

2010-2014 Consolidated Plan City of Kalamazoo

United States Department of Housing
and Urban Development

Prepared with assistance from:

McKenna
ASSOCIATES

DRAFT Consolidated Plan Strategic Plan for the Five-Year Period 2010 to 2014

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City of Kalamazoo, Michigan

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3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

EXECUTIVE SUMMARY

The 2010-2014 Consolidated Plan for the City of Kalamazoo, Michigan outlines the City's strategy for the next five years to address housing and community development needs of its very low, low, and moderate income families and individuals. The Plan is required as a prerequisite by the U.S. Department of Housing and Urban Development (HUD) for distribution of funds from the Community Development Block Grant (CDBG) program, Home Investment Partnerships Program (HOME), and Emergency Shelter Grant (ESG) program among others.

The Consolidated Plan includes an estimate of the needs of various categories of lower income rental and homeowner households, an estimate of Kalamazoo's non-housing community development needs, an estimate of the needs of homeless families and individuals, an estimate of the needs of special needs populations, lead-based paint needs, assisted housing needs, and an inventory of various types of assisted housing and non-assisted housing. The Plan also discusses barriers to affordable housing, the institutional structure and gaps affecting the provision of affordable housing, and fair housing impediments. All of the above is to be carried out pursuant to three major statutory goals whose primary beneficiaries are to be low and very low income persons. These goals are: providing decent housing, providing a suitable living environment, and expanding economic opportunities.

Independent planning consultants, under the direction of the City of Kalamazoo's Community Planning and Development Department, developed the Consolidated Plan. The process included a series of neighborhood input meetings held throughout the City with a broad range of interests including neighborhood residents, service providers, advocacy groups, service recipients, City Commission members, and other public officials and administrators. Six neighborhood input sessions were held along with numerous other personal and telephone interviews with agencies and organizations responsible for various

portions of the plan. Additionally, two public hearings were held to obtain further community input. A project website was also created to provide information about the Plan and the planning process as well as to give interested parties another forum to submit feedback.

OBJECTIVES / OUTCOMES

The Consolidated Plan contains a significant amount of information about trends in the community, demographics, and economic and housing conditions of its residents. Information is specifically presented to determine needs of priority groups and gaps in the service of those needs. The Plan also provides background on the agencies and groups that provide the public services within the City. Based on this information, a series of priorities and objectives are established. The following table summarizes the objectives and outcomes presented in the 2010-2014 Consolidated Plan.

Table 1
SUMMARY OF OBJECTIVES AND OUTCOMES
2010-2014 CONSOLIDATED PLAN

Specific Objectives	General Objective	Outcome	Performance Indicators	Expected Number
Homeless Objectives				
Support the rapid re-housing initiatives of the Affordable Housing Partnership to reduce the increasing number of days people are spending in shelters.	Decent Housing	Affordability	Reduced Days in Shelter	10%
Support the prevention initiatives of the Affordable Housing Partnership to reduce the number of households that are entering into homelessness	Decent Housing	Affordability	Reduced Days in Shelter	10%
Special Needs Objectives				
Continue partnerships with organizations to provide rehabilitations specific to the elderly and disabled.	Suitable Living Environment	Availability / Accessibility	Rehabbed Units	50
Create a comprehensive strategy to improve sidewalks, curb cuts, ramps, railroad crossings, and other pedestrian amenities that are in poor condition and are currently physical barriers in the community.	Suitable Living Environment	Availability / Accessibility	Barriers Removed	50
Rental Housing Objectives				
Work with Kalamazoo County to continue to support the implementation of the Housing Trust Fund particularly to address the need for rental assistance for the extremely low and low income households.	Decent Housing	Availability / Accessibility	Program	1
Ensure quality housing opportunities are available at all rent levels, in all neighborhoods, and for all abilities.	Decent Housing	Availability / Accessibility	Units	50

Specific Objectives	General Objective	Outcome	Performance Indicators	Expected Number
Owner Housing Objectives				
Provide assistance for homeowners and occupants of the aging housing stock through a variety of programs, regulations, education, and funding, all with key attention paid to the hazards of lead based paint.	Suitable Living Environment	Affordability	Contacts	100
Provide means of increasing homeownership for low income residents, particularly in core neighborhoods, and address obstacles that block this goal.	Suitable Living Environment	Availability / Accessibility	New Homeowners	75
Community Development Objectives				
Provide opportunities for neighborhood-based employment, self-employment, and job training programs utilizing apprenticeships and continuing education programs.	Economic Opportunity	Sustainability	Jobs	10
Work with neighborhood associations, the school district, and other local resources to develop programming, activities, and to establish facilities for youth in neighborhoods.	Suitable Living Environment	Availability / Accessibility	Contacts (youth)	1,500
Establish opportunities within neighborhoods for mentoring and training of youth, particularly young adults, on issues such as leadership, education, health, crime prevention, career development, making good choices, etc.	Suitable Living Environment	Sustainability	Contacts	300
Infrastructure Objectives				
Implement neighborhood based streetscape plans and street improvements to improve the character of these areas as well as address aging infrastructure issues.	Suitable Living Environment	Sustainability	Project Sites	2
Work with Department of Public Safety and Department of Public Services to evaluate street lighting in neighborhoods to determine changes that will improve safety for residents.	Suitable Living Environment	Availability / Accessibility	Project Sites Evaluated / Improved	10
Public Facilities				
Establish gateways, improve façades, implement streetscape plans, and complete other beautification efforts to increase curb appeal and demonstrate public investment in neighborhood infrastructure.	Economic Opportunity	Sustainability	Project Sites	5
Public Services				
Continued support of the City's Anti-Blight team, housing inspection staff, and rental certification program.	Decent Housing	Sustainability	Program	1
Continue to integrate lead based paint abatement strategies into housing rehabilitation as well as Anti-Blight Team and Code Enforcement Staff efforts, and continue to work with Healthy Homes Initiative and other partners to improve housing conditions for residents and raise awareness of lead concerns.	Decent Housing	Sustainability	Contacts	40
Support quality afterschool programming to include homework help and nutrition services.	Economic Opportunity	Availability / Accessibility	Contacts	400

Specific Objectives	General Objective	Outcome	Performance Indicators	Expected Number
Economic Development				
Partner with local foundations, intermediaries, and other community groups to develop needed retail opportunities in the core neighborhoods.	Economic Opportunity	Availability / Accessibility	Commercial Enterprises Developed	2
Coordinate with banks, agencies, and other partners to incentivize new services and businesses within the core neighborhoods.	Economic Opportunity	Affordability	Contacts Applying for Incentives	10
Create incentive-based financing for businesses that hire and train income-eligible residents.	Economic Opportunity	Sustainability	Local Residents Employed	20
Neighborhood Revitalization/Other				
Work with neighborhood associations, the County Land Bank, Anti-Blight Team, Department of Public Safety, and other agencies to address blighting conditions, vacancies, and foreclosures in the community and create positive opportunities for adjacent property owners and neighborhoods.	Suitable Living Environment	Availability / Accessibility	Parcels	75
Decrease opportunities for crime through improved lighting, brush removal or trimming, blight removal or building rehabilitation, and other similar measures.	Suitable Living Environment	Availability / Accessibility	Parcels	75

EVALUATION OF PAST PERFORMANCE

The 2010-2014 Consolidated Plan is being prepared in the midst of Program Year (PY) 2009, the fifth year in the 2005-2009 Consolidated Plan. That Plan has been used effectively for the past five years to achieve the goals of HUD and the City as provided in the 05-09 document. The following describes some of the highlights of the performance over the past five years, excluding the current PY2009.

- PY 2005: City was awarded \$2,056,687 in CDBG and \$732,828 in HOME funding
- PY 2006: City was awarded \$1,872,055 in CDBG and \$689,483 in HOME funding
- PY 2007: City was awarded \$1,888,768 in CDBG, \$682,933 in HOME, and \$80,734 in ESG funding
- PY 2008: City was awarded \$1,825,333 in CDBG, \$662,907 in HOME, and \$81,381 in ESG funding
- Utilized CDBG funds to aggressively enforce community housing code standards and reduce number of abandoned and vacant properties through support of Anti-Blight Team and Community Development Department (PY2005-2008)
- Targeted selected eligible initiatives with CDBG resources including Partners Building Community project, a collaborative community revitalization effort including projects in core neighborhoods of the City (PY 2005)
- Drafted and implemented A+ Neighborhoods, Kalamazoo Housing Assistance, Repair Program (K-HARP), and Neighborhood Enterprise Zone programs for neighborhood revitalization and redevelopment. (PY2007-2008)
- Worked with other agencies and providers to provide assistance, training, and counseling to residents regarding economic downturn and housing foreclosure crisis. (PY2008)

- Complied with HUD standards and limits for expenditures and use of funds (PY 2005-2008)

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

This Strategic Plan outlines the City of Kalamazoo's proposed course of action over the next five years to address housing and community development needs. The five-year strategy has been developed to achieve the following statutory goals, primarily for moderate, low and extremely low-income residents:

- **Provide Decent Housing**
- **Provide a Suitable Living Environment**
- **Expand Economic Opportunities**

In addition, this five-year strategy has been developed to be consistent with the Department of Housing and Urban Development (HUD) mission of increasing homeownership, supporting community development, and increasing access to affordable housing free from discrimination, as set forth in HUD's 2006-2011 Strategic Plan.

Furthermore, the strategy reinforces the City's continuing commitment to ensure equal opportunity in housing and increased involvement and capacity of faith-based and community organizations to achieve the Plan's goals and objectives as stated herein.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

General Questions 1: Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

COMMUNITY DESCRIPTION

Kalamazoo, Michigan is located in Kalamazoo County in the heart of southwestern Michigan. On I-94, it is centrally located between the cities of Detroit, Michigan and Chicago, Illinois. U.S. 131 provides north/south access from Grand Rapids, Michigan and northern Indiana.

Kalamazoo serves as the County Seat for Kalamazoo County and is in the center of the County. It occupies a total area of 26 square miles. It contains over 250 miles of roads, 36 parks, five libraries, a commercial airport, and four colleges. All of these elements, plus the availability of a highly skilled labor force and an evolved arts and entertainment culture have made Kalamazoo one of the most diversified industrial, business, and cultural centers in the state.

HISTORY

Founded in 1828 by pioneer Titus Bronson, the City of Kalamazoo has a long and prosperous history. The City was first known as Bronson Village. Throughout the 1870's and 1880's it was the biggest village in the United States. It was not until 1884, when Bronson Village had well over 16,000 people that it was incorporated into a city.

Kalamazoo quickly became the regional center for cultural activities, higher education, financial and transportation services, medical services, and communication and professional resources. During the 1950's, the City experienced its largest growth period. From 1950 to 1960, Kalamazoo added 24,385 people to its population (57,704 to 82,089).

Over the years, Kalamazoo has been the home of many manufacturing enterprises including Checker Cab, Gibson Guitars, Kalamazoo Stoves, Shakespeare fishing rods and reels, and the Roamer automobile. The City's most prominent industrial enterprise has been the Pharmacia and Upjohn Company, a Fortune 500 company considered a worldwide leader in pharmaceuticals. Since the year 2000, Pfizer Co. has bought out Pharmacia and taken over operations of the facilities in the Kalamazoo area. The move has had a significant impact on the region. Many high-paying research jobs were transferred out of the community or cut as a result of the transition, which had a trickle-down effect throughout the community. However, in a unique endeavor indicative of the can-do attitude of the community, the City and Pfizer have worked together to limit that impact and keep as many of those people in town through other economic opportunities.

Other major employers with a significant community impact include Bronson and Borgess Hospitals, Western Michigan University, Stryker Medical Supply, and the Kalamazoo Public School System. The diverse economic base also includes paper, packaging, aircraft components, and medical equipment industries.

Refer to the following maps, all of which are located in Appendix 1:

Map 1: Census Tract Map;

Map 2: Neighborhood Map; and

Map 3: Tracts with the Highest Concentration of Minorities

General Questions 2: Basis for allocating investments geographically within the jurisdiction and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

The Kalamazoo City Commission policy determines the local use requirements of HUD-funded programs. From 2010-2014, the City will continue to focus the majority of CDBG funded owner-occupied housing rehabilitation and public service activities in eligible low income neighborhoods as determined through the 2000 Census data. The City Commission decided that these low-to-moderate income areas would be targeted for CDBG funding because the areas contain over 51% of low to moderate income persons. Investing federal, state and local resources into these specific target areas increases the likelihood of producing a sustainable impact. The geographic areas include the neighborhoods of Eastside (Census Tract 1.00), Edison (CT 9.00, 10 and part of 11), Fairmont (part of CT 5.00), Northside (CT 2.02 & 3.00), Stuart (part of CT 5.00), and Vine (CT 6.00). Additional CDBG assistance may be authorized in other neighborhoods on a project-by-project basis to low/moderate income households based on eligibility.

Refer to Map 1 (see Appendix 1) which shows the location and boundaries of these neighborhoods.

Census Tracts 1.00, 2.02 and 3.00 include the highest percentages of the African American population in the City. The 2000 median household income in CT 2.02 and 3.00 is \$18,763 compared with a City-wide median household income of \$31,189. 47.3% of the population in CT 2.02 and 3.00 are at or below the federal poverty threshold. These two Census Tracts contain a vast number of Kalamazoo's oldest housing stock, that which contains or is likely to contain, lead-based paint. 380 housing units of the total 787 within CT 2.02 and 3.00, i.e., 48%, were built prior to 1939 (U.S. Census 2000). Census Tracts 9.00 and 10.00 contain the highest percentages of the Hispanic American population, and contain more rental units than single family housing units.

It is anticipated that the majority of the City's CDBG allocation will be expensed in the target areas as established by the Kalamazoo City Commission. HOME funds are used on a citywide basis. However, historic data indicates that the majority of these funds are also used within the low-to-moderate targeted neighborhoods.

It is possible that during the life of this Consolidated Plan when the Census 2010 data is released, additional tracts and neighborhoods will fall into this category. If this occurs, this (those) area (s) will be addressed through the Annual Action Plan, as necessary.

General Questions 3: Identify any obstacles to meeting underserved needs.

The primary obstacles to meeting underserved needs in the Kalamazoo area include lack of financial resources, lack of coordination of community efforts and lack of capacity amongst some service providers. The City of Kalamazoo will devote its federal entitlement funding to addressing underserved needs, and in turn, assist in the leveraging of other federal, state and local funds to address these needs as well. The City will continue to assist in the coordination of efforts within the community in partnership with other nonprofits and philanthropic organizations including the Local Initiatives Support Corporation (LISC), the Poverty Reduction Initiative, the Kalamazoo Community Foundation, the Greater Kalamazoo United Way, and others. The City of Kalamazoo will assist in the development of technical assistance and capacity building in the community through its membership and active participation in such national and statewide organizations as the National Community Development Association (NCDA), the Michigan Community Development Association (MCDA), the National Association of Housing and Redevelopment Officials (NAHRO).

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

3-5 Year Strategic Plan Managing the Process response:

Managing the Process Question 1: Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The City of Kalamazoo's Community Planning and Development Department will serve as the lead agency responsible for the 2010 - 2014 Consolidated Plan. As such, the Department will work closely with all of the organizations and entities involved in the implementation of the community development strategies identified in the Plan. Major public and private agencies responsible for administering the programs covered by the Plan include, but are not limited to: several agencies within Kalamazoo County; Housing Resources, Inc.; Local Initiative Support Corporation (LISC); Michigan State Housing Development Authority (MSHDA); Salvation Army; and Young Womens Christian Association (YWCA). A complete list of public and private agencies that played a role in developing various elements of this Plan is included in the Strategic Plan Additional Files folder (refer to List of Key

Stakeholders- Significant Contacts.doc, which can also be found in Appendix 2 of this document).

Managing the Process Question 2: Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

PLAN DEVELOPMENT

The initial phase of the project included a significant amount of data collection and analysis. This involved demographic research as well as coordination with agencies and providers to collect information and data from them. Integral to the success of this part of the project were LISC, Housing Resources, Inc. (HRI), Gryphon-211, Senior Services, Disability Network Southwest Michigan, Community AIDS Resource and Education Services (CARES), YWCA, the City of Kalamazoo, and various Kalamazoo County agencies.

The second phase involved an extensive public input campaign. Working with the City and neighborhood associations, six neighborhood meetings were organized and advertised providing opportunities for residents throughout the community to participate.

The next phase combined the results from the data collection and analysis to develop a draft of the Plan. The final phase was the adoption process including two public hearings and a 30-day review period. Comments were received and considered resulting in adjustments to the final draft. A third public hearing was conducted by the City Commission on March 15, 2010 prior to their approval of the resolution adopting the Plan (see Appendix 4).

The 2010-2014 Consolidated Plan was prepared by McKenna Associates Inc. in association with the City. The planning process included coordination with the City's Community Planning and Development Department staff, City Commission members, Community Development Act Advisory Committee members, as well as representatives from local and regional non-profit organizations, County agencies, and other key stakeholders responsible for the successful implementation of the Plan. HUD's Consolidated Plan Management Process (CPMP) tool and Guidelines for Preparing a Consolidated Plan Submission for Local Jurisdictions were utilized to develop the Plan.

A complete list of public and private agencies that played a role in developing various elements of this Plan is included in Appendix 2.

Managing the Process Question 3: Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

REQUIRED CONSULTATIONS AND SOCIAL SERVICES

During the preparation of the Consolidated Plan, representatives from public and private agencies were interviewed, along with social service agencies, to gather information on community needs, possible solutions, level of funding needed, lead hazards, and other relevant community development needs.

More than 210 invitations were mailed to individuals and representatives of agencies, municipalities, and community groups inviting them to attend one of a series of six participatory meetings concerning how funds could best be spent to maximize their impact in the community. These meetings were scheduled at strategic sites and times throughout the City in order to accommodate work schedules and transportation needs. The meetings were located in low to moderate income neighborhoods to encourage participation by low to moderate income citizens. The community at-large was also invited to participate at these input sessions as well as at two public hearings. Finally, all citizens were invited to contact the City or its consultants to give input or ask questions during the development of the Consolidated Plan.

A complete list of public and private agencies that played a role in developing various elements of this Plan is included in Appendix 2.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Citizen Participation Question 1: Provide a summary of the citizen participation process.

The 2010-2014 Consolidated Plan was prepared in conjunction with the City Community Planning and Development Department and with the Community Development Act Advisory Committee (CDAAC), a thirteen (13) member citizens' advisory committee that makes funding recommendations to the City Commission. Six of the CDAAC members are appointed by and represent the core neighborhood associations, i.e., those with the highest representation of low to moderate income residents, and seven are members-at-large. All meetings of CDAAC are posted on the City's website and on the door of the meeting

location, are announced weekly during the City Commission meetings covered by the local public access television channel, and are open to the public.

PUBLIC MEETINGS

A series of public input meetings were held throughout the City in late September and early August, 2009. A total of six meetings were held at various times and various locations in the community. The goal was to provide opportunities for all different populations in the low-moderate income neighborhoods in the City to attend a meeting. Meetings were held at various times throughout the afternoon and evening. The locations also varied, although most were at neighborhood offices. By having these meetings at times and locations that were convenient to the community, the City was able to overcome some of the more common excuses for not attending meetings.

Each of the public meetings was informal and interactive. The facilitators presented the information at each session as consistently as possible so that the results could be compared to one another. The meetings consisted of a short introduction on the purpose of the Consolidated Plan and the public's role in the process. Then, the participants engaged in a short exercise in which they identified the strengths, weaknesses, opportunities, and threats that exist in their community. Once they completed their lists, the participants voted on which were most important to them in order to prioritize the items in the lists. (A report summarizing the results of these meetings and including all of the suggestions from all of the meetings and the number of votes received is included in Appendix 3.) Finally, respondents considered the priority weaknesses and threats identified earlier and listed projects/activities that could be funded to address these issues.

PROJECT WEBSITE

A project-specific website was created for the Consolidated Plan and incorporated as part of the City of Kalamazoo's website. The website provided visitors with information about Consolidated Plans and the planning process. A companion page provided visitors with an opportunity to submit feedback and participate in the process. Questions posed on the site were designed to solicit information similar to that collected at the public meetings.

MASTER PLAN UPDATE

As the City was preparing the 2010-2014 Consolidated Plan, it was also embarking on a significant update to its Master Plan. This process involved a substantial amount of analysis and public input as well. Although the end results of these two projects are quite different, the input received from the public is similar and was valuable to both projects. Recognizing this, information and results were shared regularly as these two projects progressed.

INFORMING THE PUBLIC

An article regarding the meetings as well as a legal notice was published in the local newspaper one week prior to the first meeting. Also, e-mail correspondence inviting recipients to the sessions and including the press release, was sent to distribution lists

managed by the Continuum of Care (LISC) and the City of Kalamazoo. Finally, information on the meetings was included in a letter sent to over 200 community leaders inviting them to participate in the planning process and provide input as the Plan was being developed.

FIRST PUBLIC HEARING

At the conclusion of the six public input meetings, a public hearing was held with the Community Development Act Advisory Commission (CDAAC) on November 12, 2009. This was an opportunity for the consultants to summarize the results of the public meetings and provide a first review of the priorities that are included in the Consolidated Plan. It was also a first opportunity for members of the public to provide comments on the draft Plan.

Comments received at the first public hearing are characterized as follows: (Minutes and comments from first public hearing are included in Appendix 4).

- Outreach and distribution of Draft Plan for 30-day review period – include neighborhoods and broad distribution.
- Consider providing means of structured feedback or direct respondents to specific pages or questions to which you would like responses and feedback.
- Send neighborhood associations short text to include in their outreach and encourage participation by their residents.

SECOND PUBLIC HEARING

The second of the two required public hearings was held on January 14, 2010. A summary of the Plan and the priority areas identified within it were presented along with a description of the required Consolidated Planning process so that all in attendance understood how this document was prepared. The 30-day comment period was described and the comments that were received with the Plan's responses were reviewed. Additional public comment was also received at this time.

Comments received at the second public hearing are characterized as follows: (Minutes and comments from second public hearing are included in Appendix 4).

- Ways to increase feedback in future years.
- Changes in the draft from the previous public hearing.
- Desire of the Committee to have more time to review the revised draft prior to making a recommendation.

THIRTY-DAY COMMENT PERIOD

The Draft Consolidated Plan was available for public review and comment for 30 days from November 20, 2009 to December 20, 2009. Copies of the plan were available at the following locations: downtown branch of the Kalamazoo public library, City of Kalamazoo Development Center, seven of the neighborhood offices in the City including all of the low/moderate income neighborhoods eligible for funding, and the City's website. No

official comment letters were received during the official public comment period. A telephone call and an email were both sent describing minor edits to the document, which were made immediately and confirmed with the agencies submitting the comments.

A public notice appeared in the local newspaper – *the Kalamazoo Gazette* – which briefly summarized the plan, described where the drafts would be located, and explained how comments could be submitted. An explanation of the comment procedures and directions to the City’s website were also sent to all of the individuals on the notification list below as well as anyone who had provided an e-mail address during the public input sessions. See Appendix 6 for a copy of the public notice.

CITIZEN PARTICIPATION PLAN

The City of Kalamazoo’s Citizen Participation Plan was originally adopted in 1998, and updated and approved by the City Commission in 2007. The Public Participation process for the development of the 2010-2014 Consolidated Plan is consistent with the City’s officially adopted Citizen Participation Plan. A copy of this Plan has been included in Appendix 7.

Citizen Participation Question 2: Provide a summary of citizen comments or views on the plan.

No citizen comments or views were received on the plan either in writing or in person at the two public hearings that were conducted. The primary discussion that occurred at the hearings was regarding how to better solicit comments in the future.

Citizen Participation Question 3: Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Many efforts were made to broaden public participation in the development of the Consolidated Plan. Several of these efforts were specifically targeted to minorities, non-English speaking persons, and persons with disabilities.

- A press release describing the public meetings was sent to the local newspaper and published prior to the meetings
- The press release was also sent to “Community Voices” a local online newsletter focusing on the African-American community and relevant issues in the City
- The neighborhood meetings were scheduled in the low to moderate income neighborhoods with the highest percentage of minority population to encourage attendance
- A specific website was created with opportunities to provide feedback online for those who could not attend the meetings

- An email list was created from participants at neighborhood meetings, the Affordable Housing Partnership distribution list (from LISC), and a list maintained by the City of Kalamazoo and updates were provided electronically throughout the process
- Leaders of groups and agencies representing minority populations and persons with disabilities were personally invited to attend the meeting and participate in the planning process
- Meetings were held at ADA accessible facilities

Citizen Participation Question 4: Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

No formal comments were made. Two agencies made contact via telephone and/or email to convey minor word change / editing comments, and both of those changes were accepted.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional Structure Question 1: Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

PUBLIC INSTITUTIONS

The public institutions that play a part in the implementation of the City’s Consolidated Plan include but are not limited to the City of Kalamazoo, Kalamazoo County, the surrounding jurisdictions (including the Charter Township of Kalamazoo and the City of Portage), the Michigan State Housing Development Authority, Western Michigan University, Downtown Development Authority, Downtown Kalamazoo, Inc., and Downtown Tomorrow, Inc.

NON-PROFIT ORGANIZATIONS

The following is a list of non-profit organizations that have received entitlement funding (CDBG, HOME and/or ESG) from the City from PY2005 to present.

- Boys & Girls Club of Greater Kalamazoo
- Bryant Mills Plan
- Catholic Family Services
- Communities in Schools
- Constructive Community Builders
- Disability Network of SW Michigan
- Douglass Community Association
- Downtown Tomorrow, Inc.
- Eastside Neighborhood Association
- Ecumenical Senior Center
- Edison Neighborhood Association
- Fair Housing Center of SW Michigan
- Family Health Center
- Gryphon Place
- Hispanic American Council
- Housing Resources Inc.
- Kalamazoo Area Housing Corporation
- Kalamazoo County Emergency Shelter
- Kalamazoo County Family YMCA
- Kalamazoo County Poverty Reduction Initiative
- Kalamazoo Drop-In Child Care Center
- Kalamazoo Gospel Mission
- Kalamazoo Nature Center
- Kalamazoo Neighborhood Housing Services
- Kalamazoo Northside Nonprofit Housing Corporation
- Kalamazoo Valley Habitat for Humanity
- Legal Aide of Western Michigan
- Living Ways Foundation
- Local Initiatives Support Corporation
- Ministry With Community
- Mt. Zion Safe House
- My Own Home/Community Living Options
- New Genesis, Inc.
- Northside Association for Community Development
- Northside Economic Potential Group
- Open Door/Next Door Shelters
- Prevention Works, Inc.
- Residential Opportunities Incorporated
- Salvation Army
- Senior Services
- YWCA

There are many more agencies in the community that are not included in the above list that may play a role in implementing this Plan over the next 5 years.

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PRIVATE INDUSTRY

The primary private industries that will be involved in the implementation of this Plan are home mortgage brokers, home improvement contractors, developers, and home realtors.

GAPS IN COORDINATION

As it stands, there are no major gaps in coordination. The Local Initiatives Support Corporation (LISC) began a special effort to coordinate housing development efforts on a County-wide basis beginning in PY2006. LISC has hired a coordinator to work effectively with all of the key partners and jurisdictions to encourage such concepts as inclusionary zoning and fair share housing, as well as the development of a functioning Housing Trust Fund. The City's Community Planning and Development Department will continue as a clearinghouse and potential funder for any relevant housing related activity within its jurisdiction.

In addition, dialogue has begun amongst the jurisdictions of Kalamazoo County to increase coordination of efforts to address various social issues. During 2005, the City and County agreed to merge the two independent public transportation systems under the management of the City of Kalamazoo. In January 2007, Kalamazoo County agreed to participate in a County-Wide Housing Trust Fund and pledged to match the City of Kalamazoo's initial \$250,000 general fund obligation, resulting in a \$500,000 Housing Trust Fund. Similar conversations have begun concerning coordination on such issues as foreclosure prevention, community planning, addressing lead-based paint hazards, zoning, and related topics.

The City will continue to support efforts being made through the United Way and Gryphon Place to act as coordinator of services and first-line referral agency for those in need.

ELIMINATING GAPS IN COORDINATION

The reduction of entitlement funds for the City of Kalamazoo is the catalyst for a strengthening in coordination between services in Kalamazoo County. Such strengthening creates a more efficient service stream and helps to eliminate overlap between agencies performing the same tasks.

The City will undertake the following steps to eliminate identified gaps and to strengthen cooperation:

- Participate in countywide planning activities;
- Work with the local Continuum of Care to identify and address gaps in coordination;
- Continue to build collaborations within the local development entities to consolidate resources and efforts toward specific, mutually agreed upon objectives;
- Provide educational and capacity building training opportunities to nonprofit agencies to enhance management capacity resulting in an increased ability to undertake and carry out the provision of needed services.

The City will continue to address identified gaps and support organizations that fill those gaps as funding permits.

Institutional Structure Question 2: Assess the strengths and gaps in the delivery system.

STRENGTHS

The delivery system currently exhibits strength in many areas. The degree of ongoing, continuous coordination between service providers with differing areas of focus, i.e. housing rehabilitation or mental illness counseling is strong. The City has a structure in place in which individuals seeking assistance are linked with appropriate agencies through a centralized referral process. The can-do attitude and willingness to provide assistance is prevalent throughout the City.

GAPS

Gaps or inefficiencies in the delivery system are present where overlapping services are provided by multiple agencies, where insufficient funds exist to resolve an issue or address a problem in a satisfactory manner, and where providers are geographically concentrated, thus making it difficult for those in need to receive assistance due to a lack of mobility or proximity to providers.

Institutional Structure Question 3: Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

The City of Kalamazoo has no public housing and therefore does not have a Public Housing Authority. As a result, the needs of public housing are not within the scope of this Consolidated Plan.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Monitoring Question 1: Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

MONITORING STANDARDS AND PROCEDURES

In order to ensure the statutory and regulatory requirements are in full compliance, the City recognizes that monitoring of this Consolidated Plan must be carried out on a regular basis. Further, it is critical to confirm that information being reported to HUD through such mechanisms as IDIS (Integrated Disbursement & Information Systems) is correct and complete. The City will seek the assistance of a number of organizations and agencies in monitoring its housing strategy in order to ensure it is progressing as planned.

The Community Planning and Development Department is responsible for preparing annual reports detailing the progress of all of the strategies contained in the Consolidated Plan. This department will monitor on a quarterly basis the implementation of these strategies in order to identify areas requiring improvement. This evaluation will include a review of expenditure timeliness, reports submitted by subrecipients, relative attainment of goals and objectives as set out at the beginning of the year, and potential problem areas that may be addressed with proactive or technical assistance.

To facilitate this, the City has implemented performance standards by which to evaluate the performance of its programs and the programs it funds. The standards are modeled after the HUD-recommended Objectives/Outcomes/Indicators matrix approach.

Another area of particular attention is the monitoring of subrecipients. The City's Community Planning and Development Department staff performs a risk assessment of all subrecipients and will monitor all subrecipients annually utilizing HUD guidelines and the City's performance standards in carrying out this monitoring. Each subrecipient will receive an on-site monitoring at least once every three years, depending on the relative risk factors for each program. High level risk factors include capacity issues/staff turnover, instances of public complaints, other previous significant monitoring issues, and relatively large allocations.

The objectives of the subrecipient monitoring will be to ensure reasonable project progress and accountability, ensure compliance with CDBG, HOME, ESG and other Federal requirements, as applicable, and to evaluate organizational and project performance. All subrecipients will be monitored through outcome-based standards, and will be evaluated on a performance-based system. Documentation will be maintained of all monitoring activities

including reports of site visits, findings, and correspondence and resolution of any comments or findings.

Under the HOME program, the City and its partner agencies will guarantee that they will review all HOME-assisted rental housing projects to ensure compliance with all HOME program requirements.

The first level of HOME-assisted rental review comes from the City of Kalamazoo Code Administration within Community Planning and Development which ensures that all rental units in the City are certified and meet housing quality standards. All certifications require an on-site inspection by City Code Enforcement personnel and certifications are conducted every other year.

Specific to the HOME program, Housing Resources, Inc. (HRI) performs annual HUD Housing Quality Standards (HQS) inspections on each housing unit that receives financial assistance. The results of the inspection are included as part of the client file on site at HRI. For every client who participates in the Tenant Based Rental Assistance (TBRA) assistance program, an annual HQS and rent re-determination is completed on or about the anniversary date of entry. Furthermore, when HRI locates a housing unit which is not currently certified as a rental unit within the City of Kalamazoo, the Code Administration division is notified and follows-up on the case.

It is intended that this monitoring plan will reinforce the communication network between the City and the various housing and human needs agencies participating directly in the implementation of the Consolidated Plan or assisting in the provision of services supporting the Plan's strategies. The monitoring process will also ensure accountability, compliance, and adequate progress from the various agencies funded as a part of the City's CDBG, HOME, and ESG programs.

Additionally, the City of Kalamazoo, in conjunction with its 13 member citizen's advisory committee, CDAAC, reviews the goals and objectives as set forth in the 2010 - 2014 Consolidated Plan at least three times per year - 1) at the time of the submission of new CDBG proposals, 2) in preparation for the Annual Action Plan Public Hearing, and 3) at the time of the Public Hearing for the Consolidated Annual Performance and Evaluation Report.

A further review of compliance with program requirements includes staff oversight of timeliness issues. Kalamazoo has been able to maintain timeliness in the utilization of its federal resources largely because of the annual allocation process with one-year Agreements. Staff review monthly reimbursement requests and monitor those agencies from whom no activity is observed. Subrecipients are requested to submit a 6-month report at which time staff can be alerted to any potential timeliness issues. And finally, during March of each year, staff runs IDIS reports to confirm that the City of Kalamazoo is being timely in the expenditures of its federal funds.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Priority Needs Analysis and Strategies Question 1: Describe the basis for assigning the priority given to each category of priority needs.

OVERALL PLAN PRIORITIES

This document contains a significant amount of information regarding demographics, economics, and housing. All of this data has been analyzed based in large part on public input and research that has been conducted throughout the process of assembling this Plan. A significant public input campaign was conducted for the Consolidated Plan consisting of six neighborhood meetings, two public hearings, and a development of a website specific to this project. In addition, the public input and priorities generated through the City's Master Plan Update process (ongoing, 2009), the Analysis of Impediments to Fair Housing (2008), and neighborhood plans completed for the Vine, Eastside, Northside, Edison, and Fairmont and Stuart neighborhoods in 2009 were also taken into consideration during the compilation of this report.

