

City of Grand Rapids
Affordable Housing Fund Board Meeting Minutes
Monday, October 24th, 2022 3:00-5:00 pm
City Hall, 300 Monroe Ave NW, 49503, Commission Chambers

- I. Call to Order-Washington at 3pm
- II. Roll Call-Drent, Oracz absent
- III. Approval of Minutes-motioned by App, Seconded by Brown, approved unanimously
- IV. Overview of Housing Stability Programs Managed by COGR Connie Bohatch
 - a. Discussion of Five-Year Plan
 - i. Key Investment Areas
 - 1. Ensuring Housing Stability
 - 2. Creating Affordable Housing
 - 3. Preserving Affordable Housing
 - 4. Supporting Homeownership

Review of programs that support investment areas and offer programs, both City programs and partner programs. Per Bohatch, majority of resources go towards housing stability and creation. Majority of funds are through CDBG. Beard asked about Eviction Prevention vs. Eviction Diversion services. App asked about application process for home buyer assistance fund with approved lender; single family acquisition-local developers identify properties they want to secure. Romero asked about dollar amount of Covid funding (CARES funding)-won't have Corona funding for FY24 because it's all spent. Talen asked about down payment assistance program and difference between the City's program and MSHDA's program. Brown asked if source of all funds were federal, which is correct.

- V. Review and Discussion of Priorities of RFP #1-Ryan Kilpatrick
 - a. Reviewed Housing Investment Capital Needs slide
 - b. Subcommittee Meeting

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- i. How to serve the greatest number of households
 - ii. Number of new opportunities for wealth creation
 - iii. Progress toward functional zero homelessness
 - iv. One-time grant awards plus revolving loan fund
- c. RFP
- i. Draft next month, send out in Jan 2024
- d. Feedback from the Board
- i. Washington-total number served should be more than
 - ii. App-needs time to process information
 - iii. Beard-needs time to process information
 - iv. Brown-Acquisition and develop
 - v. Townsend-balance between the two, outcome for both
 - vi. Romero-do we need questions in the RFP about pandemic? (clarify)
 - vii. Talen-Achieving functional zero committees
 - viii. Reames-Number of households served vs units created, hard to determine until Board determines priorities.
 - ix. Williams-needs time to process information
- e. Bohatch explained the difference between housing and sheltering. Discussion about leveraging projects to help create more housing units and serve more households. Beard suggested that 'ability' be added to description of households and questioned the fossil fuel impact of all-electric housing. Leave functional zero homelessness in the description? RFP must clearly define the term. What definition is used most by HUD and other housing groups? Reames explained.
- f. Feedback about revolving loan fund and additional information requested.

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- VI. Public Comment-none, closed
- VII. Adjournment-4:16pm