

CITY COUNCIL REPORT	ITEM
<p>Date: August 24 2025</p> <p>Subject: 2025 CDBG CHILL & Foundation Home Repair Program Contracts</p>	

Background: The City of Buchanan CDBG Home Repair Program represents a pivotal step in catalyzing housing improvement initiatives within the Buchanan community. It is a direct outcome of the Niles-Buchanan Regional Strategic Plan—a comprehensive framework designed to enhance the region's economic development and vibrancy. The project has an available budget of \$328,500 towards home repairs and is funded through State of Michigan's Housing Development Authority (MSHDA) and U.S Department of Housing and Urban Development/Community Development Block Grant (CDBG) funds (\$260,000) as well as contributions from the Area Foundations, including the Michigan Gateway Community Foundation, Corewell, and AEP aligning with their commitment to fostering positive change in the area.

The CDBG CHILL Home Repair Program will assist qualified homeowners in making health and safety improvements to residential single-family properties. Repairs funded through this program must address emergency health and safety conditions, including accessibility modifications, code violations, replacement or upgrade of major housing systems, and limited amount of general property improvements. By providing repairs to targeted homeowners, the CDBG CHILL Home Repair Program will add to the overall revitalization of the city by reducing blight, providing safe and improved housing, and bolstering the aesthetic and economic value of the targeted neighborhoods. This project represents a pivotal step in catalyzing housing improvement initiatives within the Buchanan community.

Through the support of area foundations, the City has been able to work directly with the nonprofit group, Enfocus. Enfocus works to support recent local collegiate graduates in an effort to dissuade the brain drain in our area, allow organizations and businesses like the City to capitalize on the expertise at Enfocus and support local economic and community development and growth opportunities.

The residential structures located at the addresses below have submitted all necessary documentation to qualify for this program and have been identified by the City's Code Enforcement Division as needing significant health and safety repairs.

114 Fulton- HVAC	CDBG	Armstrong- \$11,210
410 Arctic- Roof	CDBG	Future \$5805 + \$60/decking
511 Fulton- ADA Upgrades	CDBG	Martin Renovation \$14700
514 Arctic- Roof	CDBG	Future \$6385 + \$60/decking
806 Victory- Partial Re-Roof	CDBG	Armstrong \$19415 + \$65/decking
CDBG TOTAL		\$ 57,515 + decking for 3 projects
121 Elizabeth- HVAC	FOUNDATION	Armstrong- \$13,465
319 Bluff- Multiple Projects	FOUNDATION	Get Busy Exteriors- \$23,235
804 Victory- Multiple Projects	FOUNDATION	Get Busy Exteriors- \$24,250
FOUNDATION TOTAL		\$ 60,950

The Ramsay Group Consultant has worked with each property owner to collect the necessary documents including proof of identification, proof of ownership, and proof of income. Households participating in the CDBG CHILL program must not exceed 80% of median income based on household size and projects over \$10,000 must agree to a 5-year forgivable lien/mortgage on their home as part of their agreement to participate in the program. Each home was inspected by the Consultant to verify

repair needs. Specifications were broken out by contractor discipline and issued for the home repair projects. 17 responses were received over three bidding periods with the lowest, best bid receiving the recommendation for award from staff.

Policy Question: Should the City Council award a 2025 CDBG CHILL Home Repair Program Contracts and Foundation Contracts to the bidders outlined above in the amount of \$118,465 (plus decking for 3 projects) to Repair of 8 Residential Properties and authorize the Mayor the sign the contracts?

Budget Impact: \$ 57,515 + decking for 3 roofing projects will be paid from CDBG funds and \$ 60,950 will be paid from support through area Foundations.

Recommendation: The City Administrator recommends that the City Council award a 2025 CDBG CHILL Home Repair Program Contracts and Foundation Contracts to the bidders outlined above in the amount of \$118,465 (plus decking for 3 projects) to Repair of 8 Residential Properties and authorize the Mayor the sign the contracts.

Supporting Documents:

RFPs & Responses

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Submitted by: Richard Murphy, Community Development Director