Through all of this discussion and work, some specific priorities have emerged that cover all aspects and elements of the plan. The goals and objectives of each subject discussed in this Plan have been prepared based on these over-arching priorities. They are presented here in no particular order. Following each priority are objectives that are designed as action items to guide the City toward achievement of the priority goal.

1. REHABILITATION AND MAINTENANCE OF EXISTING HOUSING STOCK

Two trends are clear: the population of the City is decreasing and the housing stock is aging. Since the population is not increasing, there is less need to dedicate significant resources to new housing development. With an aging housing stock, a more efficient use of those resources is housing rehabilitation.

- 1A. Provide assistance for homeowners and occupants of the aging housing stock through a variety of programs, regulations, education, and funding, all with key attention paid to the hazards of lead based paint.
- 1B. Continued support of the City's Anti-Blight team, housing inspection staff, and rental certification program.

- 1C. Continue partnerships with organizations to provide rehabilitations specific to the elderly and disabled.
- 1D. Continue to integrate lead based paint abatement strategies into housing rehabilitation as well as Anti-Blight Team and Code Enforcement Staff efforts, and continue to work with Healthy Homes Initiative and other partners to improve housing conditions for residents and raise awareness of lead concerns.
- 1E. Work with neighborhood associations, the County Land Bank, Anti-Blight Team, Department of Public Safety, and other agencies to address blighting conditions, vacancies, and foreclosures in the community and create positive opportunities for adjacent property owners and neighborhoods.

2. CONTINUED COMMITMENT TO AFFORDABLE HOUSING

The City of Kalamazoo continues to prioritize affordable housing. With the challenges many residents face finding living-wage employment and the difficulties created by the mortgage and credit crisis, these funds are critical. Over the past several years, the City has formed partnerships with other jurisdictions in an effort to further address this issue.

- 2A. Work with Kalamazoo County to continue to support the implementation of the Housing Trust Fund particularly to address the need for rental assistance for the extremely low and low-income households.
- 2B. Support the rapid re-housing, prevention, and tenant-based rental assistance initiatives of the Affordable Housing Partnership to reduce the increasing number of days people are spending in shelters and to reduce the number of persons entering into homelessness as a result of a loss of their residence.
- 2C. Provide means of increasing homeownership for low-income residents, particularly in core neighborhoods, and address obstacles that block this goal.
- 2D. Ensure quality housing opportunities are available at all rent levels, in all neighborhoods, and for all abilities.

3. NEIGHBORHOOD BASED ECONOMIC DEVELOPMENT, RECRUITMENT, AND EMPLOYMENT OPPORTUNITIES AND TRAINING

With the shift in the manufacturing economy and growth in the service industry, many of the residents of the low/moderate income neighborhoods in Kalamazoo have found themselves without adequate skills to find employment. To be successful and thrive again, Kalamazoo neighborhoods need a two-pronged approach to economic development. This approach must combine training for local residents that provides them the skills required to compete in today's economy with

business development providing these residents the jobs and income necessary to provide for their families.

In addition, further recruitment and development of businesses and services within the core neighborhoods will create a renewed sense of vitality, place, and pride. This will lead to further private investment and improvements and provide a catalyst for neighborhood wide change.

- 3A. Partner with local foundations, intermediaries, and other community groups to develop needed retail opportunities in the core neighborhoods.
 - 3B. Coordinate with banks, agencies, and other partners to incentivize new services and businesses within the core neighborhoods.
 - 3C. Create incentive-based financing for businesses that hire and train income-eligible residents.
 - 3D. Establish gateways, improve façades, implement streetscape plans, and complete other beautification efforts to increase curb appeal and demonstrate public investment in neighborhood infrastructure.
 - 3E. Provide opportunities for neighborhood-based employment, self employment, and job training programs utilizing apprenticeships and continuing education programs.
4. PROVIDE OPPORTUNITIES FOR YOUTH ENGAGEMENT AND ESTABLISH PROGRAMMING TO REDUCE CRIME

Crime in the neighborhoods and a lack of organized youth activities emerged as two persistent themes during the public input sessions. Although participants generally agreed that the Department of Public Safety was doing a good job, they also agreed that crime was an issue, and this was likely related to the lack of safe and engaging alternatives for youth. Neighborhood-based programming encourages youth to build relationships within their immediate community and become more invested in their neighborhood.

- 4A. Work with neighborhood associations, the school district, and other local resources to develop programming, activities, and to establish facilities for youth in neighborhoods.
- 4B. Establish opportunities within neighborhoods for mentoring and training of youth, particularly young adults, on issues such as leadership, education, health, crime prevention, career development, making good choices, etc.
- 4C. Support quality afterschool programming to include homework help and nutrition services.

- 4D. Decrease opportunities for crime through improved lighting, brush removal or trimming, blight removal or building rehabilitation, and other similar measures.
5. INFRASTRUCTURE IMPROVEMENTS TO IMPROVE THE QUALITY OF LIFE IN NEIGHBORHOODS AND BETTER ACCOMMODATE SPECIAL NEEDS POPULATIONS

Like the housing stock, the infrastructure in the City's neighborhoods is also aging. The roads, sidewalks, streetlights, ramps, and other elements are significant components of the quality of life for neighborhood residents. Much of this critical infrastructure has not been improved for many years. Public investment in these elements is critical for improving the quality of life in Kalamazoo neighborhoods, creating a more inviting place for residents and business owners, and economic development initiatives. In addition, it will improve the accessibility for special needs populations, including seniors and persons with disabilities.

- 5A. Create a comprehensive strategy to improve sidewalks, streets, curb cuts, ramps, railroad crossings, and other pedestrian amenities that are in poor condition and are currently physical barriers in the community.
- 5B. Implement neighborhood based streetscape plans and street improvements to improve the character of these areas as well as address aging infrastructure issues.
- 5C. Work with Department of Public Safety and Department of Public Services to evaluate street lighting in neighborhoods to determine changes that will improve safety for residents.

Priority Needs Analysis and Strategies Question 2: Identify any obstacles to meeting underserved needs.

OBSTACLES

The primary obstacles to meeting underserved needs in the Kalamazoo area include lack of financial resources, lack of coordination of community efforts and lack of capacity amongst some service providers. The City of Kalamazoo will devote its federal entitlement funding to addressing underserved needs, and in turn, assist in the leveraging of other federal, state and local funds to address these needs as well. The City will continue to assist in the coordination of efforts within the community in partnership with other nonprofits and philanthropic organizations including the Local Initiatives Support Corporation (LISC), the Poverty Reduction Initiative, the Kalamazoo Community Foundation, the Greater Kalamazoo United Way, and others. The City of Kalamazoo will assist in the development of technical assistance and capacity building in the community through its membership and active participation in such national and statewide organizations as the National Community Development Association (NCDA), the Michigan Community Development Association

(MCDA), and the National Association of Housing and Redevelopment Officials (NAHRO).

The City of Kalamazoo will also continue to work with several community organizations and efforts to meet underserved needs, including but not limited to, the Community Development Act Advisory Committee, Kalamazoo Neighborhoods Coalition, the Kalamazoo County Poverty Reduction Initiative, the Continuum of Care (currently administered through LISC) the Fair Housing Center of Southwest Michigan, Legal Aid of Western Michigan, and the newly-formed Foreclosure Prevention Task Force. A team effort involving several of the above-named organizations will assist the City in determining the best strategic use of Neighborhood Stabilization Program (NSP) funds and other targeted efforts utilizing resources received from the American Recovery and Reinvestment Act of February 17, 2009.

The Foreclosure Prevention Task Force was organized in early 2008 to address obstacles involving foreclosures and to assist in the coordination of the several community agencies working on this topic. As well as the City of Kalamazoo Community Planning and Development Department, other agencies involved are: Kalamazoo County Treasurer's office, Kalamazoo Neighborhood Housing Services, Gryphon Place 2-1-1 Help Hotline, the Local Initiatives Support Corporation, Legal Aid of Western Michigan, and Northside Association for Community Development.

In addition, to assist specifically in the alleviation of poverty and meeting unmet needs in the jurisdiction, the City staff will serve in an advisory capacity on the Fair Housing Board of Directors and seek additional opportunities for projects which create new jobs.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Lead-based Paint Question 1: Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

LEAD-BASED PAINT

Lead-based paint is defined as paint containing one milligram per square centimeter (1 mg/cm²) of lead, or 0.5% lead by weight. The definition of a lead-based paint hazard is any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal Agency.

Although lead is known to cause adverse health effects to both adults and young children, children (particularly those under the age of 7) are at a greater risk to lead-based paint hazards. Severe lead exposure in children – having blood lead levels greater than or equal to 880 micrograms per deciliter – can cause coma, convulsions, or even death. High levels of lead exposure can also cause mental retardation, kidney damage, damage to the central nervous system, and damage to blood forming tissues.

Even low levels of lead are known to significantly affect a child's IQ, reading and learning abilities, attention span, and behavior. Exposures during infancy can affect the basic development of the brain and nervous system. Effects may be irreversible, affecting performance in school and later in adult life. Today, a blood lead level greater than or equal to 10 micrograms per deciliter is classified by the Centers for Disease Control and Prevention as a level of concern and warrants attention.

Lead-based paint in homes is one potential source of lead poisoning for children. The sale of lead-based paint was banned by law in 1978. However, its use was curtailed significantly after the 1950's. Lead was used only in oil-based paints and was used to hold the color in the paint; it therefore, was primarily used in bright color, exterior paints. Most interior paints prior to 1978 were of a subdued color and were less likely to contain lead than exterior paints. It should be stressed that having lead-based paint in a dwelling does not necessarily constitute a health hazard. Lead-based paint only becomes a hazard when it is ingested.

LEAD-BASED PAINT IN THE CITY OF KALAMAZOO

According to the 2000 Census, in the City of Kalamazoo, 41% of the housing stock was built prior to 1950 (see Table 2 below). Furthermore, maintenance is more of a concern with rental housing than with owner housing as owner occupants tend to keep up with the maintenance and would be more likely to replace peeling paint or prevent it from reaching a condition where a child would easily be able to ingest it than would tenants or absent landlords.

Table 2
AGE OF HOUSING STOCK

Year Structure Built	City of Kalamazoo		Kalamazoo County	
	Total Units	Percent	Total Units	Percent
2005 or later*	731*	N/A	3,337*	N/A
2000 to 2004**	1,014**	N/A	10,411**	N/A
1990 to Mar. 2000	1,945	6.2%	14,470	15.5%
1980 to 1989	2,842	9.1%	11,808	12.6%
1970 to 1979	4,669	14.9%	17,144	18.3%
1960 to 1969	4,167	13.3%	13,950	14.9%
1950 to 1959	4,879	15.5%	13,360	14.3%
1940 to 1949	3,579	11.4%	7,529	8.1%
1939 or earlier	9,299	29.6%	15,218	16.3%

Source: US Census of the Population, 2000, SF4.

*Source: US Census Bureau, 2008 American Community Survey (City margin of error: +/-373; County margin of error: +/-775)

**Source: US Census Bureau, 2008 American Community Survey (City margin of error: +/-511; County margin of error: +/-1,190)

Using 2008 U.S. Census American Community Survey estimates, 51.9% of the housing stock is renter occupied with a total of 27,664 total households in the City of Kalamazoo. If the rental stock built prior to 1950 is at greatest risk of having lead based paint, there are approximately 6,680 total units in the City at risk.

However, of the population at 30% of the HUD adjusted median family income (HAMFI) (Extremely Low Income) or below, 82% (4,841 households) live in rental housing. Presumably, 1,984 units would be at risk of lead based paint (built prior to 1950) among this group.

Of the population at 50% of the HUD adjusted median family income (HAMFI) (Low Income) or below, 77.5% (8,174 households) live in rental housing. Presumably, 3,351 units would be at risk of lead based paint (built prior to 1950) among this group.

Of the population greater than 50% but less than 80% of the HUD adjusted median family income (HAMFI) (Moderate Income) 57% (2,967 households) live in rental housing. Presumably, 1,626 units would be at risk of lead based paint (built prior to 1950) among this group.

Older housing tends to be concentrated in lower income areas, which would increase the percentage of housing built prior to 1950 in this income class and thus the number of households at risk.

It should be noted that any unit that is rehabilitated, modernized, weatherized, or reconstructed using City or entitlement dollars must address lead paint hazards that are present. All sub-recipients must comply with federal regulations for abatement in an effort to reduce the hazards of lead paint in the community.

ESTIMATED UNITS AFFECTED BY LEAD BASED PAINT HAZARDS

Table 3 below indicates the estimated number of units affected by lead-based paint hazards for the City of Kalamazoo.

Table 3
ESTIMATED NUMBER OF UNITS AFFECTED BY LEAD BASED PAINT
CITY OF KALAMAZOO

Year Constructed	Tenure	Total Occupied Units	Percent Units with Lead Paint	Occupied Units with Lead Paint	Percent Occupied Units with Lead Hazard	Occupied Units with Lead Hazard	Percent Units with Hazard Occupied by LMI Households	Units with Lead Hazard Occupied by LMI Households	Percent LMI Units with Lead Hazard with Children under 6	LMI Units with Lead Hazard with Children Under 6
1939 or earlier	Owner	5,186	90.0%	4,667	44.0%	2,054	37.4%	768	17.8%	137
	Renter	3,249	90.0%	2,924	44.0%	1,287	66.5%	856	17.8%	152
1940 to 1959	Owner	5,411	80.0%	4,329	18.0%	779	35.1%	273	17.8%	49
	Renter	2,465	80.0%	1,972	18.0%	355	64.4%	229	17.8%	41
1960 to 1979	Owner	2,569	62.0%	1,593	9.5%	151	25.0%	38	22.2%	8
	Renter	5,998	62.0%	3,719	9.5%	353	67.2%	237	22.2%	53
	Total Owner =			10,589		2,984		1,079		194
	Total Renter =			8,615		1,995		1,322		246
	Total =			19,204		4,979		2,401		439
	Percent of Total =			65.3%		16.9%		8.2%		1.5%

Source: US Census of the Population, 2000, SF4; HUD National Data Ratios utilized for Percentage Calculations.

Table 3 was derived by using HUD national data ratios and U.S. Census data to estimate the number of occupied households and LMI occupied households that may have been exposed to lead-based paint or have lead-based paint hazards. This table reveals that there may be 19,204, or 65.3% of all occupied units with lead paint exposure within the City of Kalamazoo and 4,979, or 16.9% of all occupied units with lead hazards. Of those units with lead hazards, 2,401, or 8.2% of all occupied units are Low-Moderate income. Of the 2,401 Low-Moderate income units with lead hazards, 1,079 are owner-occupied and 1,322 are renter-occupied. Furthermore, 439 (194 owner-occupied/246 renter-occupied) of these Low-Moderate income units with lead hazards may have children under the age of six years old. Children under the age of 6 are the most vulnerable age group since lead poisoning can cause serious neurological disorders during brain development.

CHILDREN TESTING LEVELS FOR LEAD BASED PAINT HAZARDS

The number of children that have screened positive for lead-based paint poisoning is also an important statistic when developing strategies to address lead-based paint hazards. The Kalamazoo County Health and Community Services Department- Environmental Health Division conducts contractual lead inspections and elevated blood level risk-based assessments in Kalamazoo County. Screenings are done for children under the age of 6 who are income eligible, but doctors also conduct them for the general public during regular exams if there is a suspicion of elevated blood lead level or impact due to living environment. Table 4 below shows the number of elevated blood lead levels that have been detected since 2005 in the City of Kalamazoo.

Table 4
 SCREENINGS WITH ELEVATED BLOOD LEAD LEVELS
 CITY OF KALAMAZOO
 01/01/2005 – 06/01/2009

Year	Number of Children Tested	Micrograms per deciliter (mcg/dl)			
		0-9*	10-14	15-19	20+
January-June 2009	945	928	9	3	5
		98.20%	0.95%	0.13%	0.53%
2008	1,659	1,631	15	5	8
		98.31%	0.90%	0.30%	0.48%
2007	1,392	1,363	15	5	9
		97.92%	1.08%	0.36%	0.65%
2006	1,220	1,188	14	8	10
		97.38%	1.15%	0.66%	0.82%
2005	859	830	16	9	4
		96.62%	1.86%	1.05%	0.46%

Source: Michigan Department of Community Health (MDCH) Data Warehouse, 10/1/2009.

Percentages may not equal 100% due to rounding.

*Blood lead levels of 0-9 mcg/dl are not considered to be lead burdened.

The number of children being tested for elevated blood level in Kalamazoo has been steadily increasing since 2005. The number of children tested in 2009 is projected to continue this trend. The data in the above table does not necessary indicate an increase in the number of housing units with lead based paint within the City, simply that more lead level testing is taking place. More testing allows for early detection and remediation of the damaging effects of lead poisoning. The total percentage of non-lead burdened children (mcg/dl levels between 0-9) that are tested continues to rise and inch closer to 100% meaning there are fewer children with elevated blood levels. Continued efforts to increase testing and remediate lead based paint should reinforce these positive trends.

Lead-based Paint Question 2: Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

ACTIONS TO REDUCE LEAD-BASED PAINT HAZARDS

During 2007, the City, in partnership with Kalamazoo County, received a \$100,000 grant from the Environmental Protection Agency to fund the following projects designed to reduce childhood lead poisoning:

- Lead Safe Work Practices Classes;
- Orientation on Michigan's Lead Safe Law;
- Awareness Campaign; and
- Pre-Intervention Assessments for Rental Housing

The above grant-funded programs were implemented during 2008 and the City does not have plans to continue the programs into 2010 and beyond. However, the City is currently working with the Kalamazoo County Health and Community Services Department-Environmental Health Division personnel on a new initiative, referred to as the H2K-Healthy Homes for Kalamazoo program, to promote and implement a sound, sustainable Healthy Home program by 2011.

The H2K program will advocate the Seven Principles of Healthy Homes, provide access to all City and County residents, and in part address lead poisoning (likely from lead based paint) in substandard housing. The County Environmental Health Division has developed a Strategic Plan for the program that would, amongst other things, create educational items, build partnerships, develop a website to post information, develop a healthy home checklist, and provide training to homeowners.

HOUSING

Housing Needs (91.205)-

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Housing Needs Question 1: Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

EXTREMELY LOW INCOME, LOW INCOME, MODERATE INCOME, AND MIDDLE INCOME HOUSEHOLDS

This section will describe the needs for households in the City that are classified according to the HUD adjusted median family income (HAMFI) limits. Often these households will be classified as extremely low income, low income, moderate income, or middle income, but these terms can become confusing, as it is often not defined exactly what each term means. In this plan, these percentages are used primarily to describe the income limits. For reference purposes, 30% HAMFI typically refers to extremely low income, 50% HAMFI typically refers to low income, and 80% HAMFI typically refers to moderate income or low-moderate income.

Data for this section was obtained directly from HUD either from their field officer or through their web site. This was done to maintain consistency with HUD procedures and analyses.

INCOME LIMITS

The following income limits are the latest data available from HUD. The data is compiled annually by HUD based on the Metropolitan Statistical Area (MSA), an arbitrary census boundary that includes Kalamazoo and Van Buren counties. HUD also identifies the income limits for all sizes of families between one and eight persons. Typically, most people will use the four-person family figure when finding their results in the table as they believe this to be the size of the average family. However, it would be more accurate for Kalamazoo to use the three-person family figure since the average family size for the City of Kalamazoo according to the U.S. Census 2008 American Community Survey is 3.02 (+/-0.19).

Table 5
HUD ADJUSTED MEDIAN FAMILY INCOME LIMITS: 2009
KALAMAZOO – PORTAGE MSA

	Three -Person Family	Four-Person Family
30% HAMFI	\$16,950	\$18,850
50% HAMFI	\$28,300	\$31,450
80% HAMFI	\$45,250	\$50,300

Source: U. S. Department of Housing and Urban Development (HUD), 03/2009.

INCOME LIMITS AND POPULATION

Now that there is an understanding of what the income limits are, it is important to get an understanding of how they describe the community. The following table shows the number of persons and households in the City in each of the income classifications. This information was also obtained from HUD through their website. Because the data is from the year 2000 and covers only the City of Kalamazoo, it uses slightly different income limits, which are provided in the notes for the table.

Table 6
LOW MODERATE INCOME POPULATION: 2000
CITY OF KALAMAZOO

	Number	Percent
Persons		
Total Population	77,145	100.0%
0-30% HAMFI	13,867	18.0%
31-50% HAMFI	10,217	13.2%
51-80% HAMFI	12,472	16.2%
0-80% HAMFI	36,556	47.4%
Households		
Total Households	31,798	100.0%
0-30% HAMFI	6,484	20.4%
31-50% HAMFI	4,650	14.6%
51-80% HAMFI	5,462	17.2%
0-80% HAMFI	16,596	52.2%

Source: U.S. Department of Housing and Urban Development (HUD), 2000.

Income limits used in this chart are as follows: 30% = \$15,200 / 50% = \$25,300 / 80% = \$40,500

Over 47% of all people and over 52% of all households can be classified as low-moderate income (below 80% HAMFI) in the City of Kalamazoo. In Kalamazoo, the greatest percentage of low-moderate income persons and households are considered extremely low income (0-30% HAMFI): 18.0% of the population, 20.4% of households.

The table below (Table 7) breaks down low/moderate income information by census tract in the City of Kalamazoo. Because the data is shown at the census tract level, 2000 Census data was utilized, as 2008 American Community Survey data is not available at the census tract level. It shows the population within each tract that falls under each income classification as well as the total low-moderate income persons and the percent of the total population for the tract that is low-moderate income. Ten tracts are considered as having a concentration of low-moderate income population (defined in this Plan as greater than 60% of the population in the less than 80% HAMFI category). Tract 15.04 had the highest concentration of low-moderate income population at 81.1%.

Table 7
LOW MODERATE INCOME POPULATION BY CENSUS TRACT
CITY OF KALAMAZOO

	HAMFI			Low Mod Persons	% Low Mod Persons
	0-30%	31-50%	51-80%		
City of Kalamazoo	13,867	10,217	12,472	36,556	54.1%
15.04 – WMU/KRPH	629	143	161	933	81.1%
2.02 – Northside	516	251	312	1,079	80.5%
15.07 – Knollwood	1,867	968	1,067	3,902	74.8%
6.00 – Vine	1,345	1,136	1,134	3,615	71.4%
5.00 – Stuart/Fairmont/West Main Hill	1,184	814	814	2,812	68.2%
3.00 – Northside	1,481	775	754	3,010	67.9%
9.00 – Edison	482	294	339	1,115	67.7%
2.01 – CBD	498	247	278	1,023	66.7%
1.00 – Eastside	784	497	411	1,692	66.4%
10.00 – Edison	1,516	965	1,503	3,984	60.9%
11.00 – Edison/Vine/ South Side	484	394	341	1,219	53.9%
16.03 – Oakwood	157	318	443	918	51.3%
14.01 – Burke Acres	324	553	752	1,629	49.7%
17.02 – So. Westnedge/Westnedge Hill	399	320	862	1,581	45.5%
18.02 – Milwood	430	668	952	2,050	45.3%
15.06 – Arcadia/Westwood	776	735	838	2,349	42.6%
17.01 – So. Westnedge	210	415	505	1,130	36.9%
18.01 – Milwood	292	313	457	1,062	34.4%
16.01 – Oakland/Winchell	254	215	145	614	23.3%
16.04 – Parkview/Colony/Hill N’ Brook	81	100	112	293	20.4%
12.00 – Oakland/Winchell/Westnedge Hill	113	81	292	486	17.1%

Source: Source: U.S. Department of Housing and Urban Development (HUD), 2000.
Income limits used in this chart are as follows: 30% = \$15,200 / 50% = \$25,300 / 80% = \$40,500

Low Mod Persons and Low Mod Population refers to total population at or below 80% HAMFI

NEEDS OF EXTREMELY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS

Table 8 below provides information on low and moderate income renter and owner households and housing problems that they may be experiencing. A considerable amount of information is presented in the table and will be discussed in separate sections below. The Table on the following page contains the same information as HUD’s Consolidated Plan Management Process (CPMP) Housing Needs Table, presented in a more user-friendly format.

The data comes directly from the HUD website. It is 2000 information, and the income limits for a household of three in 2000 are as follows: 30% HAMFI equals \$15,200, 50% HAMFI equals \$25,300, and 80% HAMFI equals \$40,500. Within the table, a housing unit is defined as having a “housing problem” if any of the following conditions exist: cost burden exceeding 30% of household income, overcrowding (more than one person per room), and/or living without a complete kitchen or plumbing facilities. Cost burden is defined as the percentage of the household’s total gross income spent on housing costs. For renters, housing costs include rent plus utilities. For homeowners, housing costs include mortgage payments, taxes, insurance, and utilities. The households are separated into the following categories: elderly one or two person households (where at least one person is 62 years or older), small families of two to four people, large families of five or more people, and all others.

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Table 8
HOUSING PROBLEMS FOR ALL HOUSEHOLDS IN THE CITY OF KALAMAZOO: 2000

Housing Problems Output All Households											
Name of Jurisdiction: Kalamazoo City, Michigan			Source of Data: CHAS Data Book			Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
1. Household Income <=50% MFI	1,252	1,929	404	4,589	8,174	941	565	250	621	2,377	10,551
2. Household Income <=30% MFI	748	1,044	224	2,825	4,841	368	270	85	343	1,066	5,907
3. % with any housing problems	52.5	82.8	91.1	81.1	77.5	68.8	83.3	64.7	89.8	78.9	77.7
4. % Cost Burden >30%	50.7	81.4	89.3	79.5	75.9	68.8	83.3	47.1	89.8	77.5	76.2
5. % Cost Burden >50%	31.4	59.4	62.5	69.4	61	47.3	70.4	47.1	82.8	64.5	61.7
6. Household Income >30% to <=50% MFI	504	885	180	1,764	3,333	573	295	165	278	1,311	4,644
7. % with any housing problems	56.3	56.5	72.2	67.4	63.1	28.4	67.8	81.8	69.8	52.8	60.2
8. % Cost Burden >30%	54.4	53.7	61.1	67.2	61.3	28.4	67.8	60.6	68.3	49.8	58.1
9. % Cost Burden >50%	14.7	15.8	0	22.7	18.4	13.1	23.7	12.1	28.8	18.7	18.5
10. Household Income >50 to <=80% MFI	374	725	99	1,769	2,967	693	765	265	515	2,238	5,205
11. % with any housing problems	54.8	27.6	54.5	29.3	33	11.3	35.9	34	32	27.2	30.5
12. % Cost Burden >30%	46.8	16.6	29.3	28.8	28.1	11.3	34.6	20.8	32	25.2	26.8
13. % Cost Burden >50%	16	0	19.2	2.5	4.1	0.6	5.9	0	7.8	4	4.1
14. Household Income >80% MFI	449	1,350	230	2,175	4,204	1,855	4,905	735	1,933	9,428	13,632
15. % with any housing problems	29.8	8.9	45.7	3.4	10.3	4	3.2	12.2	8.7	5.2	6.8
16. % Cost Burden >30%	25.4	1.1	6.5	1.8	4.4	4	2.8	3.4	8.3	4.2	4.2
17. % Cost Burden >50%	11.1	0	0	0	1.2	0.8	0.2	0	0.5	0.4	0.6
18. Total Households	2,075	4,004	733	8,533	15,345	3,489	6,235	1,250	3,069	14,043	29,388
19. % with any housing problems	49	42.1	67.3	47.7	47.4	16.3	13.7	29.6	27.2	18.7	33.7
20. % Cost Burden >30	45.4	36.5	48.3	46.6	43.9	16.3	13.2	17.6	26.8	17.4	31.2
21. % Cost Burden >50	20.2	19	21.7	28.2	24.4	7.7	5.1	4.8	13.5	7.5	16.3

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RENTER HOUSEHOLDS BELOW 30% HAMFI

A total of 4,841 households are renters below 30% of the median family income. Of those, just over 15% are elderly households and about 4.6% are large related families. Over 77% of the total group is experiencing some sort of housing problem. For over three-quarters (75.9%) of those suffering problems, at least one of those problems is that the cost burden is greater than 30%. For 61% of all the renters in this group, the cost burden exceeds 50%, meaning that over 50% of their income, which is already below 30% of the median income for the City, goes to pay for living expenses. For this group, the burden seems to be particularly significant for large families with greater than 91% experiencing some housing problem, which may include overcrowding, a potential housing problem.

OWNER HOUSEHOLDS BELOW 30% HAMFI

A total of 1,066 households, or about 16 percent of the City's total, are owner occupied housing units that fall below the 30% median family income limit. Home ownership constitutes only 18 % of this income category and is only one fifth of the number of renter households with comparable incomes. Of these homeowners, almost 36% are elderly. Many of these elderly homeowners may still own the same home they have owned for many years and are unable to afford to move elsewhere. As special and disability needs increase and maintenance of the house becomes too difficult or costly for the homeowner, owning and maintaining the home may become more than the homeowner can afford. Blight and decay can sometimes result.

In total, almost 79% of this group is experiencing some sort of housing problem. For 77.5% of them, at least one problem is a cost burden exceeding 30% of their income. The problem is worse for small families where the cost burden is suffered by 83.3% of the group. This group may consist of single mothers and fathers.

Over 20% (5,907) of the City's total households have median family incomes that fall below 30% of the median family income.

RENTER HOUSEHOLDS BETWEEN 30% AND 50% HAMFI

There are 3,333 renter households in the 30% to 50% of median family income category. Over 63% are experiencing some form of housing problem, and for over 61% of them, one of those problems is a cost burden greater than 30% of their income. But, unlike the last category where there were still a significant number of households with a cost burden exceeding 50% of their income, for this group, that percentage falls to 18.4%. The only group with results varying greatly from the rest was large families, over 72% of whom are experiencing housing problems. This is likely due in part to overcrowding.

OWNER HOUSEHOLDS BETWEEN 30% AND 50% HAMFI

There are 1,311 total owners among the households in the 30% to 50% median family income category. This is still well below the total number of renters in this category. Almost 44% of the households in this group are elderly households, which again raises maintenance and upkeep issues. Relatively few of them are experiencing any housing

problems or cost burden (28.4%). Overall, 52.8% of the total group is experiencing some housing problem, and for nearly 50% of the group, cost burden of 30% is at least one of the problems. A cost burden of 50% is only a problem for just over 18% of the group.

In looking at the subgroups, it appears that the elderly households are pulling down the averages from the small and large family households, for which the rates of housing problems and cost burden are over 60%. For large families, over 81% are suffering housing problems, many of which are likely overcrowding.

15.8% (4,644) of the City's total households have median family incomes that fall between 30% and 50% of the median family income.

RENTER HOUSEHOLDS BETWEEN 50% AND 80% HAMFI

There are 2,967 renter households between 50% and 80% of the City's median family income. Exactly 33% of this group is experiencing some housing problem. A cost burden exceeding 30% of income is a problem for 28.1% of them, but a burden greater than 50% of income is only a problem for 4.1% of the group. Large families and the elderly seem to have more problems than the norm in this group. For both of these populations, over 54% of households suffer housing problems, and for the elderly, nearly 47% have a cost burden greater than 30% of income.

OWNER HOUSEHOLDS BETWEEN 50% AND 80% HAMFI

There are 2,238 owner occupied households that fall between 50% and 80% of the median family income. Of these, almost 31% are elderly households and over 34% are small family households. Just over 27% of the households in this group suffer from some housing problem, with the largest percentage (35.9%) being small family households. For just over 25% of the group, cost burden of 30% or more is at least one of those problems. A cost burden of 50% or more is only a problem for 4% of this group.

17.7% (5,205) of the City's total households have median family incomes that fall between 50% and 80% of the median family income.

RENTER HOUSEHOLDS GREATER THAN 80% HAMFI

There are 4,204 remaining renter households that have median family incomes greater than 80% of the City's median level. Just over 10% of these households are suffering from a housing problem, and only 4.4% are suffering from a cost burden greater than 30%. The elderly have a higher rate of housing problems at 29.8% and a higher cost burden of 25.4%. Plus, large families have a much higher rate of housing problems at 45.7%. With only 6.5% of large families having a cost burden greater than 30%, there must be other problems causing this spike. Considering the large family classification, one can infer that overcrowding is a problem for many of these households.

OWNER HOUSEHOLDS GREATER THAN 80% HAMFI

There are 9,428 remaining owner households in the City. This is the first income group that has had more owners than renters. Over 52% are small family households and almost 20% are elderly households. For this group, only 5.2% are experiencing housing problems, and for only 4.2%, a cost burden exceeding 30% of income is at least one of those problems. There is potential evidence of overcrowding in large families with a rate of housing problems at 12.2%, and only 3.4% having a cost burden over 30%.

46.4% (13,632) of the City's total households are greater than 80% of the median family income.

TOTAL HOUSEHOLDS

This chart provides data on 29,388 housing units of which 15,345, or 52.2%, are rental units. For the rental units, 47.4% have housing problems of some sort with the largest percentage being displayed by large families (67.3%). For 43.9% of the rental units, the cost burden exceeds 30%. For 24.4%, the cost burden exceeds 50%.

Of the 14,043 owner occupied housing units, there are only 18.7% that experience housing problems with the most problems being experienced by large families again (29.6%). Just over 17% have a cost burden exceeding 30% and 7.5% have a cost burden exceeding 50%. Therefore, the rate of housing problems among owner occupied units is about 2.5 times less than among renter occupied units.

The elderly tend to own more, and when they do, they have fewer housing problems. The renter occupied elderly households tended to have more housing problems and higher rates of excessive cost burdens.

Small families stayed fairly close to the average in most instances. For the lower income classifications, the small family owners tended to have higher rates of excessive cost burden. This could be due to the difficulties of single parent headed households.

Large families tended to have higher than average housing problems. However, unlike the other groups, the cost burden greater than 30% rate was similar to the rate of housing problems, indicating that there was some other problem causing the increase in the rate of housing problems. One of the potential causes could be overcrowding, defined as more than one person per room. This is particularly evident in the higher income classifications where cost burden is not as much of an issue.

NEEDS FOR PERSONS WITH DISABILITIES

This section will discuss households with one or more persons that have “mobility or self care limitations”. These limitations include a long-lasting condition that substantially limits one or more basic physical activity (such as walking, climbing stairs, reaching, lifting, carrying) and/or a physical, mental or emotional condition lasting more than six months that creates difficulty in performing daily activities (dressing, bathing, getting around inside the

home). As shown in Table 9, while the Comprehensive Housing Affordability Strategy (CHAS) data identifying mobility or self care limitations does not provide data on all disabled persons, it does provide information on those with limitations which might make it more difficult to find a suitable, affordable living environment. For purposes of discussion, the population with mobility or self care limitations will be referred to as “disabled” in this discussion.

