 1 and Ms. Collins-Smith will meet with the subcommittee in August after that time.

Ms. Sprague asked why CDBG funds have to be focused in certain areas as listed on the application. She has seen that in other cases as well, which is why the issue of concentrating efforts for affordable housing where there already should be affordable housing keeps being brought up. Ms. Bonner indicated that it was done according to the Consolidated Plan and they have to follow that plan. The committee discussed CDBG funding and its implications as they continue following the Consolidated Plan through the next year. Ms. Bonner said that the committee will need to have discussions about changes to the Consolidated Plan next year. Mr. Mbah asked that everyone begin to think individually about the concerns of concentrated poverty and bringing resources to this area and what that would look like for the next consolidated plan.

COMMUNICATIONS/MEMBERS' REPORTS/STAFF UPDATES

Ms. Bonner shared that they had received the HUD Monitoring Letter. There was one concern and recommendation noted. HUD is requesting that they work with sub-recipients on timing of repairs. Applications have to be timely to the repairs. Ms. Collins-Smith will meet with the subs that do repairs to find out appropriate timelines for repairs. The letter stated that HUD will be using the City of Kalamazoo’s processes to give to other communities as an example.

Mr. Mbah reported there will be no August meeting.

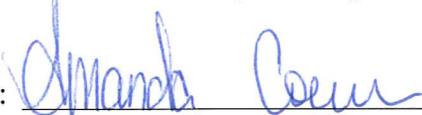
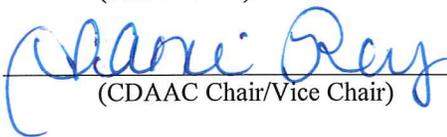
CITIZEN COMMENTS

None

ADJOURNMENT

Mr. Wells, supported by Mr. Roth, moved to adjourn the July 13, 2017 CDAAC meeting. With a voice vote, the motion carried unanimously.

Mr. Mbah adjourned the meeting at 7:57 p.m.

Submitted by:	 _____	Dated:	<u>5/10/18</u> _____
	(Recording Secretary)		
Reviewed by:	 _____	Dated:	<u>5/10/18</u> _____
	(Staff Liaison)		
Approved by:	 _____	Dated:	<u>5/10/18</u> _____
	(CDAAC Chair/Vice Chair)		