



AGENDA

GOAL 2 ALLIANCE

Board Members:

Aaron Terpstra • Angie Morales • Brian Grooms • Chardonnay Henderson • Daniel Kvamme • Danielle Rowland •
Dave Nitkiewicz • Doreen Timmers • Jenn Schaub • Kate Hunter • Katy Hallgren • Landon Jones • Latesha Lipscomb •
Latrishia Sosebee • Monica App • Nipun Nath • Noele Stith • Sarah Green •

March 11, 2019

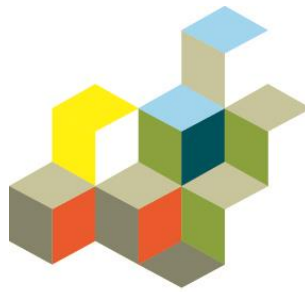
1:00pm-3:00pm

29 Pearl Street, NW Suite #1

1. Call to Order
2. Welcome new members!
3. Approval of Minutes – February 11, 2019
4. FY 20 Budget kick off- Handout
 - Public Inebriate Center- Connie Bohatch
5. Affordable Housing Fund- RFP 1st Draft
 - Name of fund
 - Evaluation factors
 - Potential uses/ prohibited uses
 - Timeline?
 - Proposal requirements
6. Heartside Quality of Life Update
 - Pekich Park, Public Restroom Update
7. Grand Rapids Police Department Update
8. Next Meeting – April 8, 2019 1-3pm
9. Public Comment
10. Adjournment



DOWNTOWN
GRAND RAPIDS INC.



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GRAND RAPIDS INC.

GOAL 2 ALLIANCE 2019 CONTACT INFO

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Sarah J. Green

The Rapid, Heritage Hill
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Goal 2 Alliance

February 11, 2019

1. Call to order: Annamarie Buller called the meeting to order at 1:06 pm
2. Members Present: Daniel Kvamme, Aaron Terpstra, Nipun Nath, Monica App, Officer Brian Grooms, Jenn Schaub, and Latesha Lipscomb

Members Absent: Angie Morales, Noele Stith, Chardonnay Henderson, Dave Nitkiewicz, and Latrisha Sosebee

Others Present: Danielle Rowland, Annamarie Buller, and Amanda Sloan (DGRI)

3. Approval of Minutes- December 10, 2018 and January 14, 2019
Aaron Terpstra, supported by Daniel Kvamme, motioned to approve December and January meeting minutes. None opposed. Motion approved.
4. Affordable Housing Fund
Ms. Buller reviewed possible partners for our organization to collaborate with in using our affordable housing funds. Options include: The Frey Foundation, The City of Grand Rapids Affordable Housing Community Fund, Steelcase Foundation, DeVos Family Foundation, and the Wege Foundation. The Housing Innovation Call for Ideas was an RFP from The Frey Foundation to grant \$150,000 in affordable housing funds. There was an application period from Sept 21 to Oct 29 with an external evaluation process. ICCF was awarded the support for Community Homes Land Trust to support low income families. ICCF purchased 245 homes as affordable rentals with the hopes of selling 50% over the next 10 years. Potential owners purchase the house, not land, making the home more affordable. Ms. Buller stated that she will be in contact with the Frey Foundation and as new projects are brought to them for consideration and potential collaboration.

The Affordable Housing Community Fund now has an established board but does not yet have recommendations or criteria for projects. Ms. App stated our new City Manager is putting this on hold for now with everything that is on his plate but is confident it will be done and done well.

Ms. Buller provided the criteria for utilizing our affordable housing funds. She stated it must be used within the DDA Boundaries and it must be used to build or maintain affordable housing in downtown Grand Rapids. Ms. Buller will connect with legal counsel to determine what exactly the funds can be used for. As a reminder, we have \$250,000 to be used this fiscal year and we need to identify how to spend these funds.

Ms. App suggested we put out a RFP to help us determine the best project to support. Ms. Schaub stated a great urban neighborhood has a community of mixed economic background. She suggested looking at units currently being built in downtown such as Studio Park or Rockford (Weston & S. Division) and working out a subsidy program with builders to manage a housing affordability (the middle of mixed housing). This would target young adults that do not qualify for affordable housing but also cannot afford downtown housing because of debt load or other circumstances. Ms. Buller stated the funds to subsidize these hypothetical units would not be affordable housing tax credits but DDA funds but we could potentially earmark our funds to allow for a small number of available units to be more affordable. Ms. App asked if there were laws or regulations preventing us from this. Ms. Buller will ask Neighbor Works America if there is anyone already doing this independent subsidizing within the US. Mr. Nath asked who we are supporting in this scenario and why we would support a college graduate that has a job and can afford rent elsewhere just because they would like to live downtown. We would be taking support funds from those that need it more. He would like to investigate the option of us owning and managing a property recognizing it needs to be an economically viable model that can eventually be sustained.