Table 9
 DISABLED PERSONS WITH HOUSING PROBLEMS BY INCOME
 CITY OF KALAMAZOO: 2000

MFI	RENTER				OWNER			
	<30%	30%-50%	50%-80%	>80%	<30%	30%-50%	50%-80%	>80%
Extra Elderly (75+)	165	125	140	129	65	145	115	254
% Housing Problem	42.4%	60.0%	64.3%	58.1%	76.9%	27.6%	0.0%	0.0%
Elderly (62-74)	200	150	39	35	65	100	110	154
% Housing Problem	45.0%	53.3%	10.3%	28.6%	53.8%	30.0%	27.3%	2.6%
All Other Households (<62)	560	345	215	390	230	225	235	818
% Housing Problem	77.7%	62.3%	30.2%	10.3%	87.0%	68.9%	23.4%	5.3%
Total Households	925	620	394	554	360	470	460	1,226
% Housing Problem	64.3%	59.7%	40.4%	22.6%	79.2%	47.9%	18.5%	3.8%

Source: SOCDs CHAS Data: Housing Problems Output for Mobility and Self Care Limitation, 2000

Over 5,000 households (5,009) or 17% of all households in Kalamazoo are considered disabled. Disabled households, with a homeownership rate of 50.2%, have a slightly higher homeownership rate than all households which has a homeownership rate of 47.7%. Just less than half (47.4%) of all disabled households have extremely low or low incomes, compared to 35.9% of all households. Disabled renter households were more likely to experience housing problems (50.1%) than disabled owner households (25.5%). The percentage of disabled renters experiencing housing problems (50.1%) is similar to the percentage of renters for all households experiencing housing problems (47.4%), while the percentage of disabled owners experiencing housing problems (25.5%) is greater than the percentage of owners for all households experiencing housing problems (18.7%).

In terms of disabled owners, as a group, disabled owners less than 62 years old (displayed as the “all other households” category in Table 9) fare the worst in terms of housing problems. The problems they experience outnumber both elderly (62 to 74 years old) and extra elderly

(75 years old and over) disabled owners in all income categories, except elderly owners in the moderate (50%- 80% MFI) income category.

In terms of disabled renters at income levels <50% MFI, those under 62 years experience a much higher percentage of housing problems than any other disabled renter group at similar income levels. At income levels >50% MFI, extra elderly disabled renters experience twice the percentage of housing problems that other renter groups at similar income levels experience. The high percentage of housing problems experienced by extra elderly disabled renters with incomes >50% MFI is compared to no housing problems experienced by the same income group of extra elderly owners. This trend points to the importance of home ownership, particularly in terms of the disabled population, as well as the limitation of some of the assistance available to this population which may be limited to only low and extremely low income residents.

For income levels <30% MFI, the percentage of disabled population with housing problems is higher for owners than for renters in all age groups. This trend may be indicative of the daily demands of homeownership and disabled individuals, particularly those with low incomes, to cope with the demands of homeownership. At income levels between 30% and 50% MFI, there is a greater percentage of housing problems amongst disabled renters greater than 62 years old than owners in the same age group. In general, at higher income levels (>50% MFI), the percentage of disabled population with housing problems is lower for owners than for renters. When evaluated as a whole, the disabled population experiences less housing problems when the unit is owned versus rented.

SUBSTANDARD UNITS- IN NEED OF REHABILITATION

The Census does not include data regarding “substandard housing,” or “housing in need of rehabilitation, therefore, to determine the number of substandard housing units (those in need of rehabilitation) the number of occupied housing units with lead-based paint hazards and the number of housing units reporting housing problems (cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities) were combined.

According to HUD, research data estimates total occupied units and low to moderate-income (LMI) occupied units affected by lead-based paint (refer to Table 3 on Page 28). Additionally, it is reasonable to assume that units affected by lead-based paint hazards are often older units with deteriorated paint, which is often caused by deterioration of the underlying substrate. HUD regards such elements as dangerous and in need of abatement or mitigation, thus, all such units can be presumed to be in need of rehabilitation on this basis alone. However, due to the age of the structures it can also be reasonably ascertained that most of these units would have other structural and non-structural rehabilitation needs as well.

Tables 10 and 11 below indicate the number of substandard units, for all income groups as well as low-moderate income groups in the City of Kalamazoo.

Table 10
TOTAL SUBSTANDARD UNITS (ALL INCOME GROUPS)
CITY OF KALAMAZOO

	Owner	Renter	Total
With Lead Hazards	2,984	1,995	4,979
With Housing Problems	2,626	7,274	9,900
Total	5,610	9,269	14,879

Table 11
TOTAL SUBSTANDARD UNITS (LOW-MODERATE INCOME)
CITY OF KALAMAZOO

	Owner	Renter	Total
With Lead Hazards	1,079	1,322	2,401
With Housing Problems	2,142	6,834	8,976
Total	3,221	8,156	11,377

In Kalamazoo, a total of approximately 4,979 units may need rehabilitation due to lead-based paint hazards. Of those units, 2,401 (48.2%) were LMI units. Information from the 2000 HUD CHAS data reveals that there was a total of approximately 9,900 units that may need rehabilitation due to various housing problems. Of those units, 8,976 (90.7%) were LMI units. A total of approximately 14,879 units were in need of rehabilitation, of which 11,377 (76.5%) were LMI housing units.

INCREASING HOME OWNERSHIP

Increasing home ownership has long been an identified priority for the City of Kalamazoo, particularly in minority and low income neighborhoods. As evidenced in the various data and tables above, owner occupied households tend to have fewer housing problems. This results in a more stable income for the household and a more stable lifestyle with fewer concerns for housing issues.

Programs currently in place attempting to increase home ownership in the City of Kalamazoo include Kalamazoo Neighborhood Housing Services and the Homeownership Program (HOP) loan program. Units built with HOME funds are geared towards ownership. In addition, Bronson Hospital offers a home ownership program for its employees.

CONCLUSIONS

The needs are greatest among the extremely low (<30% MFI) and low (30%-50% MFI) income renter households. These are the most populous categories and the categories that

suffer from the highest rates of housing problems. Also suffering high rates of housing problems are the extremely low income owners as well as the low income owners, although the numbers of households in these groups are not as large. There are a significant number of elderly owner households in the extremely low income and low income categories. At this time, their rates of housing problems are not as high as other groups, but if maintenance becomes an issue, problems could escalate.

Housing Needs Question 2: To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

HOUSING PROBLEMS BY RACE

Table 12 analyzes the rate of housing problems experienced by renters and owners in the City of Kalamazoo by race. For renters, the majority of households in all minority categories are below 80% of the median family income. Of the three categories - < 30%, 31%-50%, and 51%-80% - the largest population was always in the less than 30% MFI category. For Black households, the majority of renters, 43%, are in the less than 30% MFI category. The majority of All Other Minority Household renters are also in the extremely low income category with nearly 46% of the total population in this income class.

The percent of renter households experiencing housing problems generally decreases as income increases. There are exceptions in the Hispanic and All Other Minority classifications, but the numbers of households in these samples are small and may skew the statistics. Extremely low income Hispanic households, < 30% MFI, are experiencing the highest percentage of housing problems at 89.2%, followed by All Other Minority households at the 30%-50% income level, 87.1%, White households making less than 30% MFI, 81.1%, and Black households making less than 30% MFI, 74.5%.

Different patterns emerge for the owner households. For White households, the majority of the low moderate income population, those in the lower three income classifications, rent instead of own. However, those with greater than 80% MFI tend to own more than rent. There are 7,995 White owner households in this income category compared to 3,035 renter households. Because of this one category, there are more White owners overall than renters. Conversely, in looking at the minority categories, there are a greater number of renters than owners overall. Table 12 confirms that there is a higher percentage of renting among minorities than owning.

Unlike the renter households however, the majority of the owner households for all races tend to be in the upper income category, > 80% MFI. This is likely due to the perceived cost of home ownership, challenges in financing ownership, and difficulty finding an affordable and desirable opportunity. In other words those in the lower income groups do

not believe that they can access the ownership market so they rent. In general, the rate of housing problems was slightly lower for all races and income categories for owners than it was for renters. Exceptions would be for Hispanics and All Other Minorities in the 50%-80% MFI range. Owners in these categories experienced greatly increased rates of housing problems, although this could also be due to the small populations that were surveyed. Black owners in the 30%-50% range were also 13% higher than White owners in that same range, signifying potentially higher need for that group.

Table 12
HOUSING PROBLEMS BY RACE AND INCOME
CITY OF KALAMAZOO: 2000

MFI	RENTERS				OWNERS			
	<30%	30%-50%	50%-80%	>80%	<30%	30%-50%	50%-80%	>80%
White Households	2,730	2,315	2,205	3,035	740	960	1,780	7,995
% Housing Problem	81.1%	64.1%	34.7%	8.9%	80.4%	50.0%	25.6%	4.3%
Black Households	1,490	705	519	735	260	270	314	999
% Housing Problem	74.5%	58.2%	33.5%	10.9%	78.8%	63.0%	28.3%	7.9%
Hispanic Households	111	65	95	160	39	34	74	169
% Housing Problem	89.2%	61.5%	10.5%	37.5%	61.5%	55.9%	59.5%	26.6%
All Other Minority Households	305	109	94	159	14	25	12	101
% Housing Problem	68.9%	87.1%	16.0%	12.0%	28.6%	40.0%	66.7%	18.8%

Source: Source: U.S. Department of Housing and Urban Development (HUD), 2009.

“White” refers to White, non-Hispanic households.

“Black” refers to Black and African American, non-Hispanic households.

“Hispanic” refers to Hispanic and Latino households.

“All Other Minorities” includes Asians, Native Americans, and Pacific Islanders.

A household with a housing problem can have any one of the following: cost burden greater than 30% of income, overcrowding, or a lack of kitchen or plumbing facilities.

The groups shown in **bold italics** in the above table display a disproportionately greater need, as defined by HUD, i.e. the percentage of persons in that group is at least 10% greater than the percentage of persons in the category as a whole. Although the percentages may be high in these groups, thus indicating a “disproportionate need”, the absolute numbers in such groups are low due to the small number of households comprising the entire group.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Priority Housing Needs Question 1: Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

The need for tenant-based rental assistance has never been greater. Even two minimum wage earners have difficulty in locating decent housing which does not cost them less than 30% of their combined incomes. The Family Self-Sufficiency program, through tenant-based rental assistance, serves to address this need.

HOUSING PRIORITY NEEDS

Affordable housing was clearly identified as the primary concern among residents attending the public meetings during the planning process. Table 8 on Page 37 described the housing problems faced by residents in the City, particularly those in the low-moderate income categories and other population groups. In this section, that information will be used to assign priority to the needs of these population groups.

Tables 13-15 below are HUD required Table 2A, Priority Needs Summary Table. It highlights the priorities set forth for housing needs and the goals that the City desires to achieve. The unmet need provided in the table is based on the number of households in each of these population groups experiencing housing problems. In the paragraphs that follow, a rationale will be provided explaining the basis for the priority decision.

Table 13
PRIORITY NEEDS/INVESTMENT PLAN TABLE

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	864
		31-50%	H	500
		51-80%	L	200
	Large Related	0-30%	H	222
		31-50%	H	130
		51-80%	L	54
	Elderly	0-30%	H	393
		31-50%	H	284
		51-80%	M	205
	All Other	0-30%	H	2,291
		31-50%	H	1,189
		51-80%	L	518
Owner	Small Related	0-30%	L	225
		31-50%	H	200
		51-80%	H	275
	Large Related	0-30%	L	55
		31-50%	H	135
		51-80%	H	90
	Elderly	0-30%	M	253
		31-50%	H	163
		51-80%	H	78
	All Other	0-30%	L	308
		31-50%	H	194
		51-80%	H	165
Non-Homeless Special Needs	Elderly	0-80%	M	269
	Frail Elderly	0-80%	M	325
	Severe Mental Illness	0-80%	L	1,125
	Physical Disability	0-80%	H	
	Developmental Disability	0-80%	L	
	Alcohol/Drug Abuse	0-80%	L	**
	HIV/AIDS	0-80%	L	**
	Victims of Domestic Violence	0-80%	M	**

Source: U.S. Department of Housing and Urban Development (HUD), 2004; LISC, Housing in Kalamazoo County, 2000

*All goals stated indicate total for the life of the plan. Annual goals equal 20% of the total goal provided here.

**Specific data about the unmet housing needs for these population groups could not be determined nor could it be provided by the agencies servicing these populations.

Table 14
 PRIORITY HOUSING NEEDS/INVESTMENT PLAN GOALS

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 – 30% of MFI	600	120	120	120	120	120
31 - 50% of MFI						
51 - 80% of MFI						
Owners						
0 – 30% of MFI	250	50	50	50	50	50
31 – 50% of MFI						
51 - 80% of MFI						
Homeless*						
Individuals	1,280	256	256	256	256	256
Families	2,470	494	494	494	494	494
Non-Homeless Special Needs						
Elderly	750	150	150	150	150	150
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
Total	5,350	1,070	1,070	1,070	1,070	1,070
Total Section 215	765	153	153	153	153	153
215 Renter	540	108	108	108	108	108
215 Owner	225	45	45	45	45	45

* Homeless individuals and families assisted with transitional and permanent housing. Because LISC and the transitional and permanent housing providers provide service not only to Kalamazoo but to the rest of Kalamazoo County as well, the number shown here represents 70% of the transitional and permanent housing needs of the County. This is an estimate of the share transitional and permanent housing aid in the County that is located in the City.

Source: U.S. Department of Housing and Urban Development (HUD), 2004; LISC, Housing in Kalamazoo County, 2000

Table 15
 PRIORITY HOUSING ACTIVITIES**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units	20					
Rental assistance						
Acquisition of existing owner units						
Production of new owner units	10					
Rehabilitation of existing owner units	500					
Homeownership assistance						
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance	600					
Acquisition of existing owner units						
Production of new owner units	10					
Rehabilitation of existing owner units	5					
Homeownership assistance						
HOPWA						
Rental assistance	N/A					
Short term rent/mortgage utility payments	N/A					
Facility based housing development	N/A					
Facility based housing operations	N/A					
Supportive services	N/A					
Other						

**The City of Kalamazoo will utilize both CDBG and HOME funds to satisfy the priority housing needs identified above. This will include a combination of acquisition, production, rehabilitation, and assistance with an emphasis on the use and rehabilitation of the existing housing stock in the City consistent with the overall priorities of the Plan. This work will be completed by the City and its sub-recipients, and the number completed will be dependent on the applications received annually.

Priority Housing Needs Question 2: Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Highest priority projects were established for the households in the 31-50% HAMFI range, the Elderly in the 51 – 80% range, and the Special Needs population. These are the populations where it is believed that the City’s shrinking entitlement funds can have the greatest impact. These are all households with special housing needs at risk of falling into homelessness. Over 63% of renters in this category experience housing problems, and over 52% of owners experience housing problems. The needs are much greater for other households and large families. As this population attempts to move away from homelessness, an effort to alleviate a few of these housing problems can make a significant impact.

Medium priority was assigned to the households in the 0-30% HAMFI. The largest unmet need in the City is within this group. It has more total households than the 31-50% or 51-80% groups as well as a greater percentage with housing needs, almost 78%. But these are needs that will not go away with one installment. This is a group that will require assistance on an annual basis. Therefore, the City can no longer have a significant impact on them and expect to adequately serve the rest of the population. It makes more sense to work together in partnership with an entity or entities that can have more access to funding and more leveraging power, such as the County Public Housing Commission in order to more effectively serve this group as well as the whole community. Therefore, this group has been designated as a medium priority for all subpopulations recognizing the need for support but understanding that the City will not be the sole source of that support for the duration of this plan.

Housing for the 51–80% population has been placed as a low priority. Except for those that are elderly or have special needs, this population is typically employable and capable of generating income. They should begin to do so and become more self-sufficient. Less than 31% of these households are experiencing housing problems. However, for only a very few (4.1%), the cost burden exceeds 50% of their income. Unfortunately, with greater needs and fewer resources, prioritizing is a reality, and someone gets left out. In this case, it is those people most capable of taking care of themselves.

STRATEGIES TO ADDRESS HOUSING NEEDS

- Continue support and development of City’s Code Enforcement Program and Anti-Blight Program.
- Seek collaboration with Western Michigan University in addressing housing issues, whenever possible.
- Provide rehabilitation, maintenance, and winterization assistance to income eligible homeowners, particularly in areas where old housing stock is present, so that they

may be able to remain in their homes comfortably and continue to afford to live there without the structure deteriorating.

- Provide more affordable rental opportunities. In the last five years, there has been growth in the number of vacant residential structures. The market now favors the tenants and “For Rent” signs have become noticeable, particularly in older neighborhoods such as Vine and Stuart. Landlords and owners should respond by renovating and upgrading their properties in order to compete with the newer developments.
- Provide services to promote home ownership and assist first time homebuyers, particularly in low-income and minority areas.
- Continue to support the development of a countywide housing trust fund that provides a permanent, public revenue stream for affordable housing opportunities and services to extremely low-income residents (0-30% HAMFI).

Priority Housing Needs Question 3: Describe the basis for assigning the priority given to each category of priority needs.

Priority was determined based on review of the quantitative housing needs and housing market data as well as the qualitative data received through the public input process, the Master Plan sessions, and review of the Analysis of Impediments. These results were considered in light of the overall Plan priorities presented earlier in the Plan (see Pages 21-24).

Priority Housing Needs Question 4: Identify any obstacles to meeting underserved needs.

The primary obstacles to meeting underserved needs in the Kalamazoo area include lack of financial resources, job loss, lack of coordination of community efforts, and lack of capacity amongst some service providers.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Housing Market Analysis Question 1: Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

HOUSING MARKET CONDITIONS

This section is directed at defining the housing stock and analyzing the supply and demand potential within the greater Kalamazoo market. This section has been divided into subsections for purposes of data presentation and analysis.

HOUSING MARKET ANALYSIS

Table 16 provides the Housing Market Analysis Table from HUD. This table demonstrates the number of occupied rental and owner units of various configurations, the number of vacant units, the number of rental units considered affordable, and the number of substandard units. These numbers show a majority of the rental units are substandard.

TABLE 16
HOUSING MARKET ANALYSIS
CITY OF KALAMAZOO

CPMP Version 1.3

Jurisdiction						
Housing Market Analysis		<i>Complete cells in blue.</i>				
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedrooms	Total	Substandard Units
<u>Affordability Mismatch</u>						
Occupied Units: Renter		6535	5785	3050	15370	9269
Occupied Units: Owner		489	3689	9882	14060	5610
Vacant Units: For Rent	7%	425	505	220	1150	
Vacant Units: For Sale	3%	60	113	239	412	
Total Units Occupied & Vacant		7509	10092	13391	30992	14,879
<u>Rents: Applicable FMRs (in \$s)</u>		555	674	896		
Rent Affordable at 30% of 50% of MFI (in \$s)		555	674	817		
Public Housing Units						
Occupied Units					0	
Vacant Units					0	
Total Units Occupied & Vacant		0	0	0	0	0
Rehabilitation Needs (in \$s)					0	

Source: HUD, 2009.

HOUSING MARKET SUPPLY

Table 17 illustrates the estimated 2008 supply of housing units in the City and County according to the U.S. Census, 2008 American Community Survey. There are approximately 32,170 total housing units in the City. This is a 0.989% increase from 2000 (31,782 units) and a 0.979% increase from 1990 (31,488 units). The increase is almost exclusively due to growth in 5 to 50 or more unit multiple family developments. About half of the housing units in the City are detached single-family dwellings, and almost two-thirds of the units in the County are detached single family.

Table 17
TOTAL HOUSING UNITS AND UNITS IN STRUCTURES: 2008

	City of Kalamazoo			Kalamazoo County		
	2008	%	Margin of Error(+/-)	2008	%	Margin of Error(+/-)
1-unit, detached	16,050	49.9%	1,525	68,992	63.6%	2,251
1-unit, attached	1,162	3.6%	471	4,456	4.1%	1,010
2 units	2,193	6.8%	765	3,060	2.8%	805
3 or 4 units	1,432	4.5%	606	3,135	2.9%	875
5 to 9 units	3,087	9.6%	813	7,417	6.8%	1,312
10 to 19 units	3,414	10.6%	977	8,327	7.7%	1,483
20 or more units	2,441	7.6%	746	5,219	4.8%	1,243
50 or more units	1,920	6.0%	573	3,454	3.2%	782
Mobile home	471	1.5%	340	4,352	4.0%	962
Boat, RV, van, etc.	0	--	242	0	--	242
Total Units	32,170	29.7% (of County)	1,571	108,412	100.0%	1,356

Source: U. S. Census Bureau, 2008 American Community Survey 1-Year Estimates.

TENANCY

Housing tenancy describes whether a unit is renter or owner occupied. It is a City and National goal to increase homeownership. Home ownership results in tax and equity benefits to the owner. Owner occupants also tend to be heavily invested in their neighborhoods and communities. Table 18 shows housing tenancy in the City of Kalamazoo for the year 2008.

Table 18
HOUSING TENANCY BY RACE
CITY OF KALAMAZOO: 2008

	Total Occupied Housing Units			Owner Occupied Units			Renter Occupied Units		
	Units	Percent	MOE**	Units	Percent	MOE**	Units	Percent	MOE**
Entire Population	27,664		<i>1,747</i>	13,320	48.1%	<i>1,233</i>	14,344	51.9%	<i>1,610</i>
White alone	21,168	76.5%	<i>1,485</i>	10,679	50.4%	<i>1,114</i>	10,489	49.6%	<i>1,345</i>
Black alone	5,263	19.0%	<i>919</i>	2,017	38.3%	<i>670</i>	3,246	61.7%	<i>835</i>
Native Am. Indian/ Alaskan	326	1.2%	<i>196</i>	220	67.5%	<i>158</i>	106	32.5%	<i>135</i>
Asian*	707	2.6%	<i>N/A</i>	111	15.7%	<i>N/A</i>	596	84.3%	<i>N/A</i>
Pacific Islander*	11	0.0%	<i>N/A</i>	4	36.4%	<i>N/A</i>	7	63.6%	<i>N/A</i>
Other race*	420	1.5%	<i>N/A</i>	175	41.7%	<i>N/A</i>	245	58.3%	<i>N/A</i>
Two or more races	358	1.3%	<i>193</i>	251	70.1%	<i>158</i>	107	29.9%	<i>103</i>
Hispanic or Latino	1,205	4.4%	<i>495</i>	598	49.6%	<i>345</i>	607	50.4%	<i>448</i>

Source: U. S. Census Bureau, 2008 American Community Survey 1-Year Estimates.

*Source: U.S. Census Bureau, 2000- 2008 ACS sample cases too small, 2008 data not available

Percentages may not equal 100% due to rounding, margin of error, and multiple data sources

**MOE= Margin of Error (+/-)

Approximately 52% of the occupied housing units in the City are renter occupied and 48% are owner occupied. The same split (52/48) existed in 1990. Most of the housing units are led by White householders (76.5%), up from 75% in 2000. The majority of White (50.4%), Native American Indian/Alaskan (67.5%), and Two or more race (70.1%) households are owner occupied. The percentage of owner vs. renter occupied housing units is nearly equal for the Hispanic or Latinos population. However, for all other racial and ethnic classifications, the majority of housing units are renter occupied.

Table 19 illustrates how housing tenancy is distributed across the City and throughout the various census tracts comprising the City.

Table 19
HOUSING TENANCY BY LOCATION: 2000
(Sorted by highest percentage of Owner Occupancy)

Census Tract	Area/Neighborhood	Total Units	Owner Occupied Units		Renter Occupied Units	
	Kalamazoo County	75,544	61,484	81.4%	14,060	18.6%
	City of Kalamazoo	29,411	14,060	47.8%	15,351	52.2%
12.00	Oakland/Winchell/Westnedge Hill	1,283	1,086	84.6%	197	15.4%
18.01	Milwood	1,465	1,099	75.0%	366	25.0%
16.01	Oakland/Winchell	1,210	870	71.9%	340	28.1%
16.04	Parkview/Colony/Hill N' Brook	806	569	70.6%	237	29.4%
14.01	Burke Acres	1,380	948	68.7%	432	31.3%
16.03	Oakwood	848	533	62.9%	315	37.1%
11.00	Edison/Vine/South Side	874	535	61.2%	339	38.8%
17.01	So. Westnedge	1,466	876	59.8%	590	40.2%
10.00	Edison	2,452	1,415	57.7%	1,037	42.3%
18.02	Milwood	2,159	1,192	55.2%	967	44.8%
17.02	So. Westnedge/Westnedge Hill	1,609	871	54.1%	738	45.9%
1.00	Eastside	878	474	54.0%	404	46.0%
9.00	Edison	556	272	48.9%	284	51.1%
2.02	Northside	434	208	47.9%	226	52.1%
3.00	Northside	1,570	728	46.4%	842	53.6%
15.06	Arcadia/Westwood	2,661	842	31.6%	1,819	68.4%
5.00	Stuart/Fairmont/West Main Hill	1,847	565	30.6%	1,282	69.4%
15.07	Knollwood	2,124	406	19.1%	1,718	80.9%
6.00	Vine	2,280	424	18.6%	1,856	81.4%
2.01	CBD	841	95	11.3%	746	88.7%
15.04	WMU/KRPH	630	52	8.3%	578	91.7%

Source: Partnership for Fair Housing Center of Southwest Michigan, 2003; US Census of the Population, 2000, SF1, SF3

Whereas a slight majority of housing units in the City are renter occupied, a vast majority of the housing units in the County are owner occupied (81.4%). This is due in part to housing preferences and zoning, as many municipalities do not permit multiple-family housing except in specific districts. Within the City, there is a tremendous difference in the tenancy rates for various neighborhoods. Census tract 12.00 has the highest rate of owner occupied housing at 84.6%, while census tract 15.04 has the highest rate of renter occupied housing at 91.7%. Most of the tracts with the lowest rates of owner occupancy also have the highest concentrations of low income individuals.

HOUSING OCCUPANCY

Another important housing statistic is vacancy. Table 20 presents the vacancy rate in the City and County and shows how vacancies have increased in the City over the past two decades.

Table 20
HOUSING OCCUPANCY: 1980-2008

	City of Kalamazoo					Kalamazoo County		
	1980	1990	2000	2008*	2008* MOE**	2000	2008*	2008* MOE**
Total Units	30,199	31,488	31,798	32,170	1,571	99,250	108,412	1,356
Occupied Units	28,375	29,409	29,413	27,664	1,741	93,479	98,049	2,027
Vacant Units	1,824	2,079	2,385	4,506	1,218	5,771	10,363	1,586
Vacancy Rate	6.00%	6.60%	7.50%	14.01%	N/A	5.80%	9.56%	N/A

Source: US Census Bureau, *US Census, 2008 American Community Survey 1-Year Estimates.

**MOE= Margin of Error (+/-)

Over the past 38 years, the vacancy rate has steadily increased within the City of Kalamazoo and has more than doubled, increasing from 6.0% in 1980 to an estimated 14.01% in 2008. This steep increase in vacancy rates between 2000 and 2008 has also been seen at the County level, where the estimated vacancy rate nearly doubled, increasing from 5.8% to 9.56% over the eight year period. Much of the increase in vacancy rates for the time period between 2000 and 2008 can be attributed to the collapse of the housing market and foreclosure crisis on a national level, coupled with a struggling national and state economy, i.e. rising unemployment rates.

As the population has steadily decreased over this same period, this statistic does not raise suspicion. Interestingly though, until 2000, the total number of housing units and occupied housing units continued to increase even though the population decreased, which confirms that the size of the average household is definitely decreasing. Between 2000 and 2008 the number of occupied housing units decreased by 1,749 units in the City, but increased by 4,570 units in the County.

The trend of decreasing population and increasing vacancy rates speaks to the need for maintenance and repair of existing units, as opposed to construction of new units. Resources should be targeted to renovation of existing housing stock rather than building new housing units, particularly as the gap between the number of occupied units compared to the number of total housing units continues to widen.

Another influence on the vacancy rate is Western Michigan University and the student population that accompanies it. The seasonal housing needs of its students, and the rental housing market devoted to them and any changes within the university regarding changes in on-campus housing requirements can have a significant impact on vacancy rates, depending on when the statistics were collected.

AGE OF THE HOUSING STOCK

The age of the housing stock is a very important statistic. Older housing will be more costly to maintain, will be more likely to have lead paint, and will often be less expensive to purchase relative to newer housing. Therefore, older housing stock is often found in lower income neighborhoods or is populated by lower income households who are prone to the complications created by living in an older home. Table 21 presents information on the age of housing in the City and County.

Table 21
AGE OF HOUSING STOCK

Year Structure Built	City of Kalamazoo		Kalamazoo County	
	Total Units	Percent	Total Units	Percent
2005 or later*	731*	N/A	3,337*	N/A
2000 to 2004**	1,014**	N/A	10,411**	N/A
1990 to Mar. 2000	1,945	6.2%	14,470	15.5%
1980 to 1989	2,842	9.1%	11,808	12.6%
1970 to 1979	4,669	14.9%	17,144	18.3%
1960 to 1969	4,167	13.3%	13,950	14.9%
1950 to 1959	4,879	15.5%	13,360	14.3%
1940 to 1949	3,579	11.4%	7,529	8.1%
1939 or earlier	9,299	29.6%	15,218	16.3%

Source: US Census of the Population, 2000, SF4.

*Source: US Census Bureau, 2008 American Community Survey (City margin of error: +/-373; County margin of error: +/-775)

**Source: US Census Bureau, 2008 American Community Survey (City margin of error: +/-511; County margin of error: +/-1,190)

When taking into account the 2008 American Community Survey estimates regarding the number of housing units in the City of Kalamazoo, nearly 30% of the housing units were built prior to 1940, and nearly 40% were built prior to 1950. These units are likely to need improvements, are not going to be suitable for persons with disabilities or the elderly, and are likely to contain lead paint. Low-income individuals may not be able to keep up with both the maintenance and the mortgage payments, thereby resulting in disrepair, blight, and an increased likelihood of encountering housing problems. In comparison, the largest decade of production for the County was the 1970's, although the age of housing is much more evenly dispersed from 1950 to today.

As a result of the City's concentration of older housing stock and the tendency for such housing to be occupied by low-income individuals, City resources targeted at addressing

housing maintenance as opposed to new construction would have a greater impact on the low-income population than projects involving new construction. The City should work with existing service providers, such as Kalamazoo Neighborhood Housing Services, neighborhood associations in general, and the Old House Network to assist low-mod income and elderly individuals to address housing maintenance needs.

RENTAL DATA

Rental data makes up one half of the information needed to determine the housing market, along with sales data. Table 22 presents a breakdown of the gross rent for renter-occupied housing units in the City and County in 2000 and 2008. Gross rent is the rent plus monthly utilities. The distribution of rental price points in both the City and the County is very similar as most of the units are in the \$500 to \$749 range followed by the \$250 to \$499 range.

Table 22
GROSS RENT CATEGORIES: 2000, 2008

	City of Kalamazoo				Kalamazoo County			
	2000		2008*		2000		2008*	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Less than \$250	1,678	10.9%	798	5.6%	2,615	8.3%	1,530	4.7%
\$250 to \$499	3,763	24.5%	3,057	21.3%	7,358	23.2%	5,832	18.0%
\$500 to \$749	5,667	36.9%	6,211	43.3%	12,800	40.4%	14,275	44.0%
\$750 to \$999	1,582	10.3%	2,089	14.6%	3,151	9.9%	5,627	17.4%
\$1,000 to \$1,499	597	3.9%	1,204	8.4%	1,008	3.2%	3,486	10.8%
\$1,500 or more	265	1.7%	648	4.5%	486	1.5%	957	3.0%

Source: US Census of the Population, 2000, SF4.

*Source: US Census Bureau, 2008 American Community Survey

From 2000 to 2008, in both the City and County, the number and percentage of housing units has increased in all gross rent categories of \$500 and above, while decreasing in the categories below \$500. In the City, the 2008 estimated number of units in the less than \$250 category decreased by 880 units or -52.44% from 2000 levels. In the County, the 2008 estimated number of units in the less than \$250 category decreased by 1,085 units or -41.49% from 2000 levels. Between 2000 and 2008, the percentage of units below \$500 for the City decreased by 8.5% (from 35.4% in 2000 to 26.9% in 2008), and decreased by 8.8% (from 31.5% in 2000 to 22.7% in 2008) in the County. The number and percentage of available low income renter-occupied units continues to decrease in the City and County.

The \$1,000 to \$1,499 rent category increased the most of all price ranges in the County with 245% increase between 2000 and 2008. The City of Kalamazoo has a higher percentage of high rent (\$1,500 or more) units (4.5%) than the County (3.0%).

Table 23 presents the median gross rent for the City, County, and all census tracts within the City. It also provides information about the percent of units where the rent exceeds 40% of the median household income and where utilities are included with the rent.

Table 23
MEDIAN GROSS RENT: 2000
(Census tracts listed in order from largest median gross rent)

	Median Gross Rent	Units with Rent Payment	Units exceeding 40% of Median HH Income	Units with utilities included in rent
Kalamazoo County	\$529	30,810	27.2%	18.3%
City of Kalamazoo	\$520	15,000	32.5%	26.9%
15.06 – Arcadia/Westwood	\$678	1,788	40.8%	17.7%
16.04 – Parkview/Colony/Hill N’ Brook	\$645	230	24.1%	5.1%
16.03 – Oakwood	\$615	307	17.8%	4.4%
17.02 – So. Westnedge/Westnedge Hill	\$606	731	23.4%	6.4%
15.07 – Knollwood	\$567	1,687	39.3%	6.5%
18.01 – Milwood	\$552	359	46.2%	25.4%
16.01 – Oakland/Winchell	\$550	334	20.0%	1.8%
1.00 – Eastside	\$544	384	31.4%	19.8%
18.02 – Milwood	\$531	939	17.6%	7.5%
9.00 – Edison	\$521	273	41.2%	31.0%
12.00 – Oakland/Winchell/Westnedge Hill	\$520	176	17.8%	25.8%
17.01 – So. Westnedge	\$519	561	20.5%	18.6%
2.02 – Northside	\$487	221	42.0%	25.2%
15.04 – WMU/KRPH	\$475	578	46.5%	92.0%
6.00 – Vine	\$463	1,842	35.0%	37.7%
10.00 – Edison	\$455	992	31.3%	26.9%
5.00 – Stuart/Fairmont/West Main Hill	\$448	1,257	35.3%	45.9%
3.00 – Northside	\$438	834	32.9%	39.2%
11.00 – Edison/Vine/South Side	\$435	321	33.3%	30.1%
2.01 – CBD	\$406	731	26.9%	30.8%
14.01 – Burke Acres	\$383	410	22.2%	47.2%

Source: US Census of the Population, 2000, SF4.

