



Minutes

Rehabilitation Board of Appeals Meeting

May 27, 2025, 7:00 p.m.
City Hall Conference Room 116
203 South Troy Street
Royal Oak, MI 48067

Present: Brandon Kolo
Carl Stone
James Foster
Mark Vanneste
Eric Lofquist
Gabriel Phillips

Absent: Jon Randall

Staff present: Joseph M. Murphy, Director of Planning

1. Call to Order

The meeting was called to order by Chairperson Stone at 7:00 pm.

2. Public Comment

None.

3. Approval of Minutes

Approval of Minutes for September 24, 2024 Meeting

Moved by: Mark Vanneste
Seconded by: Eric Lofquist

To approve the minutes of September 24, 2024, meeting with the correction of the reference year on page 2.

Motion Adopted

4. Unfinished Business

None.

5. Housing Rehabilitation Program

No items to consider.

6. Community Development Block Grant Program

6.a Review of Applications for Program Year 2025 (July 1, 2025 – June 30, 2026) Community Development Block Grant Funding

The board and staff discussed the applications in relation to the program's national objective and the city's housing, non-housing, and community development needs. On May 13th the U.S. Department of Housing and Urban Development (HUD) announced funding amounts. The city must submit all documentation to HUD by no later than June 24th. The board must hold a public hearing, discuss, and make a recommendation to the city commission.

6.b Public Hearing on the Proposed Program Year 2025 Annual Action Plan

Mr. Murphy provided an overview of the CDBG program and stated that HUD regulations require public hearings to obtain input regarding the community needs. The city must hold at least two (2) public hearings per year to obtain citizen's views and to respond to proposals and questions. The public hearings must be conducted at two (2) different stages of the program year. Together, the hearings must address anticipated housing and community development needs and the development of proposed activities to address these needs. This public hearing shall fulfill the requirements of obtaining citizen's views at the needs assessment stage of the process.

Chairperson Stone opened the public hearing. No one spoke. The public hearing was closed.

6.c Recommendation to the City Commission

Moved by: Brandon Kolo

Seconded by: Eric Lofquist

Whereas, the Royal Oak Rehabilitation Board of Appeals held public hearings with regard to determining the city's community development needs for inclusion in the Community Development Block Grant (CDBG) PY2025 (July 1, 2025 – June 30, 2026) Annual Action Plan at its September 24, 2024 and May 27, 2025 meetings and considered all comments; and

Whereas, the Royal Oak Rehabilitation Board of Appeals has reviewed a draft version of the PY2025 Annual Action Plan at its May 27, 2025 meeting;

Be it resolved, that the Royal Oak Rehabilitation Board of Appeals does hereby recommend the following activities with associated funding levels to the Royal Oak City Commission for incorporation into the PY2025 Annual Action Plan.

PY2025 CDBG expenditures / activities
budget

public services:

ROSES – in-home supportive services
35,000

SOCH – homeless assistance services
45,000

LADA – homeless / eviction prevention
100,000

housing rehabilitation program – owner rehabilitation assistance
400,000

Gunn-Dyer Park improvements
750,000

program administration including fair housing testing services
200,000

contingency / unprogrammed funds
124,181

total estimated program costs
\$1,654,181

PY2025 CDBG revenues

entitlement allocation
1,154,181

program income – residential rehab. loan repayments
250,000

transfer from prior years
250,000

total estimated program revenues
\$1,654,181

Motion Adopted

7. Adjournment

Moved by: James Foster

Seconded by: Gabriel Phillips

To adjourn the meeting at 8:34 p.m.

Motion Adopted

Carl Stone, Chairperson

Joseph M. Murphy,
Director of Planning