Ms. Lipscomb asked if we could use a portion of our budget to do a study on mixed use development in order to determine the available vacant housing or space that could be converted into housing. Also, she would like to investigate options for transitional housing. Addicts being released from the hospital need a safe place to continue recovery.

Ms. App suggested possible partners to consider reaching out to: Well House or Dave Allen with InnovalaB. Ms. Schaub stated she would be interested in determining if it is possible for us to buy a building. Ms. Schaub asked if there are current rental units that were previously affordable housing but now have expired tax credits. Could we support a similar scenario to the Community Homes Land Trust and continue to use those units as affordable housing?

Ms. Buller will talk to our legal consultant on how we may handle an RFP and explore some of the concepts we talked about today. Once we have a clear definition on what we are and are not able to do with our funds, we will be able to move forward.

5. Goal 2 Alliance & Downtown Neighbor Network Advisory Recruitment

Annamarie welcomed 6 new members that are slated to be voted onto the Goal 2 Alliance by the DGRI Board of Advisors this week:

Danielle Rowland, State Farm Insurance, HBA
Katie Hallgren, landscape architect at RJM Design
Sarah Green, The Rapid, Heritage Hill Neighborhood Association
Doreen Timmer, Aspire Academy, Heartside Neighborhood Association
Kate Hunter, MWCAT
Landon Jones, Wolverine Building Group

Orientation for our DNN Advisory Committee was February 1, 2019. The first official meeting will be March 7, 2019. Ms. Buller stated she will be attending all DGRI Alliance meetings in the near future to provide an overview of this group. The 5th Annual Mix, Mingle, and Share will take place on April 10th at New Holland GR. The first issue of Downtown Neighbor News (newsletter for all downtown residents) went out last week. This provided a high-level overview of the final Streetspace guidelines and the opportunity to sign up for Ward specific newsletters, as well as find links to additional information on parks, trash services, downtown events, etc. Ms. Buller reviewed the downtown resident survey results. Ms. Schaub suggested adding a request for "Tips" in the last section of the newsletter each edition.

6. Heartside Quality of Life Update

This project page on the City of Grand Rapids website will be updated and finalized very soon. <https://www.grandrapidsmi.gov/Directory/Programs-and-Initiatives/Heartside-Quality-of-Life-Study>

7. Public Restroom Update

Ms. Buller recently attended a community meeting about the Weston and Division Ave vacant space for a public restroom. Heartside Ministry Executive Director, Gregory Randall, stated he would be interested in extending public restroom hours as an alternative to renting a separate vacant space. Two restrooms are currently available at that location. Funding for staffing would be needed but would reduce the cost of this pilot. Current public restroom hours are 9-noon and 1-4pm Monday thru Friday. We would want to extend these hours and would need clarification as to why things are done as they the way they are (re: why they require ID to enter).

8. GRPD Update

Officer Brian Grooms stated the GRPD has had a very high call volume this month and the city impound lot is quite full. There has been only one weather related death of a homeless person this season. People have been seeking shelter in parking ramps and skyways which is being addressed. Lucky's Liquor license has been revoked but still has 2 years left on the lease; the owner has been encouraged to bring in fresh grocery options. There is a very busy special events schedule in the upcoming months. PD also expects to see protests with warmer weather in the near future. GRPD is in the process of growing the force through the hiring and training of non-certified officers and open applications for certified police officers. Mr. Grooms stated that the GRPD staff is becoming more diverse.

9. Next Meeting – March 11, 2019

10. Public Comment

None

11. Adjournment

Ms. Buller adjourned the meeting at 2:34pm.

Minutes taken by:

Amanda Sloan

Administrative Assistant

Downtown Grand Rapids Inc.

GOAL 2 ALLIANCE

Create a True Downtown Neighborhood that is Home to a Diverse Population

FY20 Projects for Goal 2 Alliance

This is a list of projects and initiatives prioritized for the budget items for Fiscal Year 2020 which runs from July 1, 2019 to June 30, 2020. The brief descriptions are not meant to be all encompassing but rather to serve as a high level overview of the particular project.