According to the 2000 Census, the County and the City had similar median gross rents at approximately \$520 per month. The Census Bureau, 2008 American Community Survey estimates the City’s median gross rent to be \$630 (+/- \$36) and the County’s median gross rent to be \$651 (+/- \$17).

The census tracts range between \$383 and \$678 per month. In those lower income census tracts that have received entitlement funding in the past, about one-third of the units exceed 40% of the median household income.

OWNER MARKET MEDIAN VALUE

The other half of the housing market demand equation is sales data for owner occupied housing. Table 24 presents a breakdown of the value of owner occupied housing units in the City and County for 2000 and 2008. In general, housing units in the County are valued higher than in the City. For the higher valuations, there is a greater percentage of units in the County than in the City. Conversely, the lower valuations, by percentages, are more often found within the City. The greatest number of units exists in the \$50,000 to \$99,999 range for the City and the \$100,000 to \$149,999 range for the County.

Table 24
 VALUE OF OWNER OCCUPIED HOUSING UNITS: 2000, 2008

	City of Kalamazoo				Kalamazoo County			
	2000		2008*		2000		2008*	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Less than \$50,000	2,616	17.7%	1,271	9.5%	3,919	7.7%	5,324	8.1%
\$50,000 to \$99,999	5,832	47.6%	4,706	35.3%	18,818	36.8%	11,302	17.2%
\$100,000 to \$149,999	2,703	22.1%	3,690	27.7%	15,272	29.8%	16,183	24.7%
\$150,000 to \$199,999	902	7.4%	1,731	13.0%	7,046	13.8%	14,081	21.5%
\$200,000 to 299,999	423	3.5%	1,114	8.4%	4,102	8.0%	10,878	16.6%
\$300,000 or more	215	1.8%	808	6.1%	2,037	4.0%	7,855	12.0%

Source: US Census of the Population, 2000, SF4.

*Source: US Census Bureau, 2008 American Community Survey

Between 2000 and 2008, the percentage of units in the less than \$50,000 value range is estimated to have decreased in the City, but increased in the County. The number of units valued between \$150,000 and \$299,999 nearly doubled in the City and County from 2000 to 2008. Between 2000 and 2008, the number of \$300,000 or more valued units increased by 275% in the City and 285% in the County.

Table 25 takes a different look at this information by presenting the 2000 median value of owner occupied housing units for the City, County, and all census tracts in the City. The 2000 median value for the County is approximately \$25,000 greater than the City: \$108,000 to \$83,000. According to the 2008 American Community Survey, the 2008 median value for the County is approximately \$40,200 greater than the City: \$150,000 (+/- \$4,701) to \$109,800 (+/- \$10,625).

Within the City, the 2000 median value in each of the census tracts ranges from \$35,800 (9.00) to \$208,300 (2.01). Tract 2.01 is the Central Business District, which has seen significant growth in residential development. Condominiums and apartments are starting to be redeveloped above stores and in abandoned buildings, and some are being sold at high prices.

Table 25
 MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS: 2000
 (Census tracts sorted from highest to lowest)

Census Tract	Area/Neighborhood	Median Value
	Kalamazoo County	\$108,000
	City of Kalamazoo	\$83,000
2.01	CBD	\$208,300
16.04	Parkview/Colony/Hill 'N Brook	\$154,000
12.00	Oakland/Winchell/Westnedge Hill	\$141,400
16.01	Oakland/Winchell	\$132,300
15.04	WMU/KRPH	\$119,400
15.06	Arcadia/Westwood	\$118,600
17.01	So. Westnedge	\$102,000
18.02	Milwood	\$93,300
18.01	Milwood	\$87,300
15.07	Knollwood	\$80,000
17.02	So. Westnedge/Westnedge Hill	\$78,000
14.01	Burke Acres	\$74,400
5.00	Stuart/Fairmont/West Main Hill	\$73,400
6.00	Vine	\$66,000
16.03	Oakwood	\$63,100
10.00	Edison	\$57,200
11.00	Edison/Vine/South Side	\$54,300
1.00	Eastside	\$49,200
3.00	Northside	\$47,900
2.02	Northside	\$43,600
9.00	Edison	\$35,800

Source: US Census of the Population, 2000, SF4.

VACANT/ABANDONED BUILDINGS

Following is a discussion of the City housing market relative to vacant and abandoned buildings, including an estimate of the number of vacant or abandoned buildings and whether these buildings are suitable for rehabilitation.

The City implemented an Abandoned Residential Structures Ordinance in 2003. According to City staff, properties that are the subject of this legislation have generally been vacant and blighted for some time. For the last five years the City has maintained an inventory of between 230 and 270 structures registered as vacant and abandoned residential structures.

Between 2003 and 2007, the housing market incentivized residential rehabilitation as a result of low interest rates and easy credit. Prior to 2005, the greater Kalamazoo area experienced increased investment in residential building, mostly in the form of multiple unit apartment complexes. Once the complexes were constructed and became active in the housing market, the vacancy rates began to show significant increases beginning in 2004. The increase in vacancy rates placed downward pressure on rental rates for single family and duplex rentals, which was magnified with the collapse of the mortgage/housing market, which began in 2007.

Over the last 18 months, the foreclosure market has placed many single and duplex family houses on the market at substantially reduced prices. As Tables 26 and 27 below indicate, the influx of foreclosures and constricting of available bank credit has substantially reduced investor interest in neglected residential structures. As a result of increased supply, decreased demand, and the subsequent inability of private landlords to capture what they consider to be adequate rental income, most of the City’s inventory of registered vacant and abandoned residential structures would likely not be good candidates for acquisition and rehabilitation by private investors due to their condition and the economics involved. Therefore, the onus is on the City and its community based development organizations to devise a method for turning these vacant structures into available, affordable housing stock.

Table 26
ABANDONED RESIDENTIAL STRUCTURES; CITY OF KALAMAZOO: 2003-2009*

	2003	2004	2005	2006	2007	2008	2009 (projected)
Referrals/Intakes	163	118	103	90	64	94	110
Resolved via Rehab.	21	50	60	53	62	42	2
Resolved via Demo.	9	15	8	23	25	26	57
Total Intakes Resolved	30	65	68	76	87	58	59
Active Cases at Year End	133	186	221	235	212	248	269

Source: City of Kalamazoo, 9/2009

*generally does not involve mortgage foreclosures

The inventory of abandoned residential structures (number of active cases) has steadily increased since the inception of the City’s Abandoned Residential Structures Ordinance. This trend is likely due in part to increased enforcement capabilities on the part of City staff. Referrals were highest in 2003 with a general decline until 2007, followed by what appears to be a steady increase. In 2007 the City rehabilitated or demolished more units than were referred into the program.

The number of abandoned residential structures projected to be resolved via rehabilitation (2) is considerably lower than in previous years and is likely due, as noted above, to excess supply in the housing market and the private sector’s difficulty in securing the credit necessary to finance rehabilitation projects. Conversely, the number of abandoned residential structures resolved via demolition has increased each year since 2003, with twice as many units being demolished in 2009 (57) as were demolished in 2008 (26).

Table 27
PROPERTY FORECLOSURES
CITY OF KALAMAZOO: 2005-2009*

	2005	2006	2007	2008	2009
Number of Foreclosed Properties	270	334	455	362	385

Source: City of Kalamazoo, 9/2009

*(all classes of structures)

As has been the trend nationally, the rate of foreclosure in the City peaked in 2007 and appears to be slowing. There were a total of 1,806 foreclosures between 2005 and 2009 equaling an average of 361 properties per year. Fortunately, it does not appear that Kalamazoo has been as hard hit by the foreclosure crisis as other areas due to the relative affordability of homes in the City.

HOUSING STOCK FOR PERSONS WITH HIV/AIDS AND THEIR FAMILIES

The following is a summary of available housing market-related information for persons with HIV/AIDS and their families, as provided by Community AIDS Resource and Education Services (CARES) of Southwest Michigan. The exact number of housing units or housing stock available for persons with HIV/AIDS in the City of Kalamazoo is not available. The information below outlines how CARES utilizes its Housing Opportunities for People with AIDS (HOPWA) Program funding to serve individuals in their 11 county service area of Southwest Michigan Area, including the City of Kalamazoo. For reference, housing-related assistance is provided in the form of Tenant Based Rental Assistance (TBRA), Short Term Rent, Mortgage and Utility (STRMU), and Permanent Housing Placement (PHP).

TBRA funds assist clients who have stable housing, but need financial assistance to maintain it. STRMU funds assist clients who are in a temporary situation rendering them unable to pay a rent or mortgage payment, or a utility bill. PHP funds are used to assist clients with getting in to stable housing by covering the security deposit and/or first month’s rent. The

table below provides an overview of the housing-related assistance provided to individuals with HIV/AIDS and their families between 2005 and August 2009.

Table 28
HOUSING RELATED ASSISTANCE PROVIDED TO PERSONS WITH HIV/AIDS AND THEIR FAMILIES: 2005-2009

	2005	2006	2007	2008	2009 (Jan. thru Aug.)
# Served	258 persons	215 persons			
TBRA	\$16,800	29 Certificates	45 Persons	\$9,900	
		34 Households	45 Households	25 Households	6 Households
STRMU	\$75,740	Not Available	28 Persons	\$16,457	
			13 Households	13 Households	10 Households
STRMU + TBRA	\$92,540	\$78,890	\$26,477	\$26,357	
PHP	Not Applicable	Not Applicable	Not Applicable	\$13,295	7 Households

Source: CARES, 2009

There has been a steady and pronounced decline in STRMU and TBRA assistance available to persons with AIDS/HIV. A sharp decline was seen between 2006 and 2007. PHP assistance began in 2009 and has continued to present.

PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENT)

Housing for persons with mental, physical, and developmental disabilities can be found throughout the City and is provided by multiple service organizations. The different programs which supply this housing and when available, the number of units they offer are listed below. Many of these services are not provided by the City and do not contract with the City. They may be under contract with the County Department of Human Services, or the State to provide services.

Organization: Kalamazoo County Department of Human Services
 Facility/Program: Bridge Subsidy Program and other forms of Rental Assistance
 Population Served: Adults with mental illness
 Description: The Kalamazoo County Department of Human Services provides rental assistance to adults with mental illness through a variety of services, programs, and partnerships. These include Section 8 vouchers from MSHDA and partnerships with Kalamazoo Community Mental Health. As of 2009, there are approximately 1,000 families that receive Section 8 and/or Homeless Assistance Recovery Program (HARP) vouchers in Kalamazoo County.

Organization: Kalamazoo County Department of Human Services
Facility/Program: Licensed Adult Foster Care Homes
Population Served: Adults with Special Needs such as Mental Illness, Developmental Disabilities, etc.
Type of Assistance: Transitional/Permanent
Description: The Department of Human Services is responsible for licensing all adult foster care home facilities in Kalamazoo County. The residents of these facilities are those who cannot live independently. These units are either owned and/or operated by local non-profit organizations such as Residential Opportunities, Inc. As of October 2009, there are 157 Adult Foster Care beds located in the City of Kalamazoo and 227 Adult Foster Care beds in Kalamazoo County.

Organization: Housing Resources, Inc. (HRI)
Facility/Program: Rickman House
Population Served: Low Income Adults (primarily Mentally Ill)
Type of Assistance: Permanent Supportive
Description: The Rickman House is a single room occupancy facility in downtown Kalamazoo primarily serving previously homeless and those with mental illness. The Rickman House offers 24 hour staff coverage in addition to meals. The Rickman House currently provides 84 single room units. Renovation of the building to comply with current Americans with Disabilities Act (ADA), fire safety, and building codes, and to provide other resident amenities is scheduled to begin in early 2010 and take approximately 12-18 months. Upon completion of the renovations, 46 units (efficiency apartments) will be available at the Rickman House. The City will be increasing its inventory of affordable units upon completion of the Rickman House renovations from 84 to 130 units through provision of 84 portable subsidized Housing Choice Vouchers (Section 8) to accommodate displaced Rickman House residents and an additional 38 new individuals with special needs. Individuals receiving vouchers will either be placed in apartments within the City or return to the Rickman House. HRI also offers 105 permanent supportive housing units in addition to those available at the Rickman House.

Organization: Hope Network Behavioral Health Services
Facility/Program: Howard Crisis program
Population Served: Mentally Ill
Type of Assistance: Transitional
Description: Provides psychiatric residential services and crisis intervention, crisis counseling, medical consultations, ongoing medication review, sleep and nutrition monitoring and referrals for adjunctive and follow-up services.

Organization: Community Living Options
Population Served: Developmentally Disabled/Mentally Ill Adults
Type of Assistance: Transitional/Permanent
Description: Community Living Options manages group homes throughout the City providing assisted living, daily guidance, counseling, and assistance with everyday tasks such as shopping, home maintenance, check writing, and cooking. Community Living Options provides group homes as well as assisted independent living programs. The Kalamazoo County Mental Health Division contracts with Community Living Options to provide these services. The current capacity housing stock available through Community Living Options is 48 units.

Organization: LIFT Foundation
Population Served: Low Income & Disabled Residents
Type of Assistance: Transitional/Permanent
Description: The LIFT Foundation builds, operates, and maintains housing for the disabled including Douglas Apartments (20 units) and Azure Heights Apartments (10 units). LIFT also operates the Interfaith Homes apartments (200 units) for low-income families and senior citizens and 44 units in locations throughout the east side of Kalamazoo to serve adults and seniors with low incomes. LIFT Foundation is also currently developing 10 units in Portage, Michigan to serve individuals with a disability who are living and working independently in the community.

Organization: Disability Network Southwest Michigan
Population Served: Disabled (any type)
Type of Assistance: Referrals; Advocacy
Description: Disability Network provides disability-related information & referral services, advocacy services to individuals with disabilities to access programs and services, systemic advocacy that works to enforce current laws affecting people with disabilities, and works to change laws, policies, and procedures that are a barrier to fully inclusive communities. Disability Network is part of the civil rights movement of people with disabilities. Other services include: Independent Living Skills support & classes, support group services, nursing facility transition services, and social security benefits counseling. Disability Network provided referral and consumer services to 2,051 persons between 10/1/08 and 9/30/09.

Organization: Homestead Housing Services, a subsidiary of ROI
Population Served: Disabled
Type of Assistance: Transitional/Permanent
Description: Homestead Housing Services is helps disabled individuals locate safe, affordable housing options.

Organization: Residential Opportunities, Inc. (ROI)
 Facility/Program: Adult Foster Care
 Population Served: Developmentally Disabled Adults
 Type of Assistance: Transitional/Permanent
 Description: ROI is a non-profit organization that owns and manages 20 group homes, serving 160 persons, throughout the County and the City. These homes provide housing for adults with developmental disabilities. ROI contracts with the County Mental Health Dept. (a division of the Human Services Department) to manage the group homes and care for the individuals. ROI also provides housing assistance to 72 individuals who live in homes of their own. Each person served identifies the areas in which support is desired, and KCMHS contracts with ROI for a specific number of hours for each individual.

Organization: My Own Home, and affiliate of Program of Community Living Options
 Facility/Program: Rental Housing
 Population Served: Developmentally Disabled Adults
 Type of Assistance: Transitional/Permanent
 Description: My Own Home is a non-profit organization whose goal is to provide independent living arrangements to adults with developmental disabilities.

HOUSING STOCK FOR VICTIMS OF DOMESTIC VIOLENCE

Table 29 below indicates the housing units/shelter beds available to victims of domestic violence as part of the YWCA Domestic Violence Program.

Table 29
 HOUSING STOCK AVAILABLE FOR VICTIMS OF DOMESTIC VIOLENCE
 2005-2009

	2005	2006	2007	2008	2009
Crisis Shelter	40 beds	32 beds	46 beds	46 beds	46 beds
Tenant Based Rental Assistance	0 units	0 units	12 units	17 units	19 units
Transitional Supportive Housing Units	9 units	10 units	8 units	12 units	11 units

Source: YWCA, 2009

Housing Market Analysis Question 2: Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

ASSISTED HOUSING INVENTORY

PUBLIC HOUSING

The City of Kalamazoo and Kalamazoo County contain no public housing and therefore do not have a Public Housing Authority. As a result, the needs of public housing are not within the scope of this Consolidated Plan. However, in order to address the issues of affordable housing and regional homelessness, the City of Kalamazoo, is currently pursuing partnership opportunities with Kalamazoo County, the County Public Housing Commission and other southwest Michigan jurisdictions.

SECTION 8 (HOUSING CHOICE VOUCHERS)

The City of Kalamazoo does not administer any Section 8 certificates, nor does it own or maintain any public housing properties. As a result, any citizen who receives HUD funded vouchers receives those through Michigan State Housing Development Authority (MSHDA) or through special agreement with area non-profit developers.

OTHER ASSISTED HOUSING

Although the City of Kalamazoo does not administer Section 8 certificates or maintain any public housing properties, there are Section 8 subsidized housing units located in the City of Kalamazoo. These units are maintained by private entities. As of October 2009, there were 4,459 total subsidized or assisted housing units in the City of Kalamazoo, which accounts for 56.8% of the total units that exist in the County (7,845). During the life of this Plan, it is not expected that any of the units identified in Table 30 will be lost from the assisted housing inventory. All of the units presented in Table 30 serve the population at or below 80% HAMFI and provide housing for a variety of household types. Presently, the waiting list for Section 8 vouchers is approximately 2,358 people long, while the HARP waiting list is 175 people long. The list is maintained by MSHDA and has been closed since 1999. Table 30 below presents a summary of all of the subsidized or government-assisted housing units in the City of Kalamazoo and the program with which it is associated.

Table 30
 SUBSIDIZED OR GOVERNMENT-ASSISTED HOUSING: OCTOBER, 2009
 CITY OF KALAMAZOO

Program Type	Number of Units
70/30	104
80/20	305
80/20 LIHTC	150
202	128
221(d)3	445
221(d)4	216
223(f)	238
236	582
LIHTC	261
NPP	30
Section 8	1,335
Tax Bond	291
TEAM	302
811 Capital Advance for Disabled	69
TOTAL	4,459

Source: HUD, LIHTC, MSHDA and Rural Development

*LIHTC – Low Income Housing Tax Credit

NPP – Neighborhood Preservation Program

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OTHER HOUSING PROGRAMS IN KALAMAZOO

The following programs receive entitlement funds from the City of Kalamazoo to provide housing assistance and services to income eligible citizens:

- Constructive Community Builders
- Douglass Community Association
- Fair Housing Center of Southwest Michigan
- Hispanic American Council
- Housing Resources Inc.
- Kalamazoo Area Housing Corporation
- Kalamazoo Neighborhood Housing Services
- Kalamazoo Northside Nonprofit Housing Corporation
- Kalamazoo Valley Habitat for Humanity
- Legal Aide of Western Michigan
- Living Ways Foundation
- Local Initiatives Support Corporation
- My Own Home/Community Living Options
- Residential Opportunities Incorporated
- Senior Services

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Housing Market Analysis Question 3: Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

There are a number of characteristics of the housing market that impact how the City will use funds to address housing needs. Rental rates are high in areas containing the highest concentration of low-moderate income individuals. In addition, the number and percentage of available low income renter-occupied units continues to decrease in the City. Rental assistance should be targeted to areas with the highest percentage of renters, especially those with low-moderate incomes.

As a result of increased supply, decreased demand, and the subsequent inability of private landlords to capture what they consider to be adequate rental income, most of the City's inventory of registered vacant and abandoned residential structures would likely not be good candidates for acquisition and rehabilitation by private investors. Therefore, the onus is on the City and its community based development organizations to devise a method for turning these vacant structures into available, affordable housing stock.

The City's concentration of older housing stock and the tendency for such housing to be occupied by low-income individuals speaks to the need for resources to be targeted at addressing housing maintenance as opposed to new construction. As the gap between the number of occupied units compared to the number of total housing units continues to widen, a strategy focused on rehabilitation versus new construction would have a greater impact on the low-income population.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Specific Housing Objective Question 1: Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

The housing priorities and specific objectives are provided in the Priority Housing Needs Section and Housing Needs Table on (Table 13, Page 48) and were based on a quantitative analysis of the data provided by housing providers and the housing market analysis as well as the qualitative data received from the public through this project, the Master Plan, and the Analysis of Impediments. An emphasis was placed on the Analysis of Impediments due to its focus on housing.

Specific Housing Objective Question 2: Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Funds will be used to address priorities stated in the Plan within targeted areas as available. A primary use of funds will be concentrated on rehabilitation of existing units prior to the construction of new units.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The City of Kalamazoo and Kalamazoo County contain no public housing and therefore do not have a Public Housing Authority. As a result, the needs of public housing are not within the scope of this Consolidated Plan.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will

provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

Public Housing Strategy Question 1: Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

The City of Kalamazoo and Kalamazoo County contain no public housing and therefore do not have a Public Housing Authority. As a result, the needs of public housing are not within the scope of this Consolidated Plan.

Public Housing Strategy Question 2: Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

In March 2002, Kalamazoo County created a public housing commission primarily for the purpose of administering the Section 8 housing voucher program for the area. The Commission does not oversee any public housing facilities. During 2006, the public housing commission began to expand its role in providing services related to affordable housing in and for the general region. The public housing commission was successful in obtaining a Michigan State Housing Development Authority grant in the amount of \$1,000,000 during 2007 and 2008 to assist with transitional housing. \$125,000 of the Kalamazoo County Housing Trust Fund will be used to assist with this project and match the MSHDA funds.

The City of Kalamazoo will continue to be supportive of public housing commission expansion of services, and views a partnership with the Commission as an important step in addressing the local issue of "fair share housing," that is, ensuring that affordable housing is available throughout the County, and not just within the City of Kalamazoo.

The City of Kalamazoo committed \$250,000 of its 2004 general funds for the purpose of establishing a County-wide housing trust fund. The concept of a housing trust fund has received strong support from the nonprofit and housing industry in Kalamazoo, and during January 2007, the Kalamazoo County Commission approved the allocation of \$250,000 to match the funds already pledged by the City of Kalamazoo. As part of its 2008 budget, the Kalamazoo County Commission pledged additional resources toward this fund and challenged other jurisdictions to assist in building this fund. On May 13, 2008, in an effort to enhance this regional fund, the City of Portage pledged \$100,000 for each of the next two

fiscal years to encourage additional matching funds from the County and continue to build the fund.

Public Housing Strategy Question 3: If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

The public housing agency is not designated as "troubled".

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Barriers to Affordable Housing Question 1: Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

BARRIERS TO AFFORDABLE HOUSING AND COMMUNITY ECONOMIC DEVELOPMENT RELEVANT PUBLIC POLICIES

LAND USE CONTROLS

Most of the available land in the City has been developed. There are only a small number of large vacant tracts of land that remain, thereby limiting the future development of residential units. There are a number of smaller parcels that are vacant and suitable for infill construction of residential units. A number of vacant or underutilized commercial buildings are also prime locations for redevelopment, with residential use being at least a component of the use.

A barrier to the development and redevelopment of these infill sites is environmental contamination. Particularly in many of the lower income neighborhoods, many of the properties that are available for redevelopment are environmentally contaminated primarily due to overuse of the site or an adjacent site. Clean up of these sites can be very costly, thereby limiting the ability to attract new business and housing to these sites. It is much easier and cheaper to develop “greenfields” in the unpolluted, outlying communities than it is to develop the “brownfields” in the City.

The Kalamazoo Brownfield Redevelopment Initiative has been a tremendous resource in addressing this issue. Using captured tax revenue, the Brownfield Initiative has purchased many of these contaminated properties throughout the City. They then prepare these sites for redevelopment by removing the contamination. The properties are put back on the market and resold without the environmental contamination.

ZONING ORDINANCE AND SUBDIVISIONS

The City’s existing Zoning Ordinance does not appear to be a barrier to affordable housing. It permits multifamily housing in five of the eleven residential zoning districts. In addition, duplexes are permitted in two other districts in which multifamily residential is not permitted. However, even the four single family residential districts have a small minimum lot size therefore allowing for a higher density of development than permitted in many of the jurisdictions surrounding the City of Kalamazoo where zoning does create a barrier to affordable housing and establishes pressures that force some low income populations into the City of Kalamazoo. Even in the RS4 district, the lowest density single family residential district in Kalamazoo, the maximum density is over four units to the acre. For surrounding communities, this may be the highest residential density allowable if it is even permitted in that community. Reduced densities create increased prices and barriers to affordability.

HOUSING AND BUILDING CODES

The City of Kalamazoo enforces the Michigan Building Code, which is standard among municipalities in the State.

The City’s anti-blight team and building code enforcement efforts have increased since the previous Consolidated Plan. As a result, blight and abandonment issues are addressed more quickly. The rental certification program continues to be administered, and as a result, the quality of the rental housing increases. Finally, the City distributes some of its appropriately zoned, tax-reverted properties to its sub-recipients for development of quality, affordable housing. Therefore, housing and building codes do not create a barrier to affordable housing.

CITY POLICY REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Prior to 2000, it had always been the policy of the City not to use CDBG funds for anything but public services and housing (including housing related activities and administration). However, in response to public comments and the growing concerns and complaints from

residents of the core communities regarding the quality of the neighborhoods, the City shifted that policy to allow some of the money to be used on infrastructure, as permitted by HUD. Although the money is not being spent on providing additional housing units, it is improving the neighborhood and creating a community that is more desirable for a developer to locate a project.

Barriers to Affordable Housing Question 2: Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

STRATEGIES TO ADDRESS NEGATIVE EFFECTS OF PUBLIC POLICIES

In order to continue its efforts in supporting affordable housing and community development, the City will review the previously mentioned policies to help reduce any negative effects. Specific actions undertaken include:

- Perform regular reviews of City policies and codes – zoning, subdivision, building, housing – to determine impact on affordable housing;
- Work with for-profit and non-profit housing providers in their efforts to increase the supply of affordable housing and to promote economic development, community development, self employment training, and micro enterprise development.
- Continue to fund, through CDBG and HOME, local programs that increase access to and supply of affordable housing, homeless assistance, and housing for individuals with special needs.

The City will continue to provide support for affordable housing and local providers as follows:

- The Local Initiatives Support Corporation (LISC) continues to coordinate a County-wide approach to developing affordable housing and the trust fund is one key element of that strategy.
- The City of Kalamazoo's Code Enforcement and Anti-Blight effort, funded with CDBG, has, as its main purpose, the identification and resolution of blighted housing units to be made available for low to moderate income households, thereby increasing the number of affordable housing units in the City.

- The City of Kalamazoo will continue to provide capacity building and technical assistance to between eight and ten housing, Community Housing Development Organization (CHDO), and neighborhood-based nonprofit organizations operating within Kalamazoo. The capacity and productivity of these organizations are important elements in addressing current barriers to the provision of affordable housing

FAIR HOUSING

The need for decent, safe, and affordable housing is universal to all people. Yet people who find housing that meets their needs may be denied occupancy for a number of reasons. Potential renters and buyers may be turned away based on such factors as age, sex, and race. When a seller, lender, or rental agent decides to refuse housing to a protected class, housing discrimination has occurred. Both federal and state regulations prohibit housing discrimination, and a local ordinance prohibits discrimination as well and includes a variety of characteristics in its establishment of the protected class including gender and sexual orientation. Despite these protections, it remains difficult to identify accurately when and where housing choice is being denied unfairly.

In January 2009, the City of Kalamazoo contracted with the J-Quad Planning Group to update its 2003 Analysis of Impediments to Fair Housing Choices in the City. This analysis evaluated impediments to housing choice by reviewing demographic information and housing data acquired from the Census 2000 and 2006 American Community Survey. Input for the analysis was also provided by three citizen focus groups, key stakeholder interviews, various City staff, local chamber of commerce, Fair Housing Center of Southwest Michigan, and representatives from the financial, housing development, non-profit, social services, business, and real estate industries.

The City of Kalamazoo ensures that all participating property owners in the rental rehabilitation program that involves five or more HOME assisted units sign and adhere to the City's guidelines to affirmatively market fair housing in accordance with 24 CFR 92.351 during the affordability period of the HOME assistance. The owners keep records and send verification that they have affirmatively marketed their housing. Also, each April is "Fair Housing Month" in Kalamazoo. This is an important activity for the City to heighten awareness of fair housing issues among both property owners and tenants.

The 2003 Analysis of Impediments indicated a growing concentration of minority populations within the jurisdiction, a disproportionately large number of rental units, age of the housing stock, and the state of the local and state economies as contributing factors serving as impediments to fair housing.

The 2009 Analysis analyzed five major categories of impediments: Real Estate; Public Policy; Banking, Finance, and Insurance-related; Socioeconomic; and Neighborhood Conditions. There were no Public Policy Impediments identified. In general, the Analysis indicated that Kalamazoo "has relatively few impediments to fair Housing. However, some issues were identified." The City was recognized for making progress in supporting creation of new affordable housing units, showing a commitment to neighborhood planning and programs designed to strengthen older and lower income areas.

The City is in the process of evaluating the recommendations set forth in the 2009 Analysis of Impediments and will take such input into account when developing strategies for this Plan. General input regarding recommended remedial actions to address impediments identified in the 2009 Analysis include, but are not limited to the following:

- Additional credit repair and other financial assistance may be necessary, as opposed to targeting resources towards construction of new affordable housing units;
- The City has begun addressing impediments related to banking, finance and insurance through the use of funds dedicated to building a mortgage loan pool through Kalamazoo Neighborhood Housing Services, Inc. (KNHS);
- The City currently funds KNHS, which offers a homebuyer counseling program, modeled after the national model, NeighborWorks America;
- There are local efforts underway to locate a community credit union in the Edison Neighborhood;
- The City will consider coordination with the appraisal industry to identify realistic comparability studies.
- Additional coordination with neighborhood associations may foster increased volunteer involvement and neighborhood revitalization.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

NATURE AND EXTENT OF HOMELESSNESS

Homelessness in Kalamazoo is a countywide issue. The homeless population and subpopulations served within the City of Kalamazoo come from all parts of Kalamazoo County. Although the majority of the emergency shelters and service providers are located within the City of Kalamazoo and most of the homeless persons are in the City of Kalamazoo, this is an all-encompassing concern that should be addressed on a countywide level.

NEEDS OF SHELTERED AND UNSHELTERED HOMELESS

All shelters in the City and throughout Kalamazoo County are required to participate in the Homeless Management Information System (HMIS). LISC Affordable Housing Partnership (AHP), the entity that serves as the City's Continuum of Care organization, uses the HMIS to collect universal homeless data elements presented throughout this Section of the Plan.

Information on the number of homeless persons in the City of Kalamazoo has been provided from two sources. The first comes from an annual report based on monthly data provided by the emergency shelter providers. They are required to record the population they are serving and report that data so that it can be recorded. Every year a report is published detailing that data. Table 31 shows pertinent data from those reports from 2002 through 2008. It shows that the total persons using homeless shelters has been fluctuating at levels below 1995-2001 figures (ranged between a minimum of 3,435 in 1998 and maximum of 4,452 in 2001). However, the total nights spent in shelters has increased 172% from 2001 levels (77,370) indicating that people are generally spending a longer period of time in shelters.

It should be noted that in 2008 there was an increase of funding from MSHDA for Tenant Based Rental Assistance in addition to HARP Vouchers (Housing Assistance Recovery Program) for homeless families/individuals. This increased funding may have impacted the length of stay for shelter residents, as the timing and processing was drawn out which impacted length of shelter stays and, therefore, inflated the number of shelter nights.

The percentage of children has remained steadily below 40% of the total, which is an improvement from the period between 1995 and 2001, where the percentage of children exceeded 40% every year between 1998 (43.7%) and 2001 (45%).

Table 31
 PERSONS USING SHELTERS FOR THE HOMELESS
 KALAMAZOO COUNTY

	2002	2003	2004	2005	2006	2007	2008
Nights of Shelter	73,059	82,941	92,904	97,475	120,467	119,755	133,083
Total Persons	3,689	3,494	3,667	3,666	3,925	3,656	3,357
Adults	2,260	2,302	2,340	2,477	2,613	2,363	2,204
Children	1,429	1,192	1,327	1,189	1,312	1,293	1,153
% Children	38.7%	34.1%	36.2%	32.4%	33.4%	35.4%	34.3%

Source: Emergency Providers Joint Annual Report: 2002-2008 (via Housing Resources, Inc.).

The second source of information comes from the AHP and various community partners, agencies, and individuals who conducted a point-in-time count on January 28, 2009. A census form was sent to all shelter providers who were asked to submit their current information regarding bed/unit capacity designated for homeless individuals and families, supportive services capacity, and their estimates of individuals and families that they serve that fit into the listed subpopulation categories. Providers were also asked to estimate the total need of those homeless individuals and families that contacted them for service at the given point in time.

In collaboration with this census, the Continuum of Care (CoC) organized a Point In Time Survey or street count, which also occurred on January 28, 2009. The CoC performs a Point In Time Survey on a yearly basis and has also implemented a Project Homeless Connect event to collect data in the spring/summer months. As seen in Table 32 below, 14 unsheltered homeless individuals were identified. This represents an increase of 11 individuals when compared to the 2004 street count.

The increase in unsheltered individuals in 2009 versus 2004 is likely due in part to the increased accuracy and scope of the 2009 survey compared to that which was undertaken in 2004. The combined efforts of several community agencies, some of which were noted above, enabled the 2009 survey to capture more unsheltered individuals than in previous surveys. Therefore, there may have been the same number of unsheltered individuals in 2004 as there are in 2009, but those unsheltered individuals were not counted during the 2004 survey because of the lower number of agencies participating in the surveying efforts.

