



AGENDA OF THE FUNDING ADMINISTRATION SUBCOMMITTEE OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**THURSDAY, MAY 2, 2019, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

- I. Members: Ald. Barbara Dorff, James Blumreich, Melanie Parma, and Deby Dehn

B. Approval of Agenda.

- I. Approval of the agenda for the May 2, 2019, Funding Administration Subcommittee of the Redevelopment Authority.

C. Regular Business.

- I. Consideration with possible action on draft 2019 Annual Action Plan and funding recommendation for RDA.
2. Consideration with possible action on funding levels for HOME affordable housing projects.

D. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Funding Administration Subcommittee of the Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Funding Administration Subcommittee of the Redevelopment
Authority of the City of Green Bay

MEETING DATE

May 2, 2019

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # C.I.

Consideration with possible action on draft 2019 Annual Action Plan and funding recommendation for RDA.

BACKGROUND

The City of Green Bay is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the City of Green Bay. The funds are provided under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) entitlement programs.

As a federal requirement to receiving these funds, the City of Green Bay each year has to draft an Annual Action Plan. The Action Plan is a document which will guide the use of federal housing and community development funds within the City of Green Bay, resulting in a viable community with decent housing and suitable living environments and expanding economic opportunities, primarily for persons of low- and moderate-income.

Following federal requirements and obtaining input from City departments, non-profit organizations and the public, City staff has identified community needs, interest and objectives in order to make effective choices in preparing the following draft 2019 Annual Action Plan. The City of Green Bay's 2019 CDBG allocation from HUD is \$1,013,190.00 and 2019 HOME allocation is \$519,455.00.

RECOMMENDATION

Approve draft 2019 Annual Action Plan and funding recommendation for RDA.

FISCAL IMPACT

ATTACHMENTS

1. 2019 RDA Funding Draft
2. 2019 CDBG Projects

2019 Community Development Block Grant Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Park Projects			
Park Projects	\$150,000.00	\$0.00	\$150,000.00
DPW Projects			
Sidewalk/Alley Resurfacing	\$150,000.00	\$0.00	\$150,000.00
Public Service Programs			
Fair Housing Services	\$20,000.00	\$0.00	\$20,000.00
Community Gardens	\$12,000.00	\$0.00	\$12,000.00
Arts Coordinator	\$24,000.00	\$0.00	\$24,000.00
Inspector Interns	\$10,000.00	\$0.00	\$10,000.00
Open Public Services	\$40,000.00	\$0.00	\$40,000.00
Subtotal for Public Service	\$106,000.00	\$0.00	\$106,000.00
CDBG Eligible Area Projects -Acquisition, Demolition, Rehabilitation, Reconstruction, Infrastructure Improvements, Historic Preservation	\$229,552.00	\$100,000.00	\$329,552.00
CDBG Eligible Area Projects - Beautification/Art	\$25,000.00	\$0.00	\$25,000.00
Economic Development Façade/Demo	\$50,000.00	\$0.00	\$50,000.00
Economic Development Revolving Loan	\$100,000.00	\$200,000.00	\$300,000.00
* CDBG Administration	\$202,638.00	\$0.00	\$202,638.00
TOTALS	\$1,013,190.00	\$300,000.00	\$1,313,190.00

2019 CDBG Allocation - \$1,013,190.00

2019 Estimated Program Income \$300,000 (\$200,000 is restricted to Economic Revolving Loan fund)

Public Services-limited to a max of 15% total Entitlement + prior year PI

*** CDBG Administration amount is limited to a maximum of 20% total Entitlement plus Program Income**

2019 HOME Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Single Family Rehabilitation Loans	\$150,000.00	\$135,000.00	\$285,000.00
Downpayment Closing Cost Assistance	\$100,000.00	\$0.00	\$100,000.00
Housing Development Advancement Projects	\$117,510.00	\$0.00	\$117,510.00
Community Housing Development Organizations (CHDO) Set Aside	\$100,000.00	\$0.00	\$100,000.00
*HOME Administration	\$51,945.00	\$15,000.00	\$66,945.00
TOTALS	\$519,455.00	\$150,000.00	\$669,455.00

2019 HOME Allocation \$519,455.00

2019 Estimated Program Income \$100,000

* HOME Administration amount is limited to a maximum of 10% total Entitlement plus Program Income