Affordable Housing Support

Determining the best use of these funds to develop a pilot program that increases the availability of affordable housing options in Downtown.

Public Restrooms for Heartside

Continue to explore a restroom option for Division Avenue/ Heartside.

Heartside Quality of Life Implementation

Resident planning initiative final report and recommendations completed in March of 2019. Continue to fund the implementation of the Heartside Quality of Life plan.

Lighting/ Road Construction Improvements for Heartside

Continue to fund Heartside road and lighting improvements.

Downtown Neighbor Network

Second year of pilot program to support Downtown and Downtown adjacent neighbors that are connected, informed and empowered to improve Downtown living.

Downtown Census

Complete data analysis of current demographics of Downtown with new DDA boundaries focused on Downtown Residential population. Correspond with Downtown Resident Annual Survey.

Public Inebriate Center
Provide support to continue the work of the Public Inebriate Center operated by Mel Trotter Ministries.

Revisit Zoning Regulations for Ground Floor Commercial (180 GR>)
Consider changing zoning regulations to require ground floor retail on targeted retail and entertainment corridors. Consider changing to Live/Work or flex space to allow housing and small business incubation.

Increase Fresh Produce in Downtown (178 GR>)
Work with local institutions and Dt Residents to explore CSA. Incentivize local farmers markets.

Expand Youth Programming (178 GR>)
2-3 Dedicated youth events per year

Explore Ways of Expanding Homeownership Downtown (179 GR>)
Better ways to link homebuyers with real estate. Community land trust?

Preserve Historic Character while Accommodating Growth (177 GR>)
Update Historic Preservation guidelines for Heartside. Create and maintain a list of historic structures Downtown and current data. Create and maintain a list of historic preservation financing options and incentives.



DOWNTOWN
GRAND RAPIDS INC.

REQUEST FOR PROPOSAL

AFFORDABLE HOUSING SUPPORT FOR DOWNTOWN GRAND RAPIDS, MI

Deadline:

Downtown Grand Rapids Inc. will receive proposals on a rolling basis

Deliver to:

Downtown Grand Rapids Inc.
Attention: Tim Kelly, President/ CEO
29 Pearl Street NW
Suite 1,
Grand Rapids, MI 49503
Or tkelly@downtowngr.org

Affordable Housing Support

Request for Proposals

Funds available to preserve and expand housing opportunities in Downtown Grand Rapids.

Background

The GR Forward community planning process revealed a great deal of support around insuring that Downtown Grand Rapids grows affordable housing opportunities for a range of incomes.

Today, 34% of the 4,579 units of Downtown housing is currently “income-restricted” in Downtown Grand Rapids. This means that these units were developed with funds that protect affordability, typically for families earning up to 60% of the Area Median Income [AMI]. There are currently 138 market rate units under development with no income restricted units planned. So income restricted units downtown will be ‘aging out’ and be available for those to pay market rate OR to create new deals to maintain affordability.

Downtown has the benefit of a base of housing protected for low-income individuals and families. With proactive planning and policy, Downtown can grow but also retain its affordability. GR Forward set out the goal of the following (p 162 GR Forward):

“1. How will Downtown retain income restricted housing opportunities for low and very low income? For definition, this includes housing for those earning below 60% of AMI and 30% of AMI respectively.

2. How will Downtown provide housing opportunities for the “missing middle”- those who are not low-income enough to qualify for subsidy but also not making nearly enough to afford market-rate units Downtown? For definition this includes housing for those making between 60% and 120% AMI.

To ensure there are housing options for a range of incomes in the future, this plan recommends a goal of 30% of Downtown housing unities be affordable.... With an increasing number of housing units, this 30% goal will result in a net increase of over 2,000 affordable unit’s Downtown once achieving critical mass.”

GR Forward goes on to note on page 163 that “The City should work with affordable housing entities to manage the supply of income restricted housing Downtown and plan to preserve Downtown’s share of housing opportunities for low income residents. This includes proactively assembling sites and developing them for income-restricted housing. Another option to protect affordability Downtown is to form a community land trust. Land trusts are operated by nonprofit, community- based organization that own the land but sell at any time by the allowable sales price is controlled by the terms of land lease in order to protect affordability indefinitely.”