Table 32
HOMELESS POPULATION AND SUBPOPULATIONS: JANUARY 28, 2009
KALAMAZOO COUNTY

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	44 (a)	122 (a)	0	166 (a)
1. Number of Persons in Families with Children	128 (a)	431 (a)	0	559 (a)
2. Number of Single Individuals and Persons in Households without children	267 (a)	145 (a)	14 (n)	426 (a)
(Add Lines Numbered 1 & 2) Total Persons	395 (a)	576 (a)	14 (n)	985 (a)
Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	33 (a)		5 (n)	38
b. Seriously Mentally Ill	73 (a)			
c. Chronic Substance Abuse	48 (a)			
d. Veterans	39 (a)			
e. Persons with HIV/AIDS	4 (a)			
f. Victims of Domestic Violence	41 (a)			
g. Unaccompanied Youth (Under 18)	2 (a)			

Source: Kalamazoo Local Initiatives Support Corporation, 2009.

Legend: Method used to count homeless: (a)-Administrative records; (n)-Street count; Descriptions included in text above.

HOMELESS DATA BY RACIAL & ETHNIC GROUPS

Specific information on the racial and ethnic composition of the homeless population in the City of Kalamazoo is not available. Such information is collected sporadically by some of the shelters, but it is not consolidated nor corroborated to eliminate double counting of individuals. Therefore, use of these figures would not be reliable.

AT-RISK POPULATIONS

The local at-risk definitions below are based on guidance provided by HUD through the Homeless Prevention and Rapid Re-Housing Program (HPRP):

- **Housed and at imminent risk of losing housing** (being evicted, discharged from hospital, condemned housing with no subsequent housing and inadequate resources).

- **Housed and at risk of losing housing** (at-risk due to high housing costs, conflict, or other conditions that put housing at risk and inadequate resources. Danger is not immediate)

The LISC Affordable Housing Partnership (Continuum of Care) has not conducted any studies locally to determine the extent of this population in Kalamazoo County.

HOMELESS SUBPOPULATIONS

This section outlines the need for facilities and services for those homeless individuals with special needs. There are many local service providers specializing in some form of assistance to these subpopulations. They regularly engage in recruitment and outreach activities to facilitate direct communications between the client and their agencies. Contacts can be initiated by either party or by referring a third party who initially engages with the client and then facilitates the necessary linkages.

SEVERELY MENTALLY ILL

The 2009 Continuum of Care census identified over 7% of the homeless population (75 individuals) suffering from severe mental illness. Training of housing staff is needed to recognize the symptoms of severe mental illness as well as counseling. Also, greater oversight and case management is needed to follow up on individuals leaving mental health programs or institutions to prevent them from returning to homelessness.

ALCOHOL/OTHER DRUG ADDICTION

Nearly 5% of the homeless population (49 individuals) suffered from substance addiction during the 2009 point in time count. This is below national averages, where it is found that 20-30% of the homeless suffer from addiction. The percentage of homeless population suffering from substance addiction in Kalamazoo County may be artificially low or inaccurate due to the fact that typically the information collected at local shelters is self reported. In addition, an addiction issue is generally not initially identified by the service provider until services are delivered and some shelter residents leave prior to any diagnosis being made. Thus, it is believed that the percentage of homeless with addictions (and mental illness) is higher than determined here.

Besides the obvious need for housing, this subpopulation has a significant need for assistance addressing their drug or alcohol abuse problem. Medical treatment and detoxification is also needed. The County's emergency housing shelter provides housing for people suffering from addiction, and Gateway Detox provides medical treatment through its detox program.

VETERANS

Nearly 4% of the homeless population (39 individuals) were veterans during the 2009 point in time count. The transition from military service back into civilian life can often be

difficult. This population often deals with additional problems such as substance abuse and anxiety disorders.

The Kalamazoo County Department of Veterans Affairs assists veterans and dependants with claims. The Veterans Trust Fund provides temporary assistance for emergencies or hardships for eligible wartime veterans and their families. Veterans must be residents of the State or County.

PERSONS WITH HIV/AIDS

There were 4 homeless individuals with HIV/AIDS during the 2009 point in time count. Community AIDS Resource and Education Services (CARES) of Southwest Michigan serves 11 counties in the southwestern Michigan area. Care provides the following services to persons with HIV/AIDS: HIV Testing and Counseling; Life Management (budget planning, emergency financial assistance, locating housing, transportation for medical appointments); and HIV 101 Classes which teach how to prevent the spread of the disease.

FLEEING DOMESTIC VIOLENCE

Over 4% (41 individuals) of the 2009 homeless population, as identified in the 2009 point in time census, were individuals fleeing domestic violence. The YWCA provides shelter, counseling, education, childcare, and vocational training for victims of domestic violence so that these victims can begin to make a living on their own and no longer be homeless.

HOMELESS/RUNAWAY YOUTH

There were 2 youth identified as homeless individuals during the 2009 point in time census. The ARK facility operated by the Catholic Family Services is the only facility in Kalamazoo specifically devoted to this population. Medical care, dental care, and nutritional services are all needed for runaway children. Educational services should be provided in school to prevent runaway situations and provided in centers when kids have been abandoned.

GENERAL HOMELESS POPULATION FACTS

The following information was provided by the 2009 LISC Affordable Housing Partnership (Continuum of Care) Point In Time Count Results for Kalamazoo County, as required by HUD to be performed every other year. The LISC Affordable Housing Partnership (Continuum of Care) completes a Point In Time count on an annual basis with an additional survey completed during Project Homeless Connect, which is typically completed in the spring.

From 2007 to 2009 the number of households in transitional housing increased by 185, which is due in large part to MSHDA's increased funding for transitional housing. However, it is likely that there will be a dramatic decrease in the upcoming years in the transitional housing funds provided by MSHDA. If this occurs, it is reasonable to expect that the transitional housing inventory will not remain consistent, and will likely decrease as a result.

Between 2007 and 2009, the households in shelters or on the street decreased by 23, and the percentage of homeless households in transitional housing more than doubled. The number of homeless children has almost doubled between 2007 and 2009, increasing from 213 children (35%) in 2007 to 402 children (41%) in 2009. Those individuals residing in shelters and transitional housing on January 28, 2009 cited unemployment as the top reason for homelessness, followed by domestic violence and addiction.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

Priority Homeless Needs Question 1: Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

PRIORITY HOMELESS NEEDS

Table 33
HOMELESS AND SPECIAL NEEDS POPULATIONS GAP ANALYSIS
KALAMAZOO COUNTY

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	263	0	12
	Transitional Housing	58	0	275
	Permanent Supportive Housing	308	19	314
	Total	629	19	
Persons in Families With Children				
Beds	Emergency Shelter	178	0	0
	Transitional Housing	379	0	123
	Permanent Supportive Housing	326	12	490
	Total	883	12	

For both homeless individual and homeless persons in families with children, the development of emergency shelter beds is a low priority, while the creation and retention of transitional and permanent housing units in the City and County is a high priority. The Continuum of Care is responsible for allocation of funding with respect to homeless programs.

The following homeless and homeless prevention priority needs were provided by the LISC Affordable Housing Partnership, the Continuum of Care for the City of Kalamazoo and Kalamazoo County:

- Based on guidance from HUD and MSHDA, and as seen in the AHP’s Annual Workplans, the local priority is to create/retain transitional and permanent housing units for Kalamazoo County residents. It is a national goal to reduce the number of Emergency Shelter beds and, using a Rapid Re-Housing model, move homeless residents quickly from homelessness into permanent housing. There will continue to be a need to fund a number of shelter beds, but it is not recommended by the AHP that any new shelter beds are created. Both transitional and permanent supportive housing programs operating under a Rapid Re-Housing model or a Prevention model are prioritized within the system. Additionally, programs with a prevention focus are also prioritized by the AHP.
- The AHP adopted a Policies and Procedures document in 2009 which, in part, outlines the priorities of funding through the CoC. Priorities for funding include, but are not limited to, the following:
 - Proposals from Active Members and agencies that have adopted the 10-year plan to end homelessness at the board level
 - Participation in HMIS, to the extent recommended by the Data Team of the AHP, under the guidance of HUD/MSHDA.

- Proposals that demonstrate alignment with Rapid Re-Housing or Prevention strategies.
 - Proposals from agencies that have demonstrated success in meeting outcomes set for all current and previous grants
 - Retention of funding through renewal of currently-funded proposals, as stipulated and/or required by grantors
- Participation of all grantees serving homeless populations in HMIS is critical, due to the use of this data system to make decisions about the gaps and needs of the homeless population.

These priorities were influenced by guidance provided by HUD through the Homeless Prevention and Rapid Re-Housing (HPRP) program, the Supportive Housing Program, and the Shelter Plus Care Program; by MSHDA through the Emergency Solutions Grant; and by federal legislation, such as the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. Locally, the Policy and Procedure document was adopted by the AHP's Leadership Team on March 19, 2009. Further, the Ten Year Plan to End Homelessness identifies four local priorities (Prevention, Rapid Re-Housing, System Change, and Building Community Capacity) and was adopted in 2006 by the Leadership Team.

The following Strategic Planning Objectives have been identified by the Continuum of Care:

Objective 1: Create new permanent housing beds for chronically homeless individuals.

In the next 12-months, what steps will the CoC take to create new permanent housing beds for the chronically homeless?

The CoC anticipates the creation of nine permanent housing beds for the chronically homeless population in 2009-2010 through the CoCs most recently awarded Samaritan Bonus Project Award.

The creation of new Permanent Housing (PH) beds is central to the local inventory. Locally, the Point in Time (PIT) count demonstrates a decrease in the number of chronically homeless individuals, and an increase in the number of homeless families with children. This includes those families with children where the head of household has a disabling condition. The Continuum of Care has prioritized the use of the Permanent Housing Bonus Funds to increase PH options for homeless families with children where the head of household has a disabling condition. Five additional units of PH for this target population are proposed.

Describe the CoC plan for creating new permanent housing beds for the chronically homeless over the next ten years?

The CoC will continue to explore the feasibility of and demand for additional permanent housing beds for the chronically homeless. Identifying gaps in service and need for designated housing types will continue to be a priority of the local CoC. Locally, there has been great success addressing the needs of the chronically homeless (as defined by HUD) and other single-person homeless households. Kalamazoo County experienced a decrease of

72 percent in homeless singles from 2007 to 2008. The local CoC has begun to shift some of its focus to homeless families, a population locally on the rise. As a result, the CoC is applying for the Permanent Housing Bonus under the families category.

Over the next ten years, the CoC expects to apply 5 of the 10 years for chronic individuals category and the remaining 5 years under the chronic families category. With grants for individuals averaging assistance for 8 beds, it is estimated that there will be 40 additional beds over the course of the next ten years.

How many permanent housing beds do you currently have in place for chronically homeless persons? 24

How many permanent housing beds do you plan to create in the next 12-months? 9

How many permanent housing beds do you plan to create in the next 5-years? 10

How many permanent housing beds do you plan to create in the next 10-years? 40

Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.

In the next 12-months, what steps will the CoC take to increase the percentage of homeless persons remaining in permanent housing for at least six months to at least 77 percent? If the CoC has already reached this threshold, describe how it will be exceeded or maintained?

The CoC has been highly successful in assisting homeless households to remain in permanent housing for at least six months. Nearly 91% of households residing in PH currently retain their housing for six months or longer. The CoC intends to maintain this level of success throughout the next 12 months.

One way in which the CoC seeks to maintain and strengthen its success is through a Navigator Agreement (NA) implemented this past year. The NA reflects a 23-agency collaboration committed to identifying and eliminating barriers to securing and retaining housing. The Navigators proactively identify barriers and develop strategies, partnerships, or pilot programs to reduce or eliminate the barriers. The Navigators hold a minimum of six meetings annually with a focus on two to three specific systems barriers identified by the interagency group. Reduction in system imposed barriers will increase access for households seeking the services they need to achieve housing stability.

Describe the CoC's long-term plan to increase the percentage of homeless persons remaining in permanent housing for at least six months to at least 77 percent? CoCs response should include how it will continue to work towards meeting and exceeding this objective.

The CoC seeks to sustain its current efforts and increase when possible the percentage of households that remain in permanent housing for at least six months. The CoC will pursue all funding opportunities that become available to create either additional vouchers or permanent housing units. Such funding opportunities may become available through

opportunities associated with the implementation of the HEARTH Act, through bonus funding through the Supportive Housing Program (SHP) process, or through additional HARP vouchers.

Key to the CoC's success in sustaining homeless persons in permanent housing is the strong history of the Continuum in prioritizing collaboration with mainstream services, governmental (city and county) entities, and public/private partnerships whenever possible. Specifically, collaboration among mainstream services will result in improved access to these services through the ongoing efforts of the Navigators of our Community Services Team.

What percentage of homeless persons in permanent housing have remained for at least six months? 91

In 12-months, what percentage of homeless persons in permanent housing will have remained for at least six months? 91

In 5-years, what percentage of homeless persons in permanent housing will have remained for at least six months? 91

In 10-years, what percentage of homeless persons in permanent housing will have remained for at least six months? 91

Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

In the next 12-months, what steps will the CoC take to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent? If the CoC has already reached this threshold, describe how it will be exceeded or maintained?

For the Continuum as a whole, 84 percent of homeless persons in transitional housing move to permanent housing. The CoC will continue throughout the next 12 months to strive to maintain and increase this figure through continued prioritization of Rapid Re-Housing as a strategic priority, the implementation of the local HPRP Central Intake and Referral process, and other models to quickly move households into permanent housing. The CoC has demonstrated success in Rapidly Re-housing as evidenced by the award of one of 23 national Rapid Re-Housing for Families Pilot Demonstration Program. Lessons learned from this pilot program will be incorporated to improve service delivery and housing response time throughout the Continuum. Additionally, providers of Transitional Housing (TH) services will work closely with PH case managers to during the six months immediately following discharge from the TH program to ensure housing stability.

Describe the CoC's long-term plan to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent? CoCs response should include how it will continue to work towards meeting and exceeding this objective.

The CoC will be challenged to maintain current levels. MSHDA funding for transitional housing and HARP have significantly decreased in 2009. The strength of the CoC's wrap

around case management services for clients as they transition will be used to help combat this. The rising cost of housing, declining wages, and record numbers of new unemployment claims creates conditions that put families at risk of losing their housing. Thorough assessment, a priority to rapid re-housing, and access to available mainstream resources reflect the CoC's primary strategies for assisting clients to increase their self sufficiency. Action steps identified for long term success include administering HPRP (assist 50 households with Rapid Re-Housing over 2 years), a Rapid Re-Housing Demonstration Pilot Program where 80% of households will complete a housing assessment, with identification of sustainable housing alternatives, and to research best practices using HPRP and HEARTH Act as pre-cursor.

What percentage of homeless persons in transitional housing have moved to permanent housing? 84

In 12-months, what percentage of homeless persons in transitional housing will have moved to permanent housing? 84

In 5-years, what percentage of homeless persons in transitional housing will have moved to permanent housing? 84

In 10-years, what percentage of homeless persons in transitional housing will have moved to permanent housing? 84

Objective 4: Increase percentage of persons employed at program exit to at least 20 percent.

In the next 12-months, what steps will the CoC take to increase the percentage of persons employed at program exit to at least 20 percent? If the CoC has already reached this threshold, describe how it will be exceeded or maintained?

Throughout the next 12 months, the CoC will continue to work to assist clients in being employed at program exit. At this point, 38 percent of persons exiting programs are employed. This is above both HUDs goal and the State of Michigan as a whole (23.2 percent as of 2008).

The CoC will continue to focus on connecting homeless persons to mainstream employment services, credit repair education, and financial literacy services as appropriate. Through the previously-mentioned Navigator Agreement, the CoC has intentionally strengthened partnerships with workforce development agencies/services. The CoC will continue outreach to those agencies providing employment training services and self sufficiency resources for the disabled. The CoCs annual Project Homeless Connect will be expanded to include a greater level of employment services including resume development and interview techniques.

Describe the CoC's long-term plan to increase the percentage of persons employed at program exit to at least 20 percent. CoCs response should include how it will continue to work towards meeting and exceeding this objective.

Poor economic conditions and high unemployment make measuring employment at the time of exit challenging when working within PSH and its target populations. With the goal of long-term housing stability, frequently an exit from PSH is not under positive circumstances. The severity of the disability experienced by PSH participants may prevent them from participating employment opportunities. Despite these challenges, accomplishing this objective, whenever possible, remains a priority. This will be accomplished by connecting homeless persons to mainstream employment programs with employment specialists, assistance with completing the SOAR process, and establishing employment goals for each youth and adult in homeless assistance programs. The CoC will continue to work collaboratively with the Y.O.U. Program, Michigan Works!, Michigan Rehabilitation Services, Goodwill Industries of Southwestern Michigan, Kalamazoo Regional Educational Service Agency, and other employment focused agencies.

What percentage of persons are employed at program exit? 38

In 12-months, what percentage of persons will be employed at program exit? 38

In 5-years, what percentage of persons will be employed at program exit? 38

In 10-years, what percentage of persons will be employed at program exit? 38

Objective 5: Decrease the number of homeless households with children.

In the next 12-months, what steps will the CoC take to decrease the number of homeless households with children?

The CoC has identified reducing the number of homeless households with children as a significant goal. As a result, the CoC is applying to create 5 additional PSH units under the Permanent Housing Bonus for families with children where the head of household has a disabling condition. Additionally, the CoC will be administering the Rapid Re-Housing Families Demonstration Pilot, one of 23 national pilot projects. This pilot will address family homelessness by having 80 percent of participating families complete a housing assessment, including identification of sustainable housing alternatives, within the first 48 hours of entering emergency shelter. This pilot is estimated to assist up to 20 households annually.

The CoC will also be strengthening relationships with McKinney-Vento Homeless Education programs to provide services to homeless families. Funding through the HPRP program could also benefit these households, allowing them to be rapidly re-housed or prevent homelessness.

Describe the CoC's long-term plan to decrease the number of homeless households with children?

The CoC will benefit from the national evaluation of the Rapid Re-Housing Families Demonstration Pilot in identifying national best practice. The Homeless Prevention and Rapid Re-Housing program (HPRP) centralized intake process, households will be assisted in receiving needed services as quickly and effectively as possible. Prevention services through HPRP will be implemented through the local Eviction Diversion Pilot Program, a collaborative between local housing agencies, the courts, mainstream services, and the

United Way. A total of at least 250 households are projected to be served. Homelessness will also be prevented for families through a newly-implemented foreclosure rescue fund.

Upcoming projects geared at ending family homelessness include: Rapid Re-Housing Families Demonstration Pilot (20 families per year), MSHDA Family Homelessness Grant (7 families), Proposed Permanent Housing Bonus Project (5 families), and Catholic Family Services development (3 families).

What is the current number of homeless households with children, as indicated on the Homeless Populations section (2I)? 166

In 12-months, what will be the total number of homeless households with children? 146

In 5-years, what will be the total number of homeless households with children? 91

In 10-years, what will be the total number of homeless households with children? 16

Priority Homeless Needs Question 2: A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

According to the homeless subpopulation figures (refer to Table 32, Page 85 and subsequent discussion) there are a total of 38 chronically homeless individuals in Kalamazoo County (33 sheltered and 5 unsheltered). The creation and retention of transitional and permanent supportive housing units for chronically homeless individuals is considered a high priority in order to terminate the continuous cycle of homelessness exhibited by these individuals.

The following Strategic Planning Objective was identified by the Continuum of Care specifically as it relates to chronically homeless individuals:

Objective 1: Create new permanent housing beds for chronically homeless individuals.

In the next 12-months, what steps will the CoC take to create new permanent housing beds for the chronically homeless?

The CoC anticipates the creation of nine permanent housing beds for the chronically homeless population in 2009-2010 through the CoCs most recently awarded Samaritan Bonus Project Award.

The creation of new PH beds is central to the local inventory. Locally, the PIT count demonstrates a decrease in the number of chronically homeless individuals, and an increase in the number of homeless families with children. This includes those families with children where the head of household has a disabling condition. The Continuum of Care has prioritized the use of the Permanent Housing Bonus Funds to increase PH options for

homeless families with children where the head of household has a disabling condition. Five additional units of PH for this target population are proposed.

Describe the CoC plan for creating new permanent housing beds for the chronically homeless over the next ten years?

The CoC will continue to explore the feasibility of and demand for additional permanent housing beds for the chronically homeless. Identifying gaps in service and need for designated housing types will continue to be a priority of the local CoC. Locally, there has been great success addressing the needs of the chronically homeless (as defined by HUD) and other single-person homeless households. Kalamazoo County experienced a decrease of 72 percent in homeless singles from 2007 to 2008. The local CoC has begun to shift some of its focus to homeless families, a population locally on the rise. As a result, the CoC is applying for the Permanent Housing Bonus under the families category.

Over the next ten years, the CoC expects to apply 5 of the 10 years for chronic individuals category and the remaining 5 years under the chronic families category. With grants for individuals averaging assistance for 8 beds, it is estimated there will be 40 additional beds over the course of the next ten years.

How many permanent housing beds do you currently have in place for chronically homeless persons? 24

How many permanent housing beds do you plan to create in the next 12-months? 9

How many permanent housing beds do you plan to create in the next 5-years? 10

How many permanent housing beds do you plan to create in the next 10-years? 40

Homeless Inventory (91.210 (c))-

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

The following pages include the Continuum of Care Housing Activity Chart and Service Activity Charts for Transitional Housing, Permanent Supportive Housing, and Emergency Shelters and Services, updated by the Continuum of Care (Affordable Housing Partnership) in 2009. All charts have been revised to display changes in provider activity and include updated bed counts and HMIS information.

Housing Inventory Chart: Transitional Housing

Total Year-Round Beds - Household without Children	
1. Current Year-Round Transitional Housing (TH) Beds for Households without Children	58
1A. Number of DV Year-Round TH Beds for Households without Children	0
1B. Subtotal, non-DV Year-Round TH Beds for Households without Children	58
2. New Year-Round ES Beds for Households without Children	4
3. Under Development Year-Round TH Beds for Households without Children	0
4. Total Year Round TH HMIS Beds for Households without Children	45
5. HMIS Bed Coverage: TH Beds for Households without Children	78%

Total Year-Round Beds - Households with Children	
6. Current Year-Round TH Beds for Households with Children	379
6A. Number of DV Year-Round TH Beds for Households with Children	102
6B. Subtotal, non-DV Year-Round TH Beds for Households with Children	277
7. New Year-Round TH Beds for Households with Children	0
8. Under Development Year-Round TH Beds for Households with Children	0
9. Total Year-Round TH HMIS Beds for Households with Children	266
10. HMIS Bed Coverage: TH Beds for Households with Children	96%

KEY: Target Population A
CO: couples only, no children
HC: households with children
SF: single females
SFHC: single females and households with children
SM: single males
SMHC: single males and households with children
SMF: single males and females
SMF + HC: Single male and female plus households with children
YF: youth females (under 18 years old)
YM: youth males (under 18 years old)
YMF: youth males and females (under 18 years old)

KEY: Target Population B
DV - Domestic Violence victims only
VET - Veterans only
HIV - HIV/AIDS populations only

KEY: Inventory type
C: Current Inventory
N: New Inventory
U: Under development

Error Messages
ERROR MSG: PROGRAM DETAILS None
ERROR MSG: FAMILY BEDS/UNITS None
ERROR MSG: DV HMIS COVERAGE None

Program Information					Target Population		HUD Funding Information	All Year-Round Beds/Units				Year-Round Beds in HMIS				PIT Counts	Utilization Rates
#	Organization Name	Program Name	Geo Code	Inventory type	A	B	Does this program receive HUD McKinney-Vento funding?	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	Total Year-Round Beds	HMIS Beds for Households with Children	HMIS Beds for Households without Children	Percentage of HMIS Beds for Households with Children	Percentage of HMIS beds for Households without Children	Point-in-Time Homeless Count	Program Utilization Rate
TH1	CATHOLIC FAMILY SERVICES	CARING NETWORK	269077	C	HC		Yes	10	5	0	10	10	0	100%		10	100%
TH2	CATHOLIC FAMILY SERVICES	DIRECTIONS/PORTAGE HOUSE	269077	C	SMF+HC		Yes	16	11	0	16	16	0	100%		16	100%
TH3	CATHOLIC FAMILY SERVICES	MSHDA YOUTH TBRA	269077	C	HC		No	6	6	0	6	6	0	100%		6	100%
TH4	COMMUNITY HEALING CENTERS	NEW BEGINNINGS	263222	C	SM		Yes	0	0	12	12	0	12		100%	12	100%
TH5	COMMUNITY HEALING CENTERS	NEW BEGINNINGS	263222	N	SM		Yes	0	0	4	4	0	4		100%	0	0%
TH6	HOUSING RESOURCES INC	MSHDA TBRA	269077	C	SMF+HC		No	230	61	8	238	230	8	100%	100%	238	100%
TH7	KALAMAZOO GOSPEL MISSION	FAMILY HOPE	263222	C	SMF+HC		No	4	3	3	7	4	3	100%	100%	7	100%
TH8	KALAMAZOO GOSPEL MISSION	NEW LIFE	263222	C	SM		No	0	0	18	18	0	18		100%	18	100%
TH9	PUBLIC HOUSING COMMISSION	Public Housing Commission Vouchers	269077	C	SMF		No	11	5	13	24	0	0	0%	0%	24	100%
TH10	YWCA	MSHDA TBRA	263222	C	HC	DV	No	65	25	0	65	0	0	0%		65	100%
TH11	YWCA	TRANSITIONAL SUPPORTIVE HOUSING	263222	C	HC	DV	No	37	14	0	37	0	0	0%		37	100%

Housing Inventory Chart: Permanent Supportive Housing

Total Year-Round Beds - Household without Children	
1. Current Year-Round Permanent Housing (PH) Beds for Households without Children	308
1A. Number of DV Year-Round PH Beds for Households without Children	0
1B. Subtotal, non-DV Year-Round PH Beds for Households without Children	308
2. New Year-Round ES Beds for Households without Children	6
3. Under Development Year-Round PH Beds for Households without Children	19
4. Total Year Round PH HMIS Beds for Households without Children	308
5. HMIS Bed Coverage: PH Beds for Households without Children	100%

Total Year-Round Beds - Households with Children	
6. Current Year-Round PH Beds for Households with Children	326
6A. Number of DV Year-Round PH Beds for Households with Children	0
6B. Subtotal, non-DV Year-Round PH Beds for Households with Children	326
7. New Year-Round PH Beds for Households with Children	0
8. Under Development Year-Round PH Beds for Households with Children	12
9. Total Year-Round PH HMIS Beds for Households with Children	326
10. HMIS Bed Coverage: PH Beds for Households with Children	100%

KEY: Target Population A
 CO: couples only, no children
 HC: households with children
 SF: single females
 SFHC: single females and households with children
 SM: single males
 SMHC: single males and households with children
 SMF: single males and females
 SMF + HC: Single male and female plus households with children
 YF: youth females (under 18 years old)
 YM: youth males (under 18 years old)
 YMF: youth males and females (under 18 years old)

KEY: Target Population B
 DV - Domestic Violence victims only
 VET - Veterans only
 HIV - HIV/AIDS populations only

KEY: Inventory type
 C: Current Inventory
 N: New Inventory
 U: Under development

Error Messages
 ERROR MSG: PROGRAM DETAILS None
 ERROR MSG: FAMILY BEDS/UNITS None
 ERROR MSG: DV HMIS COVERAGE None

Program Information					Target Population		HUD Funding Information	All Year-Round Beds/Units					Year-Round Beds in HMIS				PIT Counts	Utilization Rates
#	Organization Name	Program Name	Geo Code	Inventory type	A	B	Does this program receive HUD McKinney-Vento funding?	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	CH Beds	Total Year-Round Beds	HMIS Beds for Households with Children	HMIS Beds for Households without Children	Percentage of HMIS Beds for Households with Children	Percentage of HMIS beds for Households without Children	Point-in-Time Homeless Count	Program Utilization Rate
PH1	HOUSING RESOURCES INC	HRI PERMANENT SUPPORTIVE HOUSING	269077	C	HC		Yes	98	35	0	0	98	98	0	100%		98	100%
PH2	HOUSING RESOURCES INC	HRI RICKMAN HOUSE	269077	C	SMF		Yes	0	0	84	0	84	0	84		100%	83	99%
PH3	KCPHC	FIRST BASE	269077	C	SMF+HC		Yes	4	1	6	0	10	4	6	100%	100%	10	100%
PH4	KCMHSAS	FULL COUNT	269077	C	SMF		Yes	0	0	8	8	8	0	8		100%	8	100%
PH5	KCMHSAS	HOME BASE 1	269077	C	SMF+HC		Yes	67	23	37	0	104	67	37	100%	100%	104	100%
PH6	KCMHSAS	HOME BASE 2	269077	C	SMF+HC		Yes	25	13	34	0	59	25	34	100%	100%	59	100%
PH7	KCMHSAS	HOME BASE 3	269077	C	SMF+HC		Yes	12	5	4	0	16	12	4	100%	100%	16	100%
PH8	KCMHSAS	HOME RUN	269077	N	SMF		Yes	0	0	6	6	6	0	6		100%	0	0%
PH9	MSHDA	HARP HOUSING CHOICE VOUCHERS	269077	C	HC		No	120	97	129	0	249	120	129	100%	100%	249	100%
PH10	YWCA	PERMANENT SUPPORTIVE HOUSING - PHASE I	269077	U	HC	DV	No	6	2	0	0	6	0	0	0%		0	0%
PH11	YWCA	PERMANENT SUPPORTIVE HOUSING - PHASE II	269077	U	HC	DV	No	6	2	0	0	6	0	0	0%		0	0%
PH12	PUBLIC HOUSING COMMISSION	Public Housing Commission Vouchers	269077	U	SMF+HC		No	42	24	0	0	42	0	0	0%		0	0%
PH13	PUBLIC HOUSING COMMISSION	Public Housing Commission Vouchers	269077	U	SMF+HC		No	-42	-24	0	0	0	0	0	0%		0	0%
PH14	OPEN DOOR NEXT DOOR SHELTERS	RESIDENCE PROGRAM FOR WORKING PEOPLE	263222	C	SMF		No	0	0	20	0	20	0	0		0%	0	0%
PH15	OPEN DOOR NEXT DOOR SHELTERS	RESIDENCE PROGRAM FOR WORKING PEOPLE	263222	U	SMF		No	0	0	4	0	4	0	0		0%	0	0%
PH16	OPEN DOOR NEXT DOOR SHELTERS	RESIDENCE PROGRAM FOR WORKING PEOPLE	263222	C	SMF		No	0	0	-20	0	0	0	0		0%	0	0%
PH17	OPEN DOOR NEXT DOOR SHELTERS	RESIDENCE PROGRAM FOR WORKING PEOPLE	263222	U	SMF		No	0	0	-4	0	0	0	0		0%	0	0%
PH18	KCMHSAS	SECOND BASE	269077	U	SMF		Yes	0	0	10	10	10	0	0		0%	0	0%
PH19	KCMHSAS	GRAND SLAM	269077	U	SMF		Yes	0	0	9	9	9	0	0		0%	0	0%

Housing Inventory Chart: Emergency Shelter

Total Year-Round Beds - Household without Children	
1. Current Year-Round Emergency Shelter (ES) Beds for Households without Children	263
1A. Number of DV Year-Round ES Beds for Households without Children	0
1B. Subtotal, non-DV Year-Round ES Beds for Households without Children	263
2. New Year-Round ES Beds for Households without Children	0
3. Under Development Year-Round ES Beds for Households without Children	0
4. Total Year Round ES HMIS Beds for Households without Children	263
5. HMIS Bed Coverage: ES Beds for Households without Children	100%

Total Year-Round Beds - Households with Children	
6. Current Year-Round ES Beds for Households with Children	178
6A. Number of DV Year-Round ES Beds for Households with Children	46
6B. Subtotal, non-DV Year-Round ES Beds for Households with Children	132
7. New Year-Round ES Beds for Households with Children	0
8. Under Development Year-Round ES Beds for Households with Children	0
9. Total Year-Round ES HMIS Beds for Households with Children	132
10. HMIS Bed Coverage: ES Beds for Households with Children	100%

KEY: Target Population A
CO: couples only, no children
HC: households with children
SF: single females
SFHC: single females and households with children
SM: single males
SMHC: single males and households with children
SMF: single males and females
SMF + HC: Single male and female plus households with children
YF: youth females (under 18 years old)
YM: youth males (under 18 years old)
YMF: youth males and females (under 18 years old)

KEY: Target Population B
DV - Domestic Violence victims only
VET - Veterans only
HIV - HIV/AIDS populations only

KEY: Inventory type
C: Current Inventory
N: New Inventory
U: Under development

Error Messages
ERROR MSG: PROGRAM DETAILS None
ERROR MSG: FAMILY BEDS/UNITS None
ERROR MSG: DV HMIS COVERAGE None

#	Program Information				Target Population		HUD Funding Information	All Year-Round Beds/Units				Year-Round Beds in HMIS				Seasonal Beds				O/V Beds	PIT Counts	Utilization Rates
	Organization Name	Program Name	Geo Code	Inventory type	A	B	Does this program receive HUD McKinney-Vento funding?	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	Total Year-Round Beds	HMIS Beds for Households with Children	HMIS Beds for Households without Children	Percentage of HMIS Beds for Households with Children	Percentage of HMIS beds for Households without Children	Total Seasonal Beds	Number of Seasonal Beds Available in HMIS	Availability Start Date	Availability End Date	O/V Beds	Point-in-Time Homeless Count	Program Utilization Rate
ES1	CATHOLIC FAMILY SERVICES	THE ARK	269077	C	YMF		Yes	13	13	0	13	13	0	100%		0	0			0	4	31%
ES2	HOUSING RESOURCES INC	FAMILY SHELTER	263222	C	HC		Yes	24	6	0	24	24	0	100%		0	0			0	22	92%
ES3	KALAMAZOO COUNTY HEALTH & COMMUNITY SERVICES	EMERGENCY OVERNIGHT SHELTER	269077	C	SMF		Yes	0	0	11	11	0		100%		0	0			0	14	127%
ES4	KALAMAZOO GOSPEL MISSION	FAMILY SHELTER	263222	C	HC		Yes	20	4	0	20	20	0	100%		0	0			0	12	60%
ES5	KALAMAZOO GOSPEL MISSION	GOOD SAMARITAN-MEN	263222	C	SM		No	0	0	88	88	0		100%		0	0			0	88	100%
ES6	KALAMAZOO GOSPEL MISSION	GOOD SAMARITAN-WOMEN	263222	C	SF		No	0	0	36	36	0		100%		0	0			0	25	69%
ES7	KALAMAZOO GOSPEL MISSION	MENS DIVISION	263222	C	SM		No	0	0	88	88	0		100%		0	0			0	102	116%
ES8	KALAMAZOO GOSPEL MISSION	WOMENS DIVISION	263222	C	SF		No	0	0	24	24	0		100%		0	0			0	13	54%
ES9	KALAMAZOO GOSPEL MISSION	WOMENS-FAMILY	263222	C	HC		No	75	19	0	75	75	0	100%		0	0			0	54	72%
ES10	OPEN DOOR NEXT DOOR SHELTERS	NEXT DOOR SHELTER	263222	C	SF		No	0	0	6	6	0		100%		0	0			0	4	67%
ES11	OPEN DOOR NEXT DOOR SHELTERS	OPEN DOOR SHELTER	263222	C	SM		No	0	0	6	6	0		100%		0	0			0	3	50%
ES12	SISTERS OF ST JOSEPH	BETHANY HOUSE	263222	C	SF		No	0	0	4	4	0		100%		0	0			0	4	100%
ES13	YWCA	DOMESTIC ASSAULT PROGRAM	263222	C	SMF+HC DV		No	46	12	0	46	0	0	0%		0	0			0	31	67%

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Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Homeless Strategic Plan Question 1: Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

STRATEGY TO ADDRESS HOMELESSNESS

The LISC Affordable Housing Partnership (AHP) administers the City's programs and system to address homelessness in Kalamazoo. The AHP intends to address homelessness by employing a 5 part strategy that includes Prevention; Rapid Re-Housing, Systems Change; Building Community Capacity and Housing Production/Unit Retention. Below is a general summary of each of the 5 sub-strategies with references to programs and/or action items shown in parentheses:

Prevention

- Through funding (Homeless Prevention and Rapid Re-Housing Program, Emergency Shelter Grants)
- Through collaboration (Foreclosure prevention, eviction diversion, landlord engagement)
- Through client skill building (credit repair, budgeting, increased employment levels)

Rapid Re-Housing

- Through funding (HPRP, HUD SHP, Rapid Re-Housing Pilot)
- Through system efficiencies (reduce length of homelessness, increase stay in Permanent Supportive Housing)

Systems Change

- Through data collection (HMIS efficiencies, Point In Time count, Housing Inventory)
- Through information sharing (Share best practices, community awareness)
- Through collaboration (Central Intake, Project Connect, Navigators)
- Through community consensus (Rehab vs. new construction, identify gaps)

Build Community Capacity

- Through monitoring outcomes (Monitor funding)
- Through data collection (Improve data quality and timeliness)
- Through collaboration (Link financial literacy resources, members in statewide workgroups)
- Through training (Promote training opportunities, train resource specialists)

Housing Production/Unit Retention

- Through construction or rehabilitation

- Through subsidy assistance
- Through down payments, emergency repairs and rehab

Homeless Strategic Plan Question 2: Chronic homelessness-Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Consolidated Plan, CoC, and any other strategy or plan to address chronic homelessness.