CHDO set-aside must be a minimum of 15% (\$) of total Entitlement amount; Eligible activities include:

- Acquisition and/or rehabilitation of housing
- New construction of housing

<u>CDBG Eligible Area Projects</u>	<u>Entitlement Balance</u>	<u>Estimated Program Income</u>
Curb Appeal		
Acquisition		
Owner Occupied Rehab		
Rental Rehab		
Emergency Rehab		
	<hr/>	<hr/>
	\$ -	\$ -

Shipyard Allocation 250

\$ -

CDBG Projects include the following:

Park Projects \$150,000.00: Replace aging existing walks/pavement/parking lots, or creating new ADA accessible walks in various Parks throughout CDBG eligible neighborhoods

DPW Projects \$150,000.00: Replace deteriorated alleys and sidewalks due to tree root damage or to ensure ADA accessibility.

Public Service – Fair Housing Services \$20,000.00: Contract with an organization that will provide fair housing services such as educational services through presentations and direct assistance, manage fair housing complaints, and distribute information on fair housing laws and illegal discrimination in the City of Green Bay.

Public Service – Community Gardens \$12,000.00: Contract with the Brown County UW-Extension to support half of a full time position that is responsible for the operations of the community gardens in the City of Green Bay.

Public Service-Arts Coordinator \$24,000.00: Provide the coordination of beautification projects in CDBG eligible areas

Public Service –Inspector Interns \$10,000.00

Open Public Service Activities \$40,000.00: Provide four (4) \$10,000.00 grants to local non-profit organizations for the implementation of CDBG public service activities in the City of Green Bay.

CDBG Eligible Area Projects \$229,552.00 plus Program Income: Housing related activities such as acquisition, demolition, relocation, rehabilitation, emergency repairs, reconstruction, and historic preservation. Additionally, eligible projects such as streetscape improvements to improve the overall quality of living in LMI neighborhoods.

CDBG Eligible Area Projects \$25,000.00: Beautification and Art related activities in LMI areas of the City of Green Bay.

Economic Development \$50,000.00: Provide Façade and Demo loans and/or grants to businesses to improve store fronts in the City of Green Bay.

Economic Development \$100,000.00 plus Program Income: Provide loans to businesses in the City of Green Bay who will create or retain jobs for LMI individuals.

CDBG Administration \$202,638.00: Provide staff salaries and supplies for the administration of the CDBG funds.

HOME Projects include the following:

Single Family Rehabilitation Loans: \$150,000.00 plus Program Income: Provide loans to LMI households in the City of Green Bay who can't afford to pay for necessary repairs to their properties.

Downpayment Closing Cost Assistance \$100,000.00: Contract with a local organization to administer loans to LMI families for down payment and/or closing cost assistance on the acquisition of their first home.

Housing Development Advancement \$117,510.00: Create additional opportunities for quality affordable housing units in the City of Green Bay such as owner occupied, rental, ADA accessible, elderly, and homeless units.

Community Housing Development Organizations (CHDO) Set Aside \$100,000.00: Housing projects that will be carried out by a local Community Housing Development Organization. These projects will involve the construction or rehabilitation of homes for single family or rental housing.

HOME Administration \$51,945.00 plus 10% Program Income: Provide staff salaries and supplies for the administration of the HOME funds.



Report to the
Funding Administration Subcommittee of the Redevelopment
Authority of the City of Green Bay

MEETING DATE

May 2, 2019

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # C.2.

Consideration with possible action on funding levels for HOME affordable housing projects.

BACKGROUND

The Redevelopment Authority of the City of Green Bay currently administers the federal HOME Investment Partnership Program (HOME) allocation for the City of Green Bay. HOME funding is used in partnership with local nonprofit groups and for-profit organizations to fund affordable housing activities in the City of Green Bay.

Participating jurisdictions may choose from a broad range of eligible activities, such as building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct assistance to low-income people.

The Redevelopment Authority currently has a HOME funding application process for potential affordable housing projects. Applications are evaluated on a rolling basis throughout the year and decisions are made based on the project's viability and conformance with the City's Consolidated Plan.

Staff would like to discuss options and get guidance on moving forward with funding for potential affordable housing projects in the increasing building costs environment.

RECOMMENDATION

Discussion and recommendation to be presented at meeting.

FISCAL IMPACT

ATTACHMENTS

None