

City of Grand Rapids
Affordable Housing Fund Board Meeting Agenda
Thursday, April 12, 2023 Noon-2:00 pm
City Hall, 300 Monroe Ave NW, 49503, Commission Chambers

- I. Call to Order by Chair Talen at 12:07pm
- II. Roll Call-Beard absent
- III. Approval of Minutes
 - a. Approval of Minutes from March 21st, 2023. Steimle-App motioned, Drent seconded, motion carried.
- IV. Action Items
 - a. Subcommittee Presentation on RFP #1, Ryan Kilpatrick and Chair Talen
 - i. Mr. Kilpatrick provided an overview of the total number of applications received and the requirements applications had to meet, such as being ARPA eligible, meeting necessary timeline requirements, having equitable and sustainable outcomes, seeking maximum efficiency with available funds, targeting low to moderate income households, and offering opportunities for homeownership within Neighborhoods of Focus.
 - ii. Chair Talen announced that he would like to discuss the recommended projects individually and asked that Board members divulge their conflicts before the discussion and recuse themselves. Washington asked why the other projects were not selected and Berens answered that other projects were not selected based on how much subsidy was requested, project timelines, sustainability, and ARPA eligibility. She offered that staff can speak to applicants one on one who have questions and would like feedback. Talen said subcommittee didn't want to fund two projects from one organization, some projects needed more work and weren't ready to begin. Washington stated that he wasn't ready to move forward with the recommendations without knowing why the rest of the applicants were not

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selected. Steimle-App reviewed list of priorities that the Board identified when they were creating RFP and how the subcommittee was tasked with evaluating on that list. Berens suggested to call a 15-minute recess to allow staff to compile a list of all applicants, their ask and what their project would accomplish. Brown made a motion to recess and Talen seconded at 12:30pm. Meeting called back to order by Chair Talen at 1:00p. Berens explained the two documents that were distributed (large sheet housing, small sheet services). Deputy City Attorney Phil Strom reviewed the definition of conflict of interest and asked that board members disclose their conflict and recuse themselves. Oracz, Reames, Steimle-App and Townsend recused themselves **and left the room**. Quorum maintained. Washington asked about UMCH, Diatribe and two other applicants. Washington strongly objected to any board member who had a conflict voting on the proposed housing awards.

b. Action on Subcommittee Recommendations for RFP #1

- i. Motion to approve the six recommendations by Drent, seconded by Romero. Drent, Brown, Talen, Romero, yea. Washington and Williams nay. Motion carried. **[Oracz, Steimle-App and Townsend recused, not present for voting]**
Oracz, Steimle-App and Townsend rejoined the meeting.
- ii. Motion to approve two service projects by Drent, Washington seconded. Washington asked for more details on projects which were given. Motion carried. **[Drent, Washington, Brown, Oracz, Romero, Steimle-App, Talen, Townsend and Williams all yea. Reames recused and not present.]**

V. Discussion Items

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- a. Drent suggested how to handle conflicts and discussion at future meetings.
Washington suggested receiving recommendations at one meeting then voting at the next meeting.

VI. Updates

- a. Berens discussed that the Affordable Housing Fund has about \$900k, PILOT dollars of \$100k, and discussed other ways the board can help grow the fund.
- b. She anticipates presenting to Commission on April 25th

VII. Public Comment

- a. Michelle Trisowski

VIII. Adjournment by Chair Talen at 1:47p

Jim Talen, Board Chair