STRATEGY TO ELIMINATE CHRONIC HOMELESSNESS BY 2012

The City, as part of the LISC Affordable Housing Partnership (AHP), has assisted in the development of a 10-Year Plan to End Homelessness. The plan was completed in May 2006 and was incorporated into a Poverty Reduction Countywide Housing Plan to address the need for affordable housing on a countywide basis.

The AHP strives to develop a shared vision across multiple sectors and diverse interest groups within Kalamazoo County. It collects and analyzes housing data, establishes housing priorities, develops programmatic responses to local housing needs, increases the capacity of local housing providers and raises funds. The AHP also educates the community, influences public policy on housing issues as well as provides technical assistance and financing to increase safe and affordable permanent housing, addressing one of the fundamental causes of homelessness.

Given the diversity of activities within the homeless assistance system components themselves, an umbrella entity such as the AHP is critical to integrating and maintaining the “big picture” community-wide.

AHP goals are set on an annual basis, and based on the annual goal plan. Long term (multi-year) goals are assigned to standing workgroups, while shorter term goals (less than one year) are usually assigned to special work groups. Once short term goals are met, special work groups dissolve and a new work group forms around the next highest-ranking short term goal. Once longer term goals are met, the standing committees re-evaluate the goals and focus on the next set of priorities. Active, versus periodic or tacit, membership continues to be very fluid depending upon the goals taking precedent at any given time.

The AHP 10-Year Plan, Objective and Action Steps follow four main initiatives:

- Prevention
- System Change
- Rapid Re-Housing
- Building Community Capacity

In 2011, the Leadership Team will hold an official review of the progress made on the ten-year plan to end homelessness and will identify changes needed in the broader scope of the plan to refine the direction and priorities of the AHP.

The greatest barrier to ending chronic homelessness remains the poor performance of the local, state and national economies. In addition, an accelerated release rate of offenders from state facilities will increase the likelihood that some of these individuals will join the ranks of the homeless in Kalamazoo. Kalamazoo's Economic Development Division of the Community Planning and Development Department has been working to develop special incentives and developed areas to encourage commercial and industrial enterprises to locate into the City, thereby providing additional and higher-paying jobs.

The City hopes to utilize Homeless Prevention and Rapid Re-Housing Program funding (seeking \$758,089) to address elements of the 2005-2009 Consolidated Plan, such as partnering with programs serving the homeless populations, supporting programs beyond the scope of the City of Kalamazoo, and support programs to prevent homelessness such as legal services, emergency assistance and employment services.

Homeless Strategic Plan Question 3: Homelessness Prevention-Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

HOMELESSNESS PREVENTION STRATEGY

RAPID RE-HOUSING POLICY

The City has shifted from using the Housing First Model to prevent homelessness to a Rapid Re-Housing Model, which reduces the time people experience homelessness and prevents future homelessness.

Rapid Re-Housing as a philosophy and approach focuses on working with people who are experiencing homelessness to access and sustain permanent, affordable housing as quickly as possible with the premise that a wraparound model of social service delivery is more effective when people are in their own safe and stable housing. The Rapid Re-Housing approach has been shown to significantly reduce the time people experience homelessness and prevents future episodes of homelessness.

AHP member agencies are also undertaking other projects that would fall under the "Rapid Re-Housing" model, including a rapid re-housing demonstration pilot project for families, and Housing Prevention and Rapid Re-Housing funding through the American Recover and Re-Investment Act.

KALAMAZOO COUNTY EVICTION DIVERSION PARTNERSHIP

Participation in the Kalamazoo County Eviction Diversion Partnership is a strategy being used by the City to prevent homelessness.

The mission of the Kalamazoo County Eviction Diversion Partnership is to enhance integration of community systems for eviction and homeless prevention to improve the coordination of legal and social service interventions on behalf of persons with low incomes.

Community supports able to address the underlying social and economic issues are not currently tapped in a timely and coordinated manner to effectively decrease the growing number of evictions. Many programs operate in isolation and can create layers of conflicting requirements. These requirements often penalize persons in need as they attempt to navigate multiple systems.

COMMUNITY PARTNERS

The Greater Kalamazoo United Way has agreed to be the fiduciary agent for the Eviction Diversion Program. The agencies listed below comprise the initial partners involved in implementation of the pilot project. Each is a long established entity in the Kalamazoo area and has been involved in a range of housing issues. They all possess leadership at the board, administrative and program staff level to ensure success of the program. Additional key players include area landlords/property managers and local churches.

- *Greater Kalamazoo United Way* will serve as the fiduciary for the program.
- *Kalamazoo County Department of Human Services (DHS)* will request special program staff from the State Department of Human Services to serve as the court case manager.
- *Kalamazoo County District Court* will provide office space and telephones for the staff positions and is committed to considering modifications to their proceedings that will benefit the program and those served.
- *City of Kalamazoo* will provide access to their registered landlords and certify units for code compliance.
- *Kalamazoo County Dispute Resolution Center* will provide tenant/landlord mediation services.
- *Housing Resources, Inc.*, other Non-profit agencies and churches that provide financial assistance will collaborate and seek ways to “cut red tape” to ensure expedited service to eligible individuals and families.
- *Gryphon Place 2-1-1* will serve as an initial screener for potential clients and as a primary referral site to those who do not qualify for the SER program.
- *Legal Aid of Western Michigan* and the *Fair Housing Center* receive a number of queries regarding tenant/landlord issues and will provide information and referral to 2-1-1 for those individuals and families facing eviction.
- *Kalamazoo County LISC-Affordable Housing Partnership* serves as the convening host organization for the Eviction Diversion Partnership.

THE MODEL

The Kalamazoo County Eviction Diversion Partnership has secured funding support from various local foundations for a pilot project to create a community-wide strategy to help Kalamazoo County residents with very low incomes avoid the loss of housing due to eviction. The project model is based upon best practice research from across the country and combines a variety of local approaches currently in use. It relies upon the provision of enhanced tenant/landlord education and early intervention services for those facing eviction as a result of economic and/or personal hardship. This exciting initiative is aligned with the County's Ten Year Plan to End Homelessness.

The pilot project is designed to serve:

- Tenants, landlords and the general public seeking information regarding the rights and responsibilities of tenants and landlords;
- Tenants with low incomes facing eviction proceedings and eligible for Kalamazoo County Human Services Department (DHS) State Emergency Relief (SER) Program; and
- Landlords who have begun the eviction process because a tenant has not met his/her obligations.

Program service components consist of:

- Pre-litigation/summons education and prevention assistance to tenants and landlords; and
- Post-summons early intervention alternatives to judicial remedy following an eviction summons being filed.

PROJECT EVALUATION PROCESS

The Program goal is to create an alternative system to adjudication for those experiencing economic or personal hardships by offering on-site services and linkage to community services/financial resources. Once evicted, a person's chances of securing alternative housing are greatly diminished.

In the first six months the model framework will be refined, the collaborative operating plan will be developed, benchmarks to determine success in reducing evictions will be established. The following variables will be used to evaluate project performance:

- Reduction in the number of eviction cases that proceed to the judgment stage;
- Reduction in the average time required to package needed financial assistance to avoid eviction;
- Aggregate reduction in court costs and lost rent to landlords vs. litigation;
- Reduction in the amount of financial resources required to resolve a non-payment of rent situation due to expedited processing/intervention; and

- Reduction in the number of people who become homeless due to eviction (either retain current unit or relocate to another unit without a homeless episode).

Homeless Strategic Plan Question 4: Institutional Structure-Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

INSTITUTIONAL STRUCTURE RE: HOMELESSNESS STRATEGY

The AHP serves as the local Continuum of Care and was structured to have one lead committee, the Leadership Team (LT), which reported to the LISC Local Advisory Committee. Sub-teams of the LT included the following: Community Outreach and Engagement (COE), Community Services Team (CST), Data Team (DT), Housing Production and Opportunities Team (HPOT), and the Resource Development (RD) Team. Each team is focused on specific tasks as established in the Ten Year Plan; these tasks and respective outcomes are reviewed on a yearly basis and the plan is updated, as needed, to reflect the current issues and objectives, as determined by the LT. In 2008, the RD and HPOT teams were combined into the Resource and Housing Development (RAHD) team, which oversees both the housing production efforts and the resource development efforts.

The AHP is governed by the LISC Local Advisory Committee (LAC), a 20-member board. The bylaws of the LAC require the following representation: Business, Community Development Organizations, Financial Institutions, Government, Neighborhood Association/Community Center, Nonprofit Housing Providers, Philanthropic Organizations and At-Large/Consumers. The LAC meets on a bi-monthly basis.

To ensure coordination and reduce duplication of efforts, the AHP engages representatives from a variety of initiatives, including the Poverty Reduction Initiative, the Multi-Purpose Collaborative Body, ISAAC (Interfaith Strategy for Action and Advocacy in the Community), and People United to Secure Housing (PUSH). Members from each group are actively engaged in the activities of other initiatives, work directly with homeless individuals and families, and ensure that coordination and collaboration are the utmost priority. This active engagement helps mitigate overlapping and duplicative efforts by better defining the scope and purpose of each body, ensuring that information flows between initiatives, and keeping the community planning process well coordinated and focused. It also provides a direct link between the service providers and coordinators and the people they serve ensuring that the needs of those individuals are being addressed at all times.

Homeless Strategic Plan Question 5: Discharge Coordination Policy-Every jurisdiction receiving McKinney-Vento Homeless Assistance Act, Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

DISCHARGE COORDINATION POLICY

The Kalamazoo County Multi-Purpose Collaborative Body passed a resolution in 2004 to work collaboratively with the Kalamazoo Continuum of Care Committee (now referred to as the Affordable Housing Partnership) to ensure a discharge policy for persons leaving publicly funded institutions or systems of care is further developed and implemented to prevent the discharge of persons immediately resulting in homelessness.

HEALTH CARE DISCHARGE

There are two large, regional hospitals located in the City of Kalamazoo. One operates a psychiatric in-patient unit. In addition, both facilities have 24-hour emergency room services. The multi-disciplinary teams at both settings have comprehensive discharge protocols which include an evaluation of an individual’s needs for housing or shelter provided. In both emergency rooms, Kalamazoo Community Mental Health and Substance Abuse Services (KCMHSAS) provides around-the-clock on-call emergency mental health workers who respond to hospital staff requests for evaluation and program placement. KCMHSAS Emergency Mental Health workers also have access to specialized shelter and community based support services.

If an individual approaching discharge does not have access to appropriate housing and other community resources are unavailable, then one of the emergency shelter providers in Kalamazoo County works with hospital social work staff in order to accommodate the immediate shelter need.

Collaborating stakeholders include the hospitals, emergency shelter providers, and case management agencies, as well as housing assistance and referral services provided throughout the Kalamazoo County CoC.

MENTAL HEALTH DISCHARGE

Kalamazoo Community Mental Health and Substance Abuse Services (KCMHSAS) is the primary funder and provider of mental health and substance abuse services. As required by state statute, KCMHSAS has a comprehensive discharge and planning policy. An individual written discharge plan is prepared for each client to provide continuity of service.

One component of the Comprehensive Individualized Discharge Plan is related to housing and shelter. The locally available options range from subsidized project-based housing units, subsidized specialized supportive housing, Single Room Occupancy (SRO) residences, room and board homes, adult foster care, specialized residential, crisis residential and emergency shelter. These resources are distributed across non-profit and for profit providers, many of whom participate in the local CoC process.

The stakeholders and collaborating agencies include all CoC members, as well as multiple private housing owners and providers. KCMHSAS is the primary agency that responds to and coordinates resources around the housing and support service needs of individuals and families with a mental health or substance abuse issue.

FOSTER CARE DISCHARGE

The Department of Human Services (DHS) has a formal foster care policy directing the treatment of youth in foster care including discharge. Person-centered planning, including participation by youth is completed early in the process to assist youth in learning life skills; financial literacy, employment, educational, housing maintenance, health and relationship and other skills that will lead to self-sufficiency. Youth in Transition classes are offered to youth 14 years old and above. Youth who are permanent wards may stay in foster care up to age 19 and possibly beyond if the youth is not stable. Permanency is central to these plans, including assisting the youth to build a long term relationship with one person who will stay involved with the youth.

Youth are discharged to their own apartment, to live with friends or relatives, to live with permanent foster parents, to college dorms and other housing arrangements, as called for in their plan.

Those involved in assisting the youth include the DHS foster care system, Western Michigan University Seita Scholarship Program which provides for college for foster youth, Lutheran Social Services who run the Youth in Transition program, providing Independent Living services to older foster youth, Catholic Family Services Homeless Youth Program, providing case management and some housing assistance for precariously housed and homeless youth.

CORRECTIONS DISCHARGE

The Kalamazoo County Jail under the Sheriff's Department has a challenging, complex job when trying to discharge those who are homeless or at risk of becoming homeless. To that end, the Sheriff's Department created a formal policy in December 2008. It provides for information and assistance on housing and other related issues to be made available at or near the time of discharge, if requested by the inmate. The Chaplin's office within the Kalamazoo County Jail works with individual inmates requesting assistance in an effort to identify and coordinate community resources to meet the unique needs of each individual. In addition, information about housing assistance other community based services is posted on boards internally within the jail.

Unfortunately, although inmates are encouraged to take advantage of the information made available, the Sheriff can not force persons to take or use information about housing and/or other related services.

Emergency Shelter Grants (ESG)-

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

Due to a change in its CDBG-formula award, the City of Kalamazoo did not receive ESG funds during 2004, 2005, and 2006. Beginning in 2007, the City of Kalamazoo again began receiving Emergency Shelter Grant (ESG) funds, and for 2009 the City received \$81,270.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

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3-5 Year Strategic Plan Community Development response:

Community Development Question 1: Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

Table 34
PRIORITY COMMUNITY DEVELOPMENT NEEDS

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property						
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement	H	1,750	\$2,075,000	1,750	350	
Public Facility (General)						
Senior Centers						
Handicapped Centers						
Homeless Facilities						
Youth Centers	H	3	\$5,000,000	1	0	
Neighborhood Facilities	L	3	\$2,000,000	1	0	
Child Care Centers						
Health Facilities						
Mental Health Facilities						
Parks and/or Recreation Facilities						
Parking Facilities						
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs						
Infrastructure (General)						
Water/Sewer Improvements	L		\$25,000,000			
Street Improvements	M		\$15,000,000			
Sidewalks	H	500	\$3,000,000	375	75	
Solid Waste Disposal Improvements						
Flood Drainage Improvements						
Other Infrastructure						
Public Services (General)						
Senior Services	M					
Handicapped Services	M					
Legal Services						
Youth Services	H		\$5,000,000			
Child Care Services						
Transportation Services						
Substance Abuse Services						
Employment/Training Services	H		\$500,000			
Health Services						
Lead Hazard Screening						
Crime Awareness						
Fair Housing Activities	H					
Tenant Landlord Counseling						
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development	M		\$6,000,000			
C/I Building Acq/Const/Rehab	M		\$15,000,000			
Other C/I						
ED Assistance to For-Profit	H		\$5,000,000			
ED Technical Assistance	H		\$1,000,000			
Micro-enterprise Assistance	H		\$250,000			
Other						

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COMMUNITY DEVELOPMENT NEEDS

The City of Kalamazoo's priority non-housing Community Development needs included the following:

Code Enforcement

Public Facility Needs

- Youth Centers
- Neighborhood Facilities

Infrastructure

- Water/Sewer Improvements
- Street Improvements
- Sidewalks

Public Service Needs

- Youth Services
- Employment Training/Self-Employment Training

Economic Development

- Infrastructure Development
- Building Acquisition, Construction, and Rehab
- Assistance to for-profits
- Technical Assistance
- Micro-Enterprise Assistance

The City has begun to dedicate portions of its entitlement funds towards public facility development and the provision of public services. However, CDBG and HOME funds are not the sole source of funding for these community development projects. The City seeks other federal, state, local, and private resources that are available and can assist in these causes. As a result of the public input process completed for this Plan, these community and economic development needs have been identified and can be more systematically addressed.

Although they are not directly housing related and do not result in additional housing units, community and economic development activities do satisfy the statutory goals outlined in the beginning of this Plan by providing a more suitable living environment for the residents. Better roads, places to shop, job creation and retention, and neighborhood pride can all lead to a more suitable living environment.

Table 34 above is HUD required Table 2B, Community Development Needs. It lists many community development needs, their priority, and the cost of meeting the unmet needs. Not every item in the list is a priority need for the City of Kalamazoo, and therefore those items that are not priority needs for the City have not been included. Additional information on the priorities of the City is available in the public input results, which is included in the

Appendix 3. During the public input meetings held at the start of the Consolidated Planning process, community development was a popular topic. Community Development related issues were rated highly as concerns and priority issues, as shown in the summary of the meetings.

Priority levels identified in the table were assigned based on the results of the public input process and the input that was received from the community throughout this plan's development, consideration of the City's priorities and overall goals and objectives, review of the proposed goals for the City's draft Master Plan Update, and an understanding of the most appropriate and effective use of the provided funds.

However, while they may have been identified as high priority items during the public input sessions and they may be identified as high priorities in this Plan, the ability to implement these projects through entitlement funds in the City is limited by the level of funding. Thus, many of these projects are going to have to be financed through alternative sources other than entitlement funds if they are to be accomplished.

CODE ENFORCEMENT

Code Enforcement has long been a primary application of entitlement funds in the City of Kalamazoo, and will continue to be so in the foreseeable future. Through the implementation of programs such as A+ Neighborhoods and the Anti-Blight Team, the City's Community Planning and Development Department has helped to clean and maintain the City's core neighborhoods and provide suitable living environments for the residents of the community. Alleviating blighting conditions was consistently identified as a priority by the public throughout the planning process.

PUBLIC FACILITY NEEDS

Youth activities were identified as a priority need in many of the neighborhoods visited during the planning process. Community members indicated that the youth, and particularly the older youth (ages 13-19), lack appropriate activities in their neighborhoods to occupy their time. Therefore, they find their own activities, which can create problems.

Other public facility needs were also identified during the public input sessions, such as neighborhood center improvements.

INFRASTRUCTURE

Infrastructure was identified as a high priority in many of the public input sessions that were held throughout the City. Residents from the lower income neighborhoods in the City identified streets and sidewalks as a high priority weakness and something that should be addressed in order to improve the quality of life and draw more business and interest into their area. Complaints about the streets varied from the quality of the pavement to the speed of the traffic. The City will continue to repair and maintain its streets and rights of way.

Sidewalks, curb ramps, railroad crossings, and other pedestrian-scale elements were also identified as weaknesses due to their condition in certain neighborhoods. Due to age, lack of maintenance, and disrepair, this infrastructure does not meet current standards and creates significant obstacles for anyone with physical challenges or requiring assistance (e.g. wheelchair, walker). The City will continue to repair and maintain the public infrastructure. Each neighborhood association will submit to the City a list of any high priority area that is particularly problematic and should be addressed in the near future.

PUBLIC SERVICE NEEDS

The public input sessions identified many public service needs within the community. As discussed previously, there are needs for youth and crime services in many of the neighborhoods. There is a lack of activities for youth in the neighborhoods leading to crime. This creates a need for youth services and crime services in the City.

ECONOMIC DEVELOPMENT

The economic development strategy for the Consolidated Plan is two-fold. First, it is based on the individual. The City will support job-training programs, job coaching, employment search assistance, self-employment training, and other programs to assist employable people find jobs. It will encourage public transit expansion to job centers in the County. Finally, the City shall encourage industrial and commercial growth through incentives, loans, retention, and leveraging of additional funding in order to create additional jobs and opportunities for citizens.

The second part of the strategy is based on the neighborhoods. Many of the neighborhoods in Kalamazoo have a central core that is underutilized and lined with vacant storefronts. Unfortunately, this leaves current residents of these neighborhoods without many essential services at their immediate disposal. Pharmacies, banks, groceries, and dry cleaners are all located outside of the neighborhood. Revitalization efforts – such as the Main Street plan underway in Edison or the retail development that has occurred on the Northside – should be continued throughout the City. These efforts have a significant impact by creating jobs and micro enterprises, bringing services to the neighborhood, and encouraging further investment in the neighborhood.

Economic Development was a high priority identified in many of the neighborhoods throughout the process. Facing rising unemployment, job losses, and commercial flight, these programs are vital to the survival of these neighborhoods.

Community Development Question 2: Describe the basis for assigning the priority given to each category of priority needs.

Priority levels identified in the table were assigned based on the results of the public input process and the input that was received from the community throughout this plan's development, consideration of the City's priorities and overall goals and objectives, and an understanding of the most appropriate and effective use of the provided funds. Additional information and input was gathered from the current Master Plan update being conducted

by the City of Kalamazoo and the Capital Improvements Plan for the City and Neighborhood Plans recently completed for several of the City's neighborhoods.

Community Development Question 3: Identify any obstacles to meeting underserved needs.

The primary obstacles to meeting the underserved needs above are a lack of funding and competition between the neighborhoods for the limited funds. All of the core, low-moderate neighborhoods in the City have significant non-housing, community development needs, all of which require significant funding. If these neighborhoods fail to work together to maximize efficiencies and miss opportunities to share costs where they have like interests, funds will be diminished rapidly and fewer of these needs will be served.

Community Development Question 4: Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Table 35
SUMMARY OF SPECIFIC HOUSING/COMMUNITY DEVELOPMENT OBJECTIVES

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Homeless Objectives					
2B	Support the rapid re-housing initiatives of the Affordable Housing Partnership to reduce the increasing number of days people are spending in shelters.	CDBG HOME ESG	Reduced Days in Shelter	10%		DH-2
2B	Support the prevention initiatives of the Affordable Housing Partnership to reduce the number of households that are entering into homelessness	CDBG HOME ESG	Reduced Days in Shelter	10%		DH-2
	Special Needs Objectives					
1C	Continue partnerships with organizations to provide rehabilitations specific to the elderly and disabled.	CDBG	Rehabbed Units	50		SL-1
5A	Create a comprehensive strategy to improve sidewalks, curb cuts, ramps, railroad crossings, and other pedestrian amenities that are in poor condition and are currently physical barriers in the community.	CDBG	Barriers Removed	50		SL-1
	Rental Housing Objectives					
2A	Work with Kalamazoo County to continue to support the implementation of the Housing Trust Fund particularly to address the need for rental assistance for the extremely low and low-income households.	CDBG HOME	Program	1		DH-1
2D	Ensure quality housing opportunities are available at all rent levels, in all neighborhoods, and for all abilities.	HOME	Units	50		DH-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
	Owner Housing Objectives					
1A	Provide assistance for homeowners and occupants of the aging housing stock through a variety of programs, regulations, education, and funding, all with key attention paid to the hazards of lead based paint.	CDBG	Contacts	100		SL-2
2C	Provide means of increasing homeownership for low-income residents, particularly in core neighborhoods, and address obstacles that block this goal.	HOME CDBG	New Homeowners	75		SL-1
	Community Development Objectives					
3E	Provide opportunities for neighborhood-based employment, self employment, and job training programs utilizing apprenticeships and continuing education programs.	CDBG	Jobs	10		EO-3
4A	Work with neighborhood associations, the school district, and other local resources to develop programming, activities, and to establish facilities for youth in neighborhoods.	CDBG	Contacts (youth)	1,500		SL-1
4B	Establish opportunities within neighborhoods for mentoring and training of youth, particularly young adults, on issues such as leadership, education, health, crime prevention, career development, making good choices, etc.	CDBG	Contacts	300		SL-3
	Infrastructure Objectives					
5B	Implement neighborhood based streetscape plans and street improvements to improve the character of these areas as well as address aging infrastructure issues.	CDBG	Project Sites	2		SL-3

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
5C	Work with Department of Public Safety and Department of Public Services to evaluate street lighting in neighborhoods to determine changes that will improve safety for residents.	CDBG	Project Sites Evaluated / Improved	10		SL-1
	Public Facilities Objectives					
3D	Establish gateways, improve façades, implement streetscape plans, and complete other beautification efforts to increase curb appeal and demonstrate public investment in neighborhood infrastructure.	CDBG	Project Sites	5		EO-3
	Public Services Objectives					
1B	Continued support of the City's Anti-Blight team, housing inspection staff, and rental certification program.	CDBG	Program	1		DH-3
1D	Continue to integrate lead based paint abatement strategies into housing rehabilitation as well as Anti-Blight Team and Code Enforcement Staff efforts, and continue to work with Healthy Homes Initiative and other partners to improve housing conditions for residents and raise awareness of lead concerns.	CDBG	Contacts	40		DH-3
4C	Support quality afterschool programming to include homework help and nutrition services.	CDBG	Contacts	400		EO-1
	Economic Development Objectives					
3A	Partner with local foundations, intermediaries, and other community groups to develop needed retail opportunities in the core neighborhoods.	CDBG	Commercial Enterprises Developed	2		EO-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
3B	Coordinate with banks, agencies, and other partners to incentivize new services and businesses within the core neighborhoods.	CDBG	Contacts Applying for Incentives	10		EO-2
3C	Create incentive-based financing for businesses that hire and train income-eligible residents.	CDBG	Local Residents Employed	20		EO-3
	Neighborhood Revitalization/Other Objectives					
1E	Work with neighborhood associations, the County Land Bank, Anti-Blight Team, Department of Public Safety, and other agencies to address blighting conditions, vacancies, and foreclosures in the community and create positive opportunities for adjacent property owners and neighborhoods.	CDBG	Parcels	75		SL-1
4D	Decrease opportunities for crime through improved lighting, brush removal or trimming, blight removal or building rehabilitation, and other similar measures.	CDBG	Parcels	75		SL-1

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Antipoverty Strategy Question 1: Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

The Poverty Reduction Initiative, a collaborative effort of the Chamber of Commerce, City and many other community partners, through its Blue Ribbon Housing Committee, is striving to make commonplace safe, affordable and accessible housing for all homeless persons with special emphasis on chronically homeless individuals. To achieve that end, this collaboration has 1) Lobbied successfully, along with other community entities to maintain funding streams from foundations, and state and federal resources to serve the homeless and chronically homeless; 2) Engaged a focused group of housing developers, managers and providers to address the common barriers and challenges in maintaining affordable housing for those with special needs inclusive of the chronically homeless; 3) Engaged the chronically homeless and other homeless and their advocates, such as the Michigan Organizing Project, the Kalamazoo Homeless Action Network, Task Force Against Poverty, the Disability Resource Center, and numerous other homeless service providers; and 4) developed a Community Indicator System to measure changes in poverty over time and target resources to areas that exhibit the most need. The collaboration has integral ties in membership, vision, goals, objectives and mission with the Continuum of Care. This is a parallel on-going effort that will continue and have an impact on the reduction of poverty in general, homelessness in particular, and improve the overall quality of life in Kalamazoo.

To the extent possible with the tools available, the City will continue to support job creation and specific initiatives that focus on creating jobs. The City will also explore the feasibility of offering incentives to spur job growth.

Antipoverty Strategy Question 2: Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

By leveraging existing funding streams for additional funds, working directly with the providers and advocates of those in poverty and the homeless, and coordinating with all providers at once to maintain efficiency, this strategy will reduce the number of poverty level families.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

Not applicable

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Specific Special Needs Objectives Question 1: Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

SPECIAL NEEDS POPULATIONS PRIORITY NEEDS

A number of population groups have special needs, as identified and described previously in this plan. There are many providers in the City that serve these populations. Nonetheless, their needs are prevalent and on the rise. Table 36 on the following page represents HUD required Table 1B. This table identifies the priority level for addressing the needs of each of the subpopulations.

Table 36
SPECIAL NEEDS SUBPOPULATIONS PRIORITY NEEDS

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level* High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi-Year** Goals	Annual Goals**
Elderly	M	N/A	N/A	N/A	N/A
Frail Elderly	M	N/A	N/A	N/A	N/A
Severe Mental Illness	L	N/A	N/A	N/A	N/A
Developmentally Disabled	L	N/A	N/A	N/A	N/A
Physically Disabled	H	N/A	N/A	N/A	N/A
Persons w/ Alcohol/Other Drug Addictions	L	N/A	N/A	N/A	N/A
Persons w/HIV/AIDS	M	N/A	N/A	N/A	N/A
Victims of Domestic Violence	M	N/A	N/A	N/A	N/A
Other	M	N/A	N/A	N/A	N/A
TOTAL	N/A	N/A	N/A	N/A	N/A

N/A – Specific information regarding the income level of special needs populations was unavailable. A discussion of the various special needs populations begins on page 128.
 *Priority need assigned based on input received during Citizen Participation process.
 **The City of Kalamazoo does not fund special needs subpopulations through program services. The City funds special needs subpopulations by providing housing. Therefore, identifying the dollars required to address the unmet need as well as the goals is unnecessary.

Traditionally, services for special needs populations have been provided by agencies and organizations other than the City and those funded by the City. The City is involved in providing housing and housing support for these populations but has not been involved in service, and it is not expected that this will change in the near future.

STRATEGIES TO ASSIST SPECIAL NEEDS POPULATIONS

- Provide maintenance and rehabilitation assistance for elderly, frail elderly, and persons with disabilities. This will allow these individuals to remain in their homes longer and free assisted beds for those with particularly special needs.
- Provide services that lead to independent living within the community for all people.
- Support the housing needs of special needs households.
- Because services for special needs populations are provided by outside agencies and organizations other than the City (e.g. Community Mental Health, Kalamazoo County Public Health, etc.), the City is not directly involved in serving these populations. However, the City will continue to support these entities as they provide essential services.

Specific Special Needs Objectives Question 2: Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Funds will be used to address priorities stated in the Plan within targeted areas as available. A primary use of funds will be concentrated on addressing gaps in service and provider efficiency.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Non-Homeless Special Needs Question 1: Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their

families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

POPULATIONS WITH SPECIAL NEEDS – OTHER THAN HOMELESS

MENTAL ILLNESS

Mental illness is a broad term covering everything from mild depression to severe behavior disorders. The exact number of people in the City of Kalamazoo with mental illness is not known. Kalamazoo Community Mental Health Services (KCMHS) is the local agency responsible for severe cases of mental illness. In their 2008 Quality Management Year End Summary, they indicate that they served 9,744 total patients during the year. Of those, 52% were for mental illness (5,066) and 18% were children with serious emotional disorders (1,753). To qualify for service from KCMHS, you must first be screened at the Access Center. Only the most severe cases qualify. Those that do not are referred to other competent practitioners.

Those requiring inpatient residential care may be sent to the Kalamazoo Psychiatric Hospital. This facility once housed as many as 3,500 patients. However, the hospital is today licensed for only 200 beds and has an average daily census of approximately 170-185 patients.

DEVELOPMENTAL DISABILITIES

A developmental disability may be either mental or physical in nature. The impairment originates before the person reaches the age of 18 years, and it can be expected to continue indefinitely. These disabilities typically burden a person's ability to perform normally in society. Included in the variety of conditions that fall within the classification of developmental disabilities are mental retardation, autism, cerebral palsy, and Down's syndrome.

KCMHS also serves the needs of persons with developmental disabilities. Their programming provides person-centered services for children and adults with developmental disabilities and their families. Home-based services may be provided to children and their families if multiple services are required. Behavioral assessment treatment, medication, family support, respites, and in-home health services are available for both children and adults. In 2008, they served 1,266 individuals (adults and/or children) with developmental disabilities.

PEOPLE WITH DISABILITIES /PHYSICALLY CHALLENGED

Disabilities can occur later in life either due to an illness or accident that severely affects a person's mobility and/or communication skills. They also include disabilities that occur at birth.

Some persons with these disabilities are able to live independently or semi-independently with limited help from family, friends, care providers, or service agencies. Those who cannot live independently, or choose to live in an assisted care environment, are those who would be included in the special needs housing population.

Table 37 below shows the number of people living with disabilities according to 2008 American Community Survey estimates. Information regarding the number of people requiring special housing is not available. However, the information does separate persons into different categories based on disabilities including self-care and hearing, vision, and cognitive difficulty. Presumably, individuals in the self-care and hearing, vision, and cognitive difficulty categories would not require special needs housing. However, those with ambulatory difficulty, independent living difficulty or multiple disabilities may. In total, 3,758 people or 5.82% of the population over age 5 has an ambulatory difficulty, 2,832 people or 5.14% of the population over age 18 has an independent living difficulty. 3,719 people (5.76%) of the population over age 5 have two or more types of disability.

Table 37
PERSONS WITH DISABILITIES IN THE CITY OF KALAMAZOO: 2008*

	5 to 17 years		18 to 34 years		35 to 64 years		65 years & over	
With one type of disability	1,076	11.43%	938	3.27%	2,422	11.67%	934	16.39%
Hearing Difficulty	70	0.74%	60	0.21%	417	2.01%	1,193	20.93%
Vision Difficulty	122	1.30%	54	0.19%	738	3.55%	618	10.84%
Cognitive Difficulty	982	10.43%	886	3.09%	1,770	8.53%	541	9.49%
Self-Care Difficulty	122	1.30%	22	0.18%	25	0.06%	17	0.23%
Ambulatory Difficulty	168	1.78%	403	1.41%	1,877	9.04%	1,310	22.98%
Independent Living Difficulty			537	1.87%	1,251	6.03%	1,044	18.32%
With two or more types of disability	172	1.83%	501	1.75%	1,608	7.74%	1,438	25.23%
No disability	8,168	86.75%	27,213	94.98%	16,732	80.59%	3,328	58.39%
TOTAL POPULATION	9,416		28,652		20,762		5,700	

Source: US Census Bureau, 2008 American Community Survey.

*2008 American Community Survey data contains a margin of error. The applicable margin of error is not included due to table width and pagination considerations.

SUBSTANCE ABUSE

Substance abuse services in the City of Kalamazoo are provided primarily through the County and through Kalamazoo Community Mental Health Services (KCMHS). KCMHS houses the Regional Coordinating Agency for Substance Abuse Services and administers local, state, and federal dollars for substance abuse prevention and treatment services in a five-county region. This office participates in shaping substance abuse treatment standards within the state, contracts with prevention and treatment providers locally and statewide for the delivery of a full continuum of services, including outpatient and residential treatment, conducts provider site monitoring, and reports client data to the state office. In 2007/2008,

KCMHS reported providing substance abuse services for 1,656 individuals for the five-county area (Barry, Branch, Kalamazoo, St. Joseph, and Van Buren Counties).

AIDS/HIV+

Reported cases of AIDS and HIV have been increasing, while the rate per 100,000 people seems to be decreasing over time.

- In 2004, there were 226 total reported cases of HIV and AIDS for individuals living in the County as of January 1, 2004. This accounted for a rate of 138.3 per 100,000.
- In 2006, there were 267 total reported cases of HIV and AIDS for people living in the County as of January 1, 2006. This accounted for a rate of 146.7 per 100,000 people. 41 reported AIDS cases.
- In 2008, there were 290 total reported cases of HIV and AIDS for people living in the County as of January 1, 2008. This accounted for a rate of 120 per 100,000 people. 145 reported AIDS cases.

These numbers have increased over time as people with AIDS and HIV have survived longer due to better treatment and medication.

The State also provides estimates of prevalence and compares race and gender. Based on their 2008 estimates of HIV/AIDS prevalence, HIV/AIDS is over 3 times more prevalent in men than women. Black, non-Hispanic individuals have the highest rate of prevalence at 575 cases per 100,000 persons, followed by Hispanic individuals at 159 per 100,000 persons, followed by American Indian/Alaskan Native individuals at 92 cases per 100,000 persons and White, non-Hispanic individuals at 67 per 100,000 persons.

FRAIL AND ELDERLY

The elderly are the population in the community age 62 and older. The frail elderly are those 62 and older who are unable to perform at least three activities of daily living, as defined by HUD's Section 202 program, including eating, bathing, dressing, toileting, and transferring.

The number of persons defined as elderly in the City of Kalamazoo, according to the 2000 Census, was 8,861. This represented 11.5% of the total population of the City, and a decrease of about 1,100 persons since 1990. Of the 8,861 elderly persons, 62.8% were female. In Kalamazoo County, there were 31,803 persons in the 62 years and older category.

No data is currently available from the census or from local agencies providing information on the number of frail elderly living in the community as HUD defines it. However, the census does provide information on persons living with disabilities and divides those persons into age categories, including 65 and older. Table 38 shows this information. In both the City and the County, there is a greater percentage of elderly persons living with two or more disabilities than just one. Almost half of all elderly in the City have a disability.

Table 38
PERSONS 65 & OLDER WITH DISABILITIES: 2008

	City of Kalamazoo			Kalamazoo County		
	Persons	%	MOE*	Persons	%	MOE*
Living with one type of disability	934	16.4%	366	4,955	17.6%	796
Living with two or more disabilities	1,438	25.2%	402	5,114	18.2%	914
Living with no disabilities	3,328	58.4%	663	18,061	64.2%	1304

Source: US Census, 2008 American Community Survey 1-Year Estimates

*MOE= Margin of Error (+/-)

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VICTIMS OF DOMESTIC VIOLENCE

The YWCA is the primary provider of service to victims of domestic violence in the Kalamazoo area. They provide a variety of assistance to adults and children including shelter, housing assistance, education, and counseling. The following is a summary of the number of individuals served by the YWCA from 2005 to present and the type of assistance provided.

2005 – 4,675 adults and children

Community 249
DV Shelter 275 adults and 321 children (13,704 total nights),
sheltered in Kalamazoo
TSH 15 adults and 31 children
Community Education 173 presentations for 2,054 participants
1,730 total Crisis Calls

2006 – 4,309

Kalamazoo Community Clients 262
DV Shelter 313 adults and 393 children (14,943 total nights)
TSH 15 adults and 40 children
Community Education 151 presentations for 1,478 participants
1,808 total Crisis Calls

2007 – 3,335

Kalamazoo Community Clients 283
DV Shelter 291 adults and 333 children (12,977 total nights)
TSH 9 adults and 25 children
TBRA 12 Adults and 30 children (of total 19 adults and 38
children)
Community Education 105 presentations for 718 participants
1634 total Crisis Calls

2008 – 6,149

Kalamazoo Community Clients 249
DV Shelter 293 adults and 344 children (14,457 total nights)
TSH 15 adults and 33 children
TBRA 17 Adults and 45 children (of total 25 adults and 56
children)
Community Education 136 presentations for 3,827 participants
1326 total Crisis Calls

2009 to date – 5,951

Kalamazoo Community Clients 205
DV Shelter 274 adults and 309 children (13,744 total nights)
TSH 13 adults and 30 children
TBRA 19 adults and 46 children (of total 27 adults and 57
children)
Community Education 201 presentations for 3,645 participants
1410 total Crisis Calls

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INVENTORY OF SUPPORTIVE HOUSING FOR NON-HOMELESS PERSONS WITH SPECIAL NEEDS

In addition to providing shelter to homeless individuals and families, many organizations throughout the City assist people who are not homeless but have special housing needs. Not all special needs individuals discussed in the previous section have special needs requiring special housing. The following paragraphs describe the housing services available to non-homeless persons with special needs.

ELDERLY/FRAIL ELDERLY

The largest growing age cohort in the City of Kalamazoo is the 45-64 year old age group. In the next five years and in the years that follow, that age group will enter the elderly category (age 62 and older). Although not all elderly individuals need special housing, many elderly individuals and households do need some form of housing assistance. The following is a list of the residential facilities for the elderly and frail elderly as well as a description of services available to elderly households. The following terms are used to describe these services:

- Skilled Care or Total Care: Medical care with on-site nurses, typically referred to as a “nursing home”
- Assisted Living: Residents maintain their own apartment or room, but basic services such as 1-3 meals a day, medicine dispensation, housekeeping, and others are provided
- Independent Living: Residents maintain their own apartment or room just as they would in any other residential setting; very few services are provided by the managing organization
- Respite Care: Medical care is delivered to a patient’s home where they are cared for by family and friends. The medical care gives the primary caregiver a chance to rest without interruption of care. There are over 40 services that provide Respite Care in the Greater Kalamazoo region.

Skilled Care or Total Care Facilities

- Alamo Nursing Home, Inc.
- Borgess Nursing Home
- Fountains at Bronson Place
- Heartland Health Care Center
- Tendercare of Kalamazoo

- Tendercare of Westwood
- Upjohn Community Care Center – Heritage Community of Kalamazoo

Assisted Living Facilities

- Amber Way – Heritage Community of Kalamazoo
- Colony Hill
- Comforts of Home
- Crystal Woods
- Directors Hall – Heritage Community of Kalamazoo
- The Fountains at Bronson Place
- Gloria’s Place
- Golden Place Nurse Finders
- Lancaster House
- Park Place Assisted Living Centre
- Park Village Pines
- Rose Haven
- Sojourner House
- Woodside of Friendship Village
- Wyndham – Heritage Community of Kalamazoo
- Wyndham West – Heritage Community of Kalamazoo

Independent Living Facilities

(Note: *=Non-subsidized options)

- Candlewyck*
- Cherokee Westlawn*
- Chestnut Hills
- Clayborne Court*
- Comstock Tower*
- Crosstown Parkway
- Evergreen North
- Evergreen South
- Fox Ridge
- Glade Shire Townhomes
- Heritage Hills – Heritage Community of Kalamazoo
- Hope Woods*
- Interfaith Homes
- New Horizon Village Co-op
- New Towne Terrace*
- Northwind
- Regency Square*
- Ridgewood*
- Riverview Co-op
- Skyrise

- Spring Valley Crossing
- Stadium Drive Apartments
- Village Apartments
- Washington Square
- Westland Meadows- Heritage Community of Kalamazoo

Non-Homeless Special Needs Question 2: Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

Traditionally, services for special needs populations have been provided by agencies and organizations other than the City and those funded by the City. The City is involved in providing housing and housing support for these populations but has not been involved in service, and it is not expected that this will change in the near future.

See Pages 119-122 for a list of non-homeless subpopulations priority needs and strategies.

Non-Homeless Special Needs Question 3: Describe the basis for assigning the priority given to each category of priority needs.

The priorities were based on a quantitative analysis of the data provided by service providers, a non-homeless special needs analysis, and the qualitative data received from the public through this project, the Master Plan, and the Analysis of Impediments. An emphasis was placed on input received from providers and the public.

Non-Homeless Special Needs Question 4: Identify any obstacles to meeting underserved needs.

The primary obstacles to meeting underserved needs in the Kalamazoo area include lack of financial resources, lack of coordination amongst service providers, overlapping services, and lack of capacity amongst some service providers.

Non-Homeless Special Needs Question 5: To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

ORGANIZATIONS THAT ASSIST ELDERLY AND FRAIL ELDERLY HOUSEHOLDS

Organization: Senior Services, Inc.
Program: Home Repair Program
Population Served: Elderly
Type of Assistance: Home rehabilitation
Description: Senior Services, Inc. provides home maintenance and repair services to elderly homeowners, primarily in low income neighborhoods. These include emergency repairs, everyday maintenance, and barrier-free adaptations. Volunteers provide most of the labor.

Organization: Douglas Community Association
Program: Home Repair Program
Population Served: Low-Moderate Income Senior Home Owners
Type of Assistance: Home rehabilitation
Description: The Douglas Community Association annually sponsors a summer clean up and home repair program. Local high school students help senior citizens with regular home maintenance repairs and yard clean up.

PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENT)

Housing for persons with mental, physical, and developmental disabilities can be found throughout the City and is provided by multiple service organizations. The different programs which supply this housing and when available, the number of units they offer are listed below. Many of these services are not provided by the City and do not contract with the City. They may be under contract with the County Department of Human Services, or the State to provide services.

Organization: Kalamazoo County Department of Human Services
Facility/Program: Bridge Subsidy Program and other forms of Rental Assistance
Population Served: Adults with mental illness
Description: The Kalamazoo County Department of Human Services provides rental assistance to adults with mental illness through a variety of services, programs, and partnerships. These include Section 8 vouchers from MSHDA and partnerships with Kalamazoo Community Mental Health. As of 2009, there are approximately 1,000 families that receive Section 8 and/or Homeless Assistance Recovery Program (HARP) vouchers in Kalamazoo County.

Organization: Kalamazoo County Department of Human Services
Facility/Program: Licensed Adult Foster Care Homes
Population Served: Adults with Special Needs such as Mental Illness, Developmental Disabilities, etc.
Type of Assistance: Transitional/Permanent
Description: The Department of Human Services is responsible for licensing all adult foster care home facilities in Kalamazoo County. The residents of these facilities are those who cannot live independently. These units are either owned and/or operated by local non-profit organizations such as Residential Opportunities, Inc. As of October 2009, there are 157 Adult Foster Care beds located in the City of Kalamazoo and 227 Adult Foster Care beds in Kalamazoo County.

Organization: Housing Resources, Inc. (HRI)
Facility/Program: Rickman House
Population Served: Low Income Adults (primarily Mentally Ill)
Type of Assistance: Permanent Supportive
Description: The Rickman House is a single room occupancy facility in downtown Kalamazoo primarily serving previously homeless and those with mental illness. The Rickman House offers 24-hour staff coverage in addition to meals. The Rickman House currently provides 84 single room units. Renovation of the building to comply with current ADA, fire safety, and building codes, and to provide other resident amenities is scheduled to begin in 2010 and take approximately 12-18 months. Upon completion of the renovations, 46 units (efficiency apartments) will be available at the Rickman House. The City will be increasing its inventory of affordable units upon completion of the Rickman House renovations from 84 to 130 units through provision of 84 portable subsidized Housing Choice Vouchers (Section 8) to accommodate displaced Rickman House residents and an additional 38 new individuals with special needs. Individuals receiving vouchers will either be placed in apartments within the City or return to the Rickman House. HRI also offers 105 permanent supportive housing units in addition to those available at the Rickman House.

Organization: Hope Network Behavioral Health Services
Facility/Program: Howard Crisis program
Population Served: Mentally Ill
Type of Assistance: Transitional
Description: Provides psychiatric residential services and crisis intervention, crisis counseling, medical consultations, ongoing medication review, sleep and nutrition monitoring and referrals for adjunctive and follow-up services.

Organization: Community Living Options
Population Served: Developmentally Disabled/Mentally Ill Adults
Type of Assistance: Transitional/Permanent
Description: Community Living Options manages group homes throughout the City providing assisted living, daily guidance, counseling, and assistance with everyday tasks such as shopping, home maintenance, check writing, and cooking. Community Living Options provides group homes as well as assisted independent living programs. The Kalamazoo County Mental Health Division contracts with Community Living Options to provide these services. The current capacity housing stock available through Community Living Options is 48 units.

Organization: LIFT Foundation
Population Served: Low Income & Disabled Residents
Type of Assistance: Transitional/Permanent
Description: The LIFT Foundation builds, operates, and maintains housing for the disabled including Douglas Apartments (20 units) and Azure Heights Apartments (10 units). LIFT also operates the Interfaith Homes apartments (200 units) for low-income families and senior citizens and 44 units in locations throughout the east side of Kalamazoo to serve adults and seniors with low incomes. LIFT Foundation is also currently developing 10 units in Portage, Michigan to serve individuals with a disability who are living and working independently in the community.

Organization: Disability Network Southwest Michigan
Population Served: Disabled (any type)
Type of Assistance: Referrals; Advocacy
Description: Disability Network provides disability-related information & referral services, advocacy services to individuals with disabilities to access programs and services, systemic advocacy that works to enforce current laws affecting people with disabilities, and works to change laws, policies, and procedures that are a barrier to fully inclusive communities. Disability Network is part of the civil rights movement of people with disabilities. Other services include: Independent Living Skills support & classes, support group services, nursing facility transition services, and social security benefits counseling. Disability Network assists approximately 1,000 persons each year.

Organization: Homestead Housing Services, a subsidiary of ROI
Population Served: Disabled
Type of Assistance: Transitional/Permanent
Description: Homestead Housing Services is helps disabled individuals locate safe, affordable housing options.

Organization: Residential Opportunities, Inc. (ROI)
Facility/Program: Adult Foster Care
Population Served: Developmentally Disabled Adults
Type of Assistance: Transitional/Permanent
Description: ROI is a non-profit organization that owns and manages 20 group homes, serving 160 persons, throughout the County and the City. These homes provide housing for adults with developmental disabilities. ROI contracts with the County Mental Health Dept. (a division of the Human Services Department) to manage the group homes and care for the individuals. ROI also provides housing assistance to 72 individuals who live in homes of their own. Each person served identifies the areas in which support is desired, and KCMHS contracts with ROI for a specific number of hours for each individual.

Organization: My Own Home, and affiliate of Program of Community Living Options
Facility/Program: Rental Housing
Population Served: Developmentally Disabled Adults
Type of Assistance: Transitional/Permanent
Description: My Own Home is a non-profit organization whose goal is to provide independent living arrangements to adults with developmental disabilities.

PERSONS WITH ALCOHOL/DRUG ADDICTIONS

The following is a listing of the programs and organizations offering housing services to individuals with alcohol and/or drug addiction problems:

Organization: James Gilmore Jr Community Healing Center
Facility/Program:
Population Served: Adult Substance Abusers
Type of Assistance: Emergency/Transitional
Description: Provides a 10-18 day residential program, AA/NA orientation, group and individual psychotherapy and detoxification. It will admit persons with alcohol, poly-drug or drug abuse problems. Also provides random drug and alcohol testing.

Organization: Open Door
Facility/Program: Transitional Housing Program
Population Served: Adult Substance Abusers (Recovering)
Type of Assistance: Transitional
Description: This facility serves single men who had previously been homeless and have completed their substance abuse recovery program.

Organization: Safehouse
Population Served: Adult Substance Abusers (Recovering)
Type of Assistance: Transitional
Description: This is a facility for meetings for addicts and alcoholics as well as a drop-in center when meetings are not taking place.

Organization: Kalamazoo Gospel Mission
Facility/Program: New Life Recovery Program
Population Served: Male Adult Substance Abusers (Recovering)
Type of Assistance: Transitional
Description: The New Life Recovery Program is operated by the Kalamazoo Gospel Mission for male adults with a substance abuse problem. Long-term housing is provided with treatment using a 12-step program from a biblical perspective. Accompanying services include: substance abuse treatment, housing relocation assistance, job training/employment assistance, individual, family and group therapy, financial planning and management, and educational assistance.

Organization: Kalamazoo Gospel Mission
Facility/Program: Family Hope Recovery Program
Population Served: Mothers with a Substance Abuse Problem and their Children
Type of Assistance: Transitional
Description: The Family Hope Recovery Program is for mothers with a substance abuse problem and their children. A 12-step treatment program from a biblical perspective is utilized during the long-term program. Accompanying services include all those listed under the New Life Recovery Program Above.

Organization: Community Healing Center
Facility/Program: New Beginnings Program
Population Served: Single Male Adults with a Substance Abuse Problem
Type of Assistance: Transitional
Description: Gateway Services offers homeless single male adults with a substance abuse problem a congregate facility at a subsidized rate and accompanying supportive services including: case management, substance abuse treatment, financial planning and management, transportation assistance, educational assistance, job training, employment assistance, and basic medical attention.

PERSONS WITH AIDS

There is only one organization in the City of Kalamazoo providing housing specifically for individuals with AIDS: Community AIDS Resource & Education Service (CARES). A brief description of the services CARES provides is below. In addition, all licensed nursing homes are required to accept AIDS patients if so requested and space is available.

Organization: Community AIDS Resource & Education Service (CARES)
Facility/Program:
Population Served: HIV/AIDS
Type of Assistance: Transitional/Permanent
Description: CARES is affiliated with the only residential housing program devoted strictly to housing individuals with AIDS and their families. CARES of Southwest Michigan serves 11 counties in the southwestern Michigan area and operates offices in Kalamazoo and Benton Harbor. CARES provides the following services to persons with HIV/AIDS: HIV Testing and Counseling; Life Management (budget planning, emergency financial assistance, locating housing, transportation for medical appointments); and HIV 101 Classes which teach how to prevent the spread of the disease.

CARES facilitates access to HUD money through the Housing Opportunities for People with AIDS (HOPWA) Program for HIV positive clients and their families. CARES utilizes three sources of funds to provide direct financial assistance to its client base. Tenant Based Rental Assistance (TBRA) funds assist clients who have stable housing, but need financial assistance to maintain it. Short Term Rent, Mortgage and Utility (STRMU) funds assist clients who are in a temporary situation rendering them unable to pay a rent or mortgage payment, or a utility bill. Permanent Housing Placement (PHP) funds are used to assist clients with stable housing by covering the security deposit and/or first month's rent. Information about how their funds have been used and the number of individuals assisted is provided in Table 28 in the section discussing housing stock for persons with HIV/AIDS and their families (see page 66).

DOMESTIC ASSAULT VICTIMS

The only shelter in the City exclusively dedicated to providing housing for victims of domestic violence is the YWCA's Domestic Assault Program. The following is a description of this program:

Organization:	Young Women's Christian Association (YWCA)
Facility/Program:	Domestic Assault Program
Population Served:	Victims of Domestic Assault and their Children
Type of Assistance:	Emergency/Transitional
Description:	Provision of temporary emergency shelter and supportive services for victims of domestic violence and their dependent children, including counseling, food, clothing, bus tokens, phone access, support groups, children's services, laundry, and advocacy to victims of domestic assault. Women can stay up to five weeks. Additionally, the YWCA offers three non-emergency longer-term housing opportunities: Transitional Supportive Housing, Tenant-based Rental Assistance and (developing) Permanent Supportive Housing, all for victims of domestic violence and their dependent children.

In addition to Shelter and Transitional Supportive Housing, the YWCA of Kalamazoo provides the following services as part of its Domestic Violence Program:

- Emergency Response (includes telephone and walk-in)
- Safety Planning
- Group Support/Counseling
- Individual Counseling
- Child Care During Counseling
- Children's Services (other than child care)
- Civil Legal Advocacy
- Criminal Justice Advocacy
- Emergency Financial Assistance
- Emergency Legal Assistance
- Employment Services Advocacy
- Healthcare Advocacy
- Housing Advocacy/Location Assistance
- Information and Referral (in person or by telephone)
- Lifeskill Development Advocacy
- Personal Advocacy
- Personal Protection Order
- Specific Assistance
- Follow-up Contact

EX-OFFENDERS

Project RETURN (Reentry of Ex-offenders Through Unique Resource Networking) is a Kalamazoo Criminal Justice Council (KCJC) initiative, established in March 2003, to assist the successful reentry of ex-offenders from prison back into the local community. Project RETURN is a community-wide partnership model involving over 80 justice system officials, ex-offenders, community agency representatives, and citizens at large. Project RETURN's vision is that "Ex-offenders return to restorative community where they are valued, responsible and contributing members of society." The mission is "to make a measurable

difference in the successful reentry of people returning from prison into the community.” The group works to remove gaps and barriers to successful reentry.

Organization: Project RETURN (Reentry of Ex-offenders Through Unique Resource Networking)
Population Served: Ex-offenders
Type of Assistance: Transitional/Permanent
Description: Due to their status as ex-offenders, these individuals have a difficult time meeting qualification requirements for many jobs and housing programs. Project RETURN is focused on addressing these issues and helping the individuals that are caught in the middle. In order to facilitate the reintegration of ex-offenders into the local community and identify and link existing resources to that endeavor, the following goals have been established:

- Housing- Identify landlords and groups willing to work with and on behalf of ex-offenders as they seek safe, affordable housing.
- Training- Ensure that training opportunities are available while incarcerated and after so that ex-offenders have skills to earn a living.
- Employment- Set up an Employer Network willing to advocate for, hire and train ex-offenders to ensure they can earn a living.
- Health- Ensure access to basic health care, vision and dental services and ensure that ex-offenders have support in dealing with Mental Health, HIV/AIDS, and/or substance abuse issues.
- Mentoring/Connectivity- Train ex-offenders to be mentors for emerging parolees and promoting professional advocacy for ex-offenders.

PROGRAMS ENSURING THAT PERSONS RETURNING TO THE COMMUNITY FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING

The Kalamazoo County Multi-Purpose Collaborative Body has passed a resolution to work together with the Kalamazoo Continuum of Care Committee to ensure a discharge policy is further developed and implemented to prevent the discharge of persons leaving institutions immediately resulting in homelessness. There are strong guidelines about discharge from the State hospitals and from the mental health unit at Borgess Hospital that are employed here in Kalamazoo. The primary goal is to avoid the person becoming homeless. The Kalamazoo Continuum of Care is also participating in a statewide task force to coordinate local and state practice regarding discharge of offenders from state prisons settings.

Non-Homeless Special Needs Question 6: If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

As has been demonstrated in this section and throughout this Plan, there is often a connection between populations with special needs, low income populations, and those with housing problems. Not all special needs residents experience housing problems or are classified as low-income, but the increased costs and challenges presented as a result of the special need(s) can create these situations. Therefore, HOME funds or tenant based rental assistance may be used for this population during this planning period to ease the housing burdens and allow the special needs population to focus on addressing their special needs and improving their quality of life.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Not Applicable. The City of Kalamazoo does not receive HOPWA funds.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

Not Applicable. The City of Kalamazoo does not receive HOPWA funds.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

See the following Page for Appendix 1, which includes the following maps:

- Map 1: Census Tract Map;
- Map 2: Neighborhood Map; and
- Map 3: Tracts with the Highest Concentration of Minorities

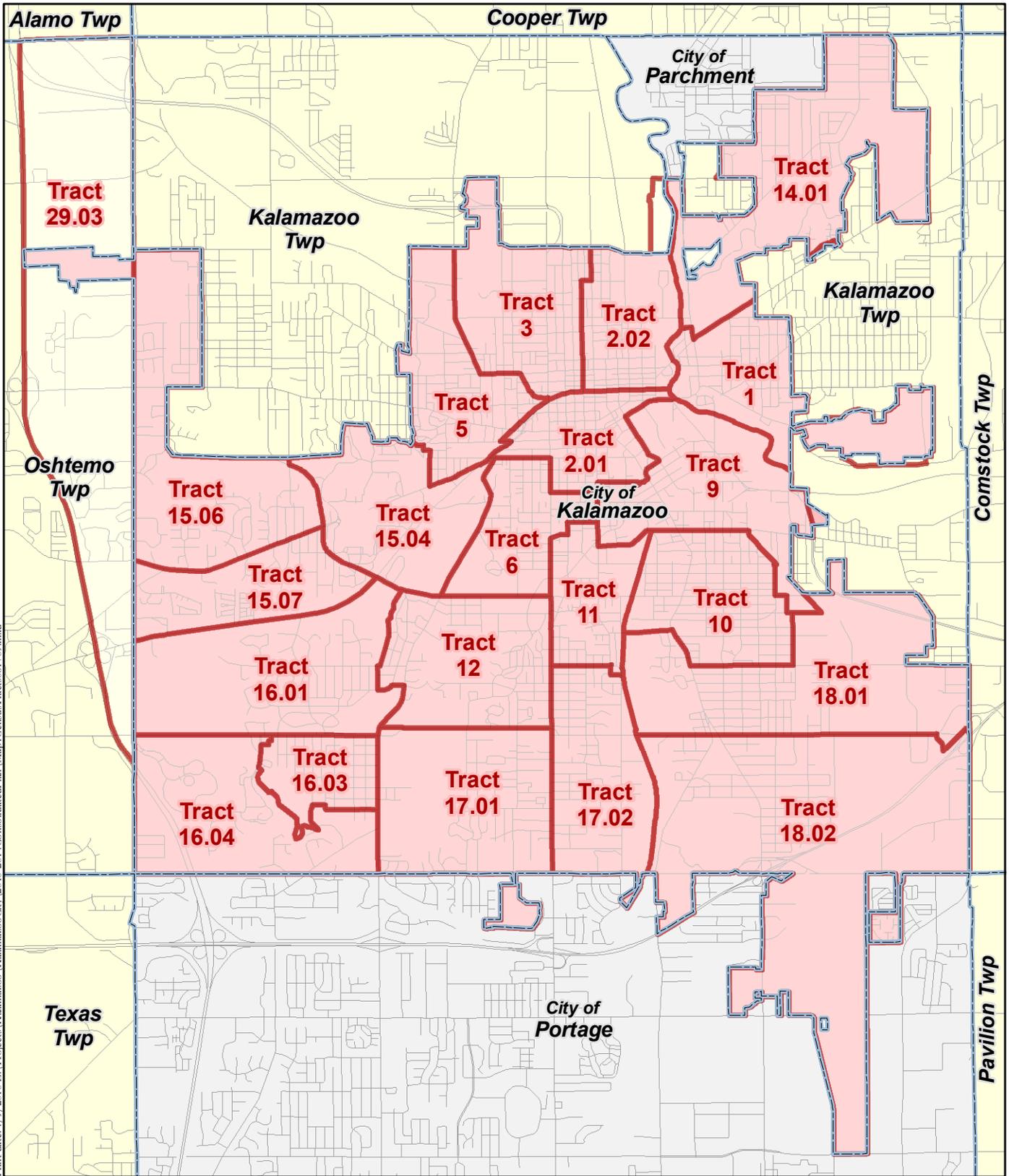
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APPENDIX 1- MAPS

The following maps are referenced in the Consolidated Plan and useful as a reference throughout the review of the document.



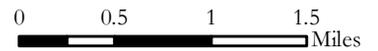
Print date: 4/9/2010 10:53 AM Project: Kalamazoo City, 2010-2014 Consolidated Plan Map/Census Tracts/081709.mxd

Map 1: Census Tracts

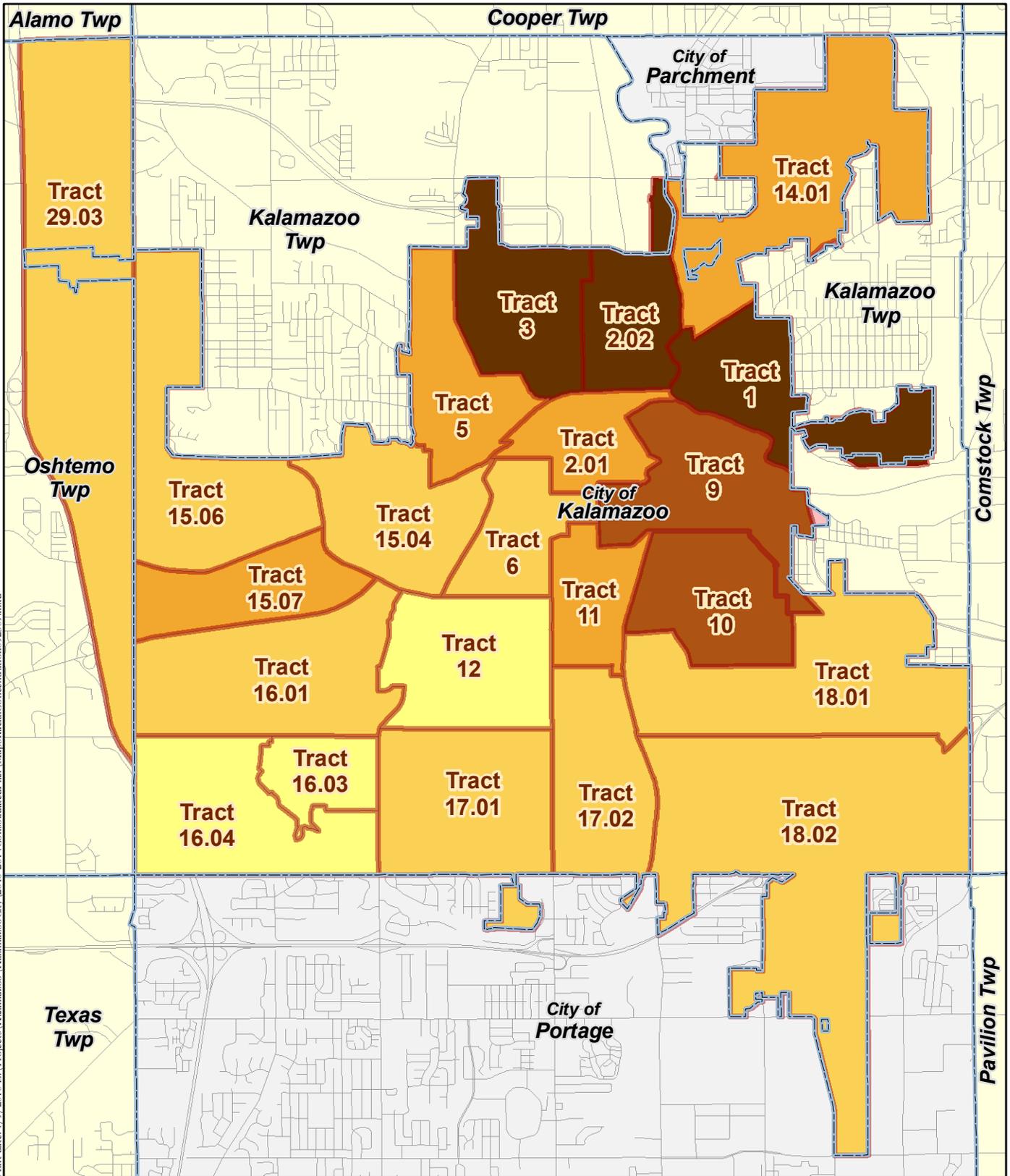
City of Kalamazoo, Michigan

- Municipal Boundaries
- Census Tract Boundaries

Data Source: MCGI v8a



McKenna
ASSOCIATES
INCORPORATED



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Map 3: Racial Minority Concentration

City of Kalamazoo, Michigan

Percent Non-White	 25.1% - 37.5%	 Municipal Boundaries
	 Less than 12.5%	 37.6% - 50%
	 12.6% - 25%	 Census Tract Boundaries
	 More than 50%	

Data Source: Census 2000
Base Map Source: MCGI v8a



McKenna
ASSOCIATES
INCORPORATED

04/09/10

APPENDIX 2- CONSULTATION OF KEY STAKEHOLDERS

Organizations and Individuals Notified

During the development of the Consolidated Plan, input was sought from many individuals in the Kalamazoo community. Below is a list of the groups and individuals that were specifically sent invitations. This list is not all-inclusive of those citizens who participated in the process. Many other citizens participated in the process through the public input sessions, public hearings, phone calls, personal contact, public comment, website, and other means.