There is no question that access to affordable housing is a key issue for residents in our city. As Downtown grows it would be beneficial to see our affordable housing stock grow and expand with that growth.

Funds Available

Downtown Grand Rapids Inc. (DGRI) administers the Grand Rapids Downtown Development Authority (DDA). In June of 2017, the DDA adopted a budget that directed funding to support Affordable Housing and that item was doubled in 2018. There is a total of \$250,000 that could be awarded to successful applicants. Any expenditure of funds must occur in accordance with sections 7(1)[®] and 7(2) the DDA’s enabling statute of PA 197 of 1975 (need to find content). Please find a copy of these requirements to follow this document as Exhibit C.

Potential Uses of Funds

This process is open to good ideas that will bring about innovation in affordable housing. The purpose of this RFP is to identify creative strategies and partnership that effectively and measurably advance the community's goal of ensuring that Downtown grows affordable housing opportunities for a range of incomes and supports the preservation of low income housing. We recommend that proposals view this funding opportunity as a component of a comprehensive approach to supporting your affordable housing efforts.

Potential ideas for the use of DDA funds may include, but are not limited to:

- Support development of affordable housing in empty or underutilized Downtown spaces that may include live work or other creative solutions that have affordability.
- Support the development of small scale or incremental affordable housing choices.
- Support development proforma and strategies to create future affordable housing projects or solutions.
- Provide financial assistance to a downtown property owners to bridge funding or rent gaps for qualifying individuals. Similar to a section 8 voucher.

Please see Exhibit A: Examples of Eligible Uses for more information regarding eligible and prohibited uses.

The Boundary

The Affordable Housing Support goal is to preserve and expand housing opportunities in Downtown Grand Rapids. The DDA boundary map is Exhibit B for your reference of our boundaries of where the funds could be utilized.

Evaluation Factors

DGRI and GR Forward Goal 2 Alliance will evaluate proposals based on several key factors including:

- The location proposed is in the DDA boundaries
- The use of the funds is consistent with MI PA 197 state-statute, which empowers the Downtown Development Authority to fund Affordable Housing in Downtown Grand Rapids.
- Alignment with the aforementioned community goals defined in GR Forward.
- Creativity and development of proposed solution.
- Relevant past performance/experience.
- Speed of implementation.
- Potential for success. Sustainability.
- Clear articulation of expected outcomes.

Timeline

Downtown Grand Rapids Inc. invites applications on a rolling basis and will review requests with the support of the GR Forward Goal 2 Citizen Alliance on a quarterly basis. Do I want to put a specific deadline on this?

Exhibit A: Examples of Eligible Uses

Funds available to support successful proposals are made available from local increment tax capture by the Downtown Development Authority. As such, funds are subject to geographic limitations, use restrictions and

payment availability as established by PA 197 of 1975, as amended, and other policies established by the Grand Rapids Downtown Development Authority Board.

Below are examples of situational uses that are eligible, as well as uses that are prohibited. This list is intended to be illustrative, though not exhaustive. If needed, DGRI staff is available to help potential applicants determine the eligibility of proposed uses that are not outlined below. Given the complexity of ways in which tax increment funds can be used coupled with the many opportunities and challenges associated with building improvements, potential applicants are strongly encouraged to involve DGRI staff in the comprehensive review of proposed deal structure.

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- Support development proforma and strategies to create future affordable housing projects or solutions.
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Examples of some prohibited uses of grant funds:

- Funds are used to pay staff or for another use that does not help build the affordable housing
- Funds are used to market your affordable housing

Proposal Requirements

- Proposals submitted shall be limited to 6 pages. The proposal should include the following:
- Description of approach--- A summary of your venture and how it will achieve the community goals.
- Relevant experience--- A description of your previous experience and qualifications on similar ventures.
- Team--- Description of the individuals working on this project and their role in the work. This could include other partnering organizations or funders.
- Schedule--- Overview of timeline and important project milestones to ensure measurable movement towards the community goal.
- Project costs--- An outline of proposed costs, professional fees or other expenses required to complete the proposed approach.

Exhibit B: DDA Boundary Map

Exhibit C: DDA Excerpt

A digital copy of the proposal can be emailed to tkelly@downtowngr.org. Hard copy proposals, while not required, can be mailed to the address below.

Downtown Grand Rapids Inc.

Attention: Tim Kelly, President/ CEO

29 Pearl Street NW

Suite 1,

Grand Rapids, MI 49503

DRAFT