

Memo

To: City Council
From: Bryan Myrkle, Director of Community Development
Date: August 8, 2014
Re: Set Public Hearing for MSHDA Grant Application

As you are aware, I have been working on a grant application to the Michigan State Housing Development Authority to secure funding for the development of apartments above commercial space in and around the downtown area.

We need to hold a public hearing on the project as part of the grant application process. At this point, it looks like we will have a minimum of 6 apartments in our grant application, but possibly as many as 12. One property owner is still working through the concept drawing and cost estimating phase of the project before he can commit to entering the program – that's where the uncertainty lies.

However, we need to keep the process moving and we can set our public hearing and publish the notice in the paper for the maximum grant amount we might apply for -- funding for 12 units; even if in the end we apply for less.

I am requesting the council set a public hearing on this issue for its next meeting. If set, the following notice will be published in The County Journal:

NOTICE to public of a hearing before the City Council of the City of Charlotte, to consider an application to the Michigan State Housing Development Authority for participation in its Rental Rehabilitation Grant Program. This public hearing will be held before the City Council on August 25, 2014 at 7 p.m. in the council chambers of the Charlotte Municipal Building, 111 E. Lawrence Ave., Charlotte, MI 48846. The activities of this grant program would be administered by Hager Consulting and the City of Charlotte. The public is invited to comment on this potential application. The city intends to apply for up to \$566,400 in funding that would be used to create apartment spaces above downtown commercial storefronts. At least 51% of these apartments would be required to meet MSHDA's standards for affordable housing for a period of five years. This includes restrictions on both rental rates and renter income (80% of area median income). Any persons with comments on this may contact Bryan Myrkle, City of Charlotte Community Development Director at (517) 543-8853 for more information.

I will not be at the council meeting on August 25 to present the project details; instead, Lindsay Hager of Hager Consulting will address the necessary issues and answer any questions you may have. He is the third party administrator the city has hired to manage this program.