<u>ORGANIZATION/AGENCY</u>	<u>CONTACT PERSON</u>
Agency for Substance Abuse	Julie Luginbill
Allen Chapel, AME Church – Community Outreach	Coordinator
Alzheimer’s Association Michigan Great Lakes Chapter	
American Association of Retired Persons	
American Red Cross	Marilyn Vineyard
Arcadia Neighborhood Association	Rex Bruggeman
Area Agency on Aging, Region IIIA-Kalamazoo Co. Human Services Dept	
Bethany Reformed Church – Community Outreach	Coordinator
Big Brothers/Big Sisters	Greta Williams
Boys and Girls Club	Greta M. Faworski
Bronson Methodist Hospital	Bob Dowd
Catholic Family Services	Frances Denny
Center of Developmentally Disabled Adults	Carol Sundberg
City of Kalamazoo - City Attorney’s Office	Marcia Jones
City of Kalamazoo - City Attorney’s Office	Clyde Robinson
City of Kalamazoo – Code Administration	Tim Meulenberg
City of Kalamazoo - Commissioner	Stephanie Moore
City of Kalamazoo - Commissioner	Don Cooney
City of Kalamazoo - Commissioner	Barbara Miller
City of Kalamazoo - Commissioner	Sean McCann
City of Kalamazoo - Commissioner	David Anderson
City of Kalamazoo – Community Planning & Development	Rob Bauckham
City of Kalamazoo – Community Planning & Development	Jeff Chamberlain
City of Kalamazoo – Community Planning & Development	Peter Eldridge
City of Kalamazoo – Community Planning & Development	Keith Hernandez
City of Kalamazoo – Community Planning & Development	Jerome Kisscorni
City of Kalamazoo – Community Planning & Development	Laura Lam
City of Kalamazoo – Community Planning & Development	Bob Petrick
City of Kalamazoo – Community Planning & Development	David C. Thomas
City of Kalamazoo – Community Planning & Development – Anti Blight Insp	Kenn Hartmann
City of Kalamazoo – Community Planning & Development – Anti Blight Insp	Rick Suwarsky
City of Kalamazoo – Community Planning & Development – Housing Inspections	Debbie Miller
City of Kalamazoo – Community Planning & Development – Housing Inspector	Lionell Ford

ORGANIZATION/AGENCY

CONTACT PERSON

City of Kalamazoo – Community Planning & Development – Nbrhood Planner	Andrea Augustine
City of Kalamazoo - Manager	Ken Collard
City of Kalamazoo - Mayor	Mayor Bobby J. Hopewell
City of Kalamazoo - Vice Mayor	Vice Mayor Hannah J. McKinney
City of Kalamazoo – Public Services	John Seelman
City of Kalamazoo – Public Services	Frank Szopo
City of Kalamazoo – Public Safety	Rebecca Fleury
Comerica Bank – CRA Officer	
Community Action Agency of Kalamazoo Co. Dept. of Human Services	
Community Advocates	Deb Russell
Community AIDS Resource & Education Services (CARES)	Dave Kirby
Community Mental Health of Kalamazoo County	David Anderson
Congregation of Moses – Community Outreach	Coordinator
Constance Brown Hearing Centers	
Constructive Community Builders	Dan Lee
Dioceses of Kalamazoo – Community Outreach	Coordinator
Disability Resource Center of SW Michigan	Joel Cooper
Douglass Community Association	Tim Terrentine
Downtown Kalamazoo, Inc.	Ken Nacci
Eastside Neighborhood Association	Pat Taylor
Ecumenical Senior Center	Joe Scott
Edison Environ. Sciences Academy	Jon Behrens
Edison Neighborhood Association	Tammy Taylor
Edison School Based Health Center	Vanessa Thrash
Elizabeth Upjohn Community Healing Center	Sally Reaves
Enhancement Ministries, Inc.	Dr. Yvonne Connor
Fair Housing Center of Southwest Michigan	Bob Ells
Fairmont Neighborhood Association	Melissa Linkfield
Family and Children Services	Rosemary Gardiner
Family Health Center	Robert Sanders
Family Independence Agency	Sherri-Thomas-Cloud
Fifth Third Bank	Mason Coleman
First Congregational Church – Community Outreach	Coordinator
First Presbyterian Church – Community Outreach	Coordinator
First United Methodist Church – Community Outreach	Coordinator
Fountains at Bronson Place	
Galilee Baptist Church – Community Outreach	Coordinator
Gateway / South Street Neighborhood	Kim Cummings
Gateway Services	Lisa Martin
Girl Scouts of Glowing Embers Council	Janis Clark
Greater Kalamazoo Association of Realtors	Bobbe V. Orr
Goodwill Industries	John Dillworth
Greater Kalamazoo Association of Realtors	Paula Novess
Greater Kalamazoo United Way	Eric Dewey
Gryphon Place	William Pell
Guardian, Inc.	Ron Lantz/Jeff Winkle

ORGANIZATION/AGENCY

CONTACT PERSON

Hispanic American Council	Ramon Berlanga
Homecrest Circle Neighborhood Assoc.	Dick DeVisser
HOPE Network	Dan Blauw
Hope Network Behavioral Health	Erik Oakes
Housing Resources, Inc.	Ellen Kisinger-Rothi
Housing Resources, Inc.	Molly Peterson
ISAAC	Daniel Cunningham
Kalamazoo Area Rental Housing Association	Tom Sokolski
Kalamazoo College	Dr. Eileen Wilson-Oyelaren
Kalamazoo Community Foundation	Dave Gardiner
Kalamazoo Council for the Blind	
Kalamazoo County Chamber of Commerce-Poverty Reduction Initiative Team	Jeff Brown
Kalamazoo County Emergency Management Office	Lt. Paul Baker
Kalamazoo County Environmental Health	Deb Cardiff
Kalamazoo County Family YMCA	Craig A. Snider
Kalamazoo County Health & Community Services	Thom Knoll
Kalamazoo County Human Services Department-Older Adult Services	Judith Sivak
Kalamazoo County Resource Development	David Artley
Kalamazoo Deacons Conference	Terri Thomas
Kalamazoo Friends Meeting – Community Outreach	Coordinator
Kalamazoo Gospel Mission	Donna Pearce
Kalamazoo Homeless Action Network	Michael Evans
Kalamazoo Neighborhood Housing Services	Tim Lemanski
Kalamazoo Public Schools Admin.	Karen Yeager
Kalamazoo Psychiatric Hospital	Jim Coleman
Kalamazoo Northside Non-Profit Housing Corp.	Audrey Rancifer
Kalamazoo Township Police	Sgt. Paul Erlandson
Kalamazoo Valley Community College	Marilyn Schlaak
Kalamazoo Valley Habitat for Humanity	Don Jones
Kalamazoo Youth Ministry / Open Door & Next Door Shelters	Rick Stavers
Keystone Community Bank – CRA Officer	
Lane Blvd. United Methodist Church – Community Outreach	Coordinator
Legal Aid of SW Michigan, Inc.	Don Roberts
Lewis and Allen, P.C.	Stephen Denenfeld
LIFT Foundation	Lisa Willcut
Living Ways Foundation	Fiorella Spalvieri
Loaves and Fishes	Anne Lipsey
Local Initiative Support Corporation	Michelle Schneider
Local Initiative Support Corporation	Tahiriah Zeigler
Meyer C. Weiner Co.	Josh Weiner
Michigan Drop-In Child Care Center	Kathy McNinch
Michigan National Bank – CRA Officer	
Michigan Organizing Project (MOP)	John Musick
Michigan State Housing Development Authority	Kelly Gram
Michigan State University Extension	Jeanne Himmelein
Milwood Neighborhood Association	Ken Horton

ORGANIZATION/AGENCY

CONTACT PERSON

Ministry with Community	Kendra Stetser-Rowe / Monika Trahe
Minority Business Alliance	Erma Gordon
Mount Zion Baptist Church	Pastor Addis Moore
Mount Zion Baptist Church – Community Outreach	Coordinator
MRC Industries	Rosalie Novara
National Association for the Advancement of Colored People – Metro Kalamazoo Branch	Charles Warfield
National City Bank, Law Dept.	Daniel Conklin
National City of Kalamazoo CRA Officer	
New Genesis Foundation	Ervin Armstrong
New Latino Visions	Andrea Juarez
North Presbyterian Church – Community Outreach	Coordinator
Northside Association for Community Development	Mattie Jordan-Woods
Northside Ministerial Alliance	Rev. Matthew Wright
Oakland Drive/Winchell Association	Barbara McCrea
Oakwood Neighborhood Association	Cheryl Lord
Office of the Prosecuting Attorney	David Deback
Parish Church of Christ the King Cathedral – Community Outreach	Coordinator
Parker-Duke Neighborhood Association	Charles Heller
Parkview Neighborhood Association	Joan Dombrowski
People United to Secure Housing (PUSH)	Lena Haynes
People’s Church – Community Outreach	Coordinator
Phoenix Community Church – Community Outreach	Coordinator
Praise Baptist Church	Rev. Albert Dines
Professional Development & Training Center of SW Michigan	Stacy Rogers
Prosecuting Attorneys Office	Karen Hayter
Red Tent	Dawn Wood
Residential Opportunities, Inc.	Scott Schrum / Tom Ihling
St. Augustine Cathedral Center – Community Outreach	Coordinator
St. Joseph Catholic Church - Community Outreach	Coordinator
Salvation Army	Captains Tom and Beth McComb
Senior Services	Robert Littke
SHALOM, Inc.	Sara Collison
Sickle Cell Disease Program	Dr. Len Mattano
Sisters of St. Joseph, Bethany House	Sister Rose Cadaret
Skyridge Church of the Brethren – Community Outreach	Coordinator
Social Security Administration	Ken Rieger
Society of St. Vincent De Paul	
Southwest Michigan First	Ron Kitchens
Southwest Michigan HIV Network	
Standard Federal Bank-Community Relations & CRA Officer	
Stockbridge Avenue United Methodist Church – Community Outreach	Coordinator
Stuart Area Neighborhood Association	Matthew Baldwin-Wilson
Title 1 Parent Office	Pam Kies-Lowe
VFW Post 827	Service Officer
Veterans Affairs Dept-Kalamazoo Co. Human Services	

ORGANIZATION/AGENCY

CONTACT PERSON

Veterans Affairs Department	Jack Brandon
Vine Neighborhood Association	Steve Walsh
Vine Ventures, Inc.	Wendy Denning
Voluntary Action Center	Aaron Cantrell
W. E. Upjohn Institute	George A. Erickcek
West Kilgore Neighborhood Association	Rob Peterson
West Main Hill Neighborhood Association	Steve Terrantella
Westwood Neighborhood Association	Jo Czuhajewski
Western Michigan Legal Services	Donald Roberts
Western Michigan University	Bob Miller
Western Michigan University	Dr. John Dunn
Western Michigan University Off Campus Housing Offices	Bonnie Hanson
Westnedge Hill Neighborhood Association	Debra Seeley
Whites/Edgemoor/Bronson Neighborhood	Linda Wienir
Whole Art Theater Company	George Hebben
Woodside at Friendship Village	
Woods Lake Association	Jim Langerveld
Wyndham of Heritage Community of Kalamazoo	
Young Women's Christian Association/Domestic Assault	Jennifer Shoub
Youth Violence Prevention	Janet Jones
Citizen	James E. Green, Jr.
Citizen	Rev. Don DeYoung
Citizen	Kirk Schieman
Citizen	Chris Shepard
Citizen	Bob Totten
Citizen	Mary Erin Werner

In addition, the following individuals are members of an email distribution list managed by LISC as part of the Affordable Housing Partnership (AHP), which serves as the Continuum of Care for Kalamazoo. These individuals represent the majority of the service agencies in the community and were electronically sent an invitation to the meetings and a press release regarding the process via the distribution list.

Anderson, David	Brown, Vaikai	Drawhorn, Maria	Greenman
Artley, David	Buzas, Linda	Ecklund, Paul	Wright, Emily
Baker, Susan	Cadaret, Rose	Ells, Bob	Gregor, Michael
Barnum, Galyn	Caldwell, Ernest	Flook, Dave	Gustas, Mary
Behrens, Jon	Chamberlain,	Fraser, Emily	Haist, Leesa
Bitondo,	Jeff	Free, Tracy	Hanna-Davies,
Salvatore	Childress, Mike	Gardiner, Dave	Tobi
Boothroyd, Phil	Conklin, Dan	Georgeau, Vicki	Harrison,
Borg, Christian	Denny, Fran	Graham, Cindy	Jennifer
Brown, Jeff	Dilley, Chris	Gray, Kelly	Hartsough,
Brown, Michael	Doud, Bob		Denise

Haynes, Lena	Laboe, Kathleen	Petersen, Molly	Taylor, Pat
Haywood, Juanita	Lam, Laura	Petto, Jackie	Thinnes, Kim
Hein, Dale	Larthridge, Misty	Pioch, Mike	Thomas, David
Hiatt, Patti	LeBoe, Kathy	Procurier, Dave	Thomas-Cloud, Sherry
Holtman, Cheryl	Lemanski, Tim	Reese, Freda	Trey, Monica
Hoover, Julie	Lewis, Clinton	Rodriguez, Miguel	Wade, Kathleen
Howard, Mary	Lewis, Mary	Rosado, Amanda	Wallace , Demeta
Howell, Keith	Lignell, Kevin	Santamaria, Jose	Walters, James
Ihling, Tom	Maye, Pat	Schmitt, Joe	Weatherspoon, Jeanette
Jarl, David	Mazurek, John	Schrock, Diane	Wells, Milton
Jarzambek, Donald	McDonald, Tammie	Schrum, Scott	Wendt, Annie
Johnson, Ashley	McPhail, Karen	Schulte, Laurie	Whalen, Lewis
Jones, Don	Mervak, Amy	Senesi, Phyllis	White, Kathy
Jones, Janet	Metzger, Nick	Shoub, Jeni	Whitehurst, Judy
Jones, LaShana	Moe, Benjamin	Sivak, Judy	Williams, Kerry
Jordan-Woods, Mattie	Munn, Kevin	Smith, Tonia	Winling, Larry
Kilbourne, Michael	Musick, John	Smyser, Kathy	Worden, Chris
Kisinger-Rothi, Ellen	Northup, Erica	Stetser Rowe, Kendra	Wright, Shaun
Knoll, Tom	Northup, Erica	Stewart, Kara	Yesudas , Anil
	Oluokun, Vencil	Stinson, Lucinda	
	Palanca, Laurie	Stravers, Rick	
	Parsons, Sharilyn	Stubbs, Brenda	
	Pearce, Donna		

APPENDIX 3- NEIGHBORHOOD MEETING RESULTS

The following pages contain the results of the discussions and exercises conducted at the neighborhood input sessions during the public input process.

MEMORANDUM

TO: CDAAC Members and Staff

FROM: Gregory E. Milliken, AICP

DATE: October 8, 2009

RE: Summary of Public Input Results and Upcoming Public Hearing



Last week, we conducted five of the six neighborhood input sessions scheduled for the update of the Consolidated Plan. Attached to this summary is a packet containing all of the data collected from the discussions at these five meetings: Eastside, Vine, Northside, Central Library, and Edison. (The sixth is scheduled for October 22nd at the Fairmont Neighborhood Association with Stuart.) Here we will summarize the activities that were conducted and the information we collected from the meetings we have held to date.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS

At all sessions, we conducted a S.W.O.T. analysis (Strengths, Weaknesses, Opportunities, and Threats). We asked respondents to brainstorm together and list elements of their neighborhood or the city in general that fit within each of these categories. (Through our introduction to the session and this exercise, there was a focus on community development related elements.) Then, we gave them an opportunity to vote on the two that they felt were at the top of each list in order to prioritize the lists.

The attached sheets provide the results from all of the sessions. The following are some general conclusions that can be drawn from those results:

- There are many great assets in the community recognized by the residents including local businesses, agencies, programs, facilities, services, and the people that make them work.
- Aided by the recent influx of federal stimulus funding, these assets provide significant opportunities for the City to utilize.
- Although there were a wide variety of weaknesses identified, many particular to the individual neighborhoods, those that appeared most often related to employment, housing / vacancies, and youth.
- Another item that was addressed at different times throughout the sessions was communication; specifically the perceived lack of communication between the core neighborhoods and the City.
- Housing, funding, jobs, and community relationships all were common threats identified by the public.

235 East Main Street
Suite 105
Northville, MI 48167
TEL 248-596-0920
FAX 248-596-0930

151 South Rose Street
Suite 920
Kalamazoo, MI 49007
TEL 269-382-4443
FAX 269-382-4540

30 East Mulberry Street
Suite A
Lebanon, OH 45036
TEL 513-934-2345
FAX 513-934-2809

10 West Streetsboro Street
Suite 204
Hudson, OH 44236
TEL 330-528-3342
FAX 330-342-5699

TOLLFREE 888-226-4326
WEB www.mcka.com

By understanding what the residents and the community feel are the weaknesses and the threats in the community, we have a more complete picture of what the needs and priorities are in the community for inclusion in the Consolidated Plan.

PROJECT PRIORITIES

For the second exercise, we asked respondents to consider the highest priority weaknesses and threats that need to be addressed. We also introduced them to the eligible activities that can be paid for by federal entitlement funds. With this information, participants selected potential projects and/or eligible funding activities to address the priority weaknesses and threats. They then voted using a budget of \$10 (\$5, \$3, and \$2 votes) on how those projects and activities should be prioritized. The results are provided on the attached sheets.

Not every session performed this exercise in the same manner, so the results cannot be compared as neatly as the previous exercise. But the purpose of this exercise was for the participants to make the connection between the limited funds provided to the City and the priorities identified in the Plan. Here, the participants identified specific projects or activity areas and then prioritized how they felt a limited set of funds should be used on those projects / activities. From the various discussions that were held, the following priorities were discussed consistently throughout all meetings:

- Job training and retention and other programs that boost employment, particularly for local neighborhood residents
- Providing housing opportunities for the very low income, making use of the vacant housing stock as opposed to developing new housing
- Sidewalk improvements and repair
- Jobs, activities, centers, etc. for youth
- Providing training and mentoring assistance for renters and homeowners regarding home stewardship and home repairs to encourage use of and extending the life of the City's aging housing stock

NEXT STEPS

With this information, the input we gather from the sixth public meeting, and all the data we have collected from the agencies and demographic analysis, we will be able to complete the draft of the Consolidated Plan and the priorities for the next five years. We will review that draft with you for the first time at next month's meeting, which will also be the first of two public hearings on the Plan. You will receive a draft to review prior to the hearing.

Following the hearing, there will be a 30-day public review period. Then, in January, there will be a second public hearing. At that time, the Plan will be ready for a recommendation from you and approval by the City Commission.

Eastside Neighborhood Association			
9/29/09			
4:30 P.M.			
<u>Strengths</u>	<u>Votes</u>	<u>Weaknesses</u>	<u>Votes</u>
Eastside Center	5	No recreation for Eastside youth / facility	4
Kalamazoo Promise	4	Lack of family supervision of kids	4
Fresh Food Initiatives	4	City Policy on landlords	2
Neighborhood Associations	3	Not enough youth activities	2
Diversity of Population	2	High School dropout rate	2
Education	1	Older housing stock	2
School Programs	1	City's attention to the Eastside Neighborhood	1
CDBG Services & City Initiatives	1	Unemployment	1
Quality Health Services	1	Citizens not feeling empowered	1
"Can-do" – "Willing-to-try" attitude		Lighting / noise / speeding	1
City is willing to face up to problems		Communication process	1
Raise a family		Low achievement level in schools	1
Youth Activities		Sidewalk replacement program (ADA)	
		No Middle school / no school at all on Eastside	
		No teen center	
		Take MI promise away	
		No picnic tables at parks	
		Lack of parent participation in school programs	
		Lack of adult supervision of kids	

Eastside Neighborhood Association			
9/29/09			
4:30 P.M.			
<u>Opportunities</u>	<u>Votes</u>	<u>Threats</u>	<u>Votes</u>
Citizen empowerment	5	No Eastside representation with City government	5
City and Eastside relationship	4	Maintenance and upkeep of property	5
Increased Communication with neighborhoods	2	Lack of parental responsibility	3
Eastside Youth and Community Center	2	No action on neighborhood meetings and public input	2
Early childhood education	2	Teen pregnancy	2
County land bank	2	Infant mortality <ul style="list-style-type: none"> ▪ Nutrition – lack of medical ▪ Poverty ▪ STD's 	2
Family financial literacy program	1	Increase use of drugs	1
Coordinate with groups to make change	1	Loitering	1
Poverty reduction initiative	1	Lack of Involvement	
NSP		Balance between Downtown Development vs. Neighborhood Development	
Recession – loss of jobs creates entrepreneurship/business opportunities		“The more you ask the less you get”	
Use information from Public input		Citizens feel overwhelmed and apathetic	

Eastside Neighborhood Association			
9/29/09			
4:30 P.M.			
<u>Need</u>	<u>Value</u>	<u>Eligible Activities</u>	
Older Housing Stock	\$26	Public Facilities & Improvements	
Unemployment	\$25	Planning/Code Enforcement	
Youth Center	\$19	Job Training/Micro Enterprise	
Lighting/sidewalks	\$13	Public Services	
Maintenance and upkeep of property	\$10	Public Services	
Landlord issues	\$5	Public Facilities & Improvements	
Empowerment-Teen Program/Drugs/Family/Parenting Programs	\$4	Rehab	
Vandalism	\$3	Public Facilities/Services	
Parks –Lack of Facilities -Sherwood -Rockwell		Public Facilities	
Picnic Tables	2 red dots	Public Services	
Infant mortality			

Edison Neighborhood Association			
10/1/09			
6:30 P.M.			
<u>Strengths</u>	<u>Votes</u>	<u>Weakness</u>	<u>Votes</u>
ENA	5	Vacant buildings/homes	6
Kalamazoo Promise	4	Unemployment	5
Diversity	3	Youth Loitering	4
Architecture/historic homes	2	City/school/neighborhood coordination/communities	3
Walkable community	2	Blighted properties	2
Community school programs	2	Drop-out rate/achievement gap	2
Number of not-for-profits	2	Lack of youth involvement	1
Activities (e.g. Art Hop)	1	Literacy/academic achievement	1
Community gardens	1	Lack of maintenance	
High rate of volunteerism	1	Speeding/traffic on Portage	
Bronson Hospital	1	Number of stop lights → traffic flow	
Bank St. market		Sidewalk conditions	
Downtown		Pedestrian/Pathways conditions	
Mexican/Hispanic market/church		Increase crime (Burglary)	
Parks		Excessive St. level “business” (drug trafficking)	
2 magnet schools		High cost of housing	
		Safety barriers for construction on Reed St.	
		Lack of parental participation	

Edison Neighborhood Association			
10/1/09			
6:30 P.M.			
<u>Opportunities</u>	<u>Votes</u>	<u>Threats</u>	<u>Votes</u>
Number of vacant houses to be rehabilitated	10	Lack of funding	9
Great Plans: Portage Streetscape	7	Youth involvement: <ul style="list-style-type: none"> ▪ Fights ▪ Vandalism ▪ Lack of jobs ▪ Trash 	8.5
Great Plans: Housing Market Place Development	2	Lack of implementation	4
“Cool City” plans	1	Language cultural barrier (Asian, Hispanic, etc.)	1.5
Build upon historic character	1	Lack of support for “mom & pop” stores	1
Diversity of stores	1	Lack of communication/promotion	1
Boys & Girls Club	1	Traffic	
Neighborhood Watch		Dogs	
Transportation			
Improved relationship w/ community police officers			

Edison Neighborhood Association			
10/1/09			
6:30 P.M.			
Need	Value	Eligible Activities	Value
		Street lights	
Youth involvement / issues -Dropout / achievement -Jobs -Homelessness		ESG Public Services Micro Enterprise ADA Public Facilities	
Lack of funding for sidewalks?		Public Facilities Interim Assistance	
Language / cultural barrier		Special Economic Activities Micro-Enterprise ADA Public Services Relocation	
Vacant buildings / houses		Code Enforcement Rehabilitation Clearance Activities Home Ownership Assistance	
Unemployment		CBDO's Micro Enterprise Public Services Home Ownership Assistance Special Economic Activities	
Communication		Micro-Enterprise Special Economic Activities Special Activities Bi-Lingual promotion ESLA/Spanish classes Churches Radio Stations (minority outreach) Neighborhood Associations Door-to-Door by Youth School System Not-for-profit Organizations WiFi	(red dot)

Library			
10/1/09			
Noon			
<u>Strengths</u>	<u>Votes</u>	<u>Weaknesses</u>	<u>Votes</u>
Affordable Housing partnership	3	Limited in housing for very low income	5
Teamwork “Play Well Together”	3	Money is tight – especially. programs for chronically homeless	3
Prevention of homelessness	2	Prevention of Homelessness	2
Safe/affordable & accessible housing	2	Improving downtown neighborhood infrastructure	1
City Commission aware of problems	2	Promote development of new Micro Enterprise	1
Efforts to get Fed/State Funds		Do More w/landlords to keep units livable	
Neighborhood policing		Residency Restrictions for Sex Offenders (State Law)	
Leader in using CDBG Funds for Housing		Historic District regulations are a barrier to rehab and maintenance	
Code enforcement of rental units/blight team			
Housing stock			
Space & opportunity for Development			

Library			
10/1/09			
Noon			
<u>Opportunities</u>	<u>Votes</u>	<u>Threats</u>	<u>Votes</u>
Focus on home stewardship	3	Lack of employment	4
Neighbor and ownership mentoring program	3	Limited funding -State policies	3
Increasing universal design/accessibility provides better senior housing options/inclusion	2	Direct services to the people -Counseling, mentoring needed -Staff needed	2
Landlords are also residents of community – support those supporting us	2	Maintenance costs -private	2
Energy efficiency in housing	1	Bad landlords	1
Blended funding (like stimulus)	1	High % of rental housing -private landlords need attention	
Number of vacant homes → redevelopment		Demolition - What will happen next to areas where houses demolished? -Lack of overall plan for neighborhoods and residents	
Lots of housing and space for development			
General sustainability efforts			
Working w/private sector			

Library			
10/1/09			
Noon			
<u>Need</u>	<u>Votes</u>	<u>Eligible Activities</u>	
Limited housing for very low income	\$18	Rehab and Acquisition of Real Properties., Public Services - Tenant based rental assist. 2 yr subsidy - Credit repair - Rent - Community investment	
Prevention of homelessness, released prisoners	\$14	ESG “Eviction diversion” Public services Increase capacity	
Lack of employment	\$6	Special Economic Activities Public Services Micro-Enterprise	
Improving downtown neighborhoods ADA issues	\$3	Rehabilitation Handicap Accessibility (ADA) Public Facilities & Improvements Home Ownership Assistance Interim Assistance	
Programs for chronic homeless (report) Growing pop. – families w/children	\$2	ESG Public Services Special economic activities Micro Enterprise Supportive Housing Other homeless needs Rapid re-housing stimulus package	
Mentoring	\$2	Public Services	
Counseling	\$2	Rehabilitation	
Outreach services	\$2	Home Ownership Assistance	
Business Development		Micro-Enterprise	
State policies Limited funding		Program Administrative Costs	
Private maintenance		Academy of How to Maintain our House	
		→ See Grand Rapids	
		→ Old House Network	
SPECIFIC PROJECT IDEAS			
Homelessness → Eviction Diversion			
Housing → Purchase & Rehab housing for low income people			
Housing → Tenant based rental assistance - short term subsidy			
Rehab → Create an academy for how to take care of your house			
Homeless, chronic → Need supportive housing like Gryphan House - would not fit HUD’s Chronic Homeless definition			
Homeless → Rapid re-housing, stimulus			

Northside Association for Community Development			
9/29/09			
7:00 P.M.			
<u>Strengths</u>	<u>Votes</u>	<u>Weaknesses</u>	<u>Votes</u>
Kalamazoo Promise	5	Lack of Stores –Grocery -Service Oriented -Day-to-Day Services -Laundry	4
NACD Center	3	Unemployment 15-20%+	4
CDBG Services	2	Financial Institutions in Neighborhoods	3
Philanthropic Groups	1	Racial Strife/Segregation	3
City Commission and Staff	1	Market Rate Housing	2
Parent Involvement	1	Lack of Parent/Citizen participation in School Programs	
Police Protection		Lack of Communication	
Proximity to Downtown & Expressway		Lack of Family Responsibility	
Great Housing Stock		Sidewalk Repairs	
Neighborhood Associations		Lack of Charter Schools	
Parks		Concentration of Low Income	
School Programming		Parks Underutilized	
Churches		Lack of Youth Activities	
Hospitals			
Transportation			
People who are trying to make a difference			

Northside Association for Community Development			
9/29/09			
7:00 pm			
<u>Opportunities</u>	<u>Votes</u>	<u>Threats</u>	<u>Votes</u>
Job Training	4	Racial Segregation	5
Racial Segregation	3	Minority Unemployment in Stimulus Jobs	4
Home Ownership Programs	3	Foreclosure Crisis	2
Youth Mentoring	2	Loss of Home Ownership	2
Community Empowerment Strategy	2	Dropout Rate	1
Job Creation 5,000-6,000 Downtown	1	Ex-Prisoners Employment	1
Parent Involvement		Infant Mortality Rate	1
Incentives Business Employment of Felonies		Loss of Jobs	
		Loss of Youth	
		Brain Drain	
		Kids Falling Behind in School	
		Teen Pregnancy	
		Loss of Tax Base	
		Insurance and Cash Requirements for Small Businesses	
		Lack of Hiring of Minority for Public Funded Jobs	
NOTES			
Communication Vehicles:			
-Urban R&B			
-Radio Stations: 1560am and 95.5fm			
-Saturday Show			
-Public Announcement			
-Neighborhoods			
-By-Monthly Newsletter			
-Newspaper			
-Bulletin			

Northside Association for Community Development			
9/29/09			
<u>Need</u>	Value	<u>Eligible Activities</u>	
Job Creation/Training	\$22	Micro Enterprise Special Economic Activities	
Grocery Store/Retail Stores	\$17	Micro-Enterprise Special Economic Activities	
Racial Segregation	\$15	Public Services	
Foreclosure Land Bank Loss of Rental Income	\$10 (1 red dot)	Special Activities	
Better Communication	\$8	Home Ownership Assistance	
Youth Assistance	\$3 (3 red dots)	Rehabilitation Acquisition Interim Assistance Utilities Public Services Outreach to People in Need Summer Programs	
Drop Out Rate		Planning & Capacity Building	
Infant Mortality		Public Facilities & Improvements	

Vine Street Neighborhood Association			
9/29/09			
5:30 p.m.			
<u>Strengths</u>	<u>Votes</u>	<u>Weaknesses</u>	<u>Votes</u>
Proximity to Chenery, Downtown, Vine St. businesses	4	Lack of home repair assistance	4
Chenery auditorium	3	Drug activity	2
Restaurants & shops	3	High vacancy	2
Neighborhood Enterprise Zone – tax reduction ½ city and county taxes for 10 yrs. if buy (home ownership)	2	Lots of houses for sale, foreclosures	2
Historic area, better curb appeal	1	Lack of understanding of positives: -Historic District -Enterprise zone	1
Diverse neighborhood – age, race, owners and renters	1	Many owners don't know how to do basic repair -Need hands-on workshops, etc.	1
Good neighborhood association – active Montessori School at Howard & Merrill Middle School close by.	1	Erratic and inconsistent code enforcement	1
Schools in the neighborhood	1	Slum lords	1
Good mix of demographics	1	Overcrowded houses and lots	1
Dual language school		Poor champions for the neighborhoods at the City level	1
KVCC downtown		Lack of homeownership	1
WMU		Crime – breaking and entering, larceny -high petty theft rate	1
Bronson Hospital		Delinquent behavior of residents	
Kalamazoo College		Town/grown friction – but mitigated	
Laundromat		Year round for lease signs	
Parks, play lots		Realtor signs often broken	
Low violent crime rate		Oak St. market closed expired food, rats, etc. (open wound)	
New community garden		“Mason-Dixon Line” NW quadrant – North of Vine struggling West of Westnedge	
Historic homes		Poor roads and sidewalks	
Sense of community		Inflexibility w/historic regulations	
Academic community		Poor perception of the City neighborhood	
Long term residents			
Kalamazoo collective housing			
Neighborhood Watch			
Close to transportation, bus routes, trains			
NOTES:		NOTES:	
Neighborhood center/services Long-term residents		200/5000 residents in Vine vote Not a voting block Need voice at table	

Vine Street Neighborhood Association			
9/29/09			
5:30 p.m.			
<u>Opportunities</u>	<u>Votes</u>	<u>Threats</u>	<u>Votes</u>
Crosstown ponds park redevelopment -Boardwalks -Fishing -Swimming	3	Realtors talking down this neighborhood	5
Oak St. market and area between Walnut and Lovell	3	Noisy neighbors, nonstudent renters -Loud music, foul language -Disorderly conduct, fighting -Need help on how to be a good neighbor	2
Streamlined use of funds for housing rehab and home repair -Single point of intake for funds	2	Gentrification – loss of affordable housing	2
Building blocks program engaging neighbors in working together in beautifying connects owners and renters	2	Downtown retailers talk down nearby neighborhoods	1
State Historic Tax Credit – 25% -40% for commercial	2	Radisson telling people they shouldn't walk to nearby neighborhoods	1
Neighborhood Enterprise Zone – if better known. -Realtors need to know. -Kalamazoo Realtors Association (Bill Reed) -Market is down, so can buy cheaper for owner-occupied	2	Who moves into neighborhood as students leave?	1
El sol – new elementary school –lots of space for beautification, landscaping	2	Landlords to Section 8 housing units	1
Vision from City	2	Drunk and under-age students, especially on Thursday. night	1
Encourage block level redevelopment	1	High cost of older home maintenance	1
Corridor redevelopment – lighting, homes, façade improve.	1	Poor property management	1
Restructure housing stock		Loss of historic homes	1
Volunteer opportunities		Communication problems	1
KNHS – 0% int. loans on roofs and furnaces		Urban stigma perception	

Vine Street Neighborhood Association		
9/29/09		
5:30 p.m.		
Need	Votes	
Single point of intake for low income homeowners -Access through neighborhood Association -Allow to keep homes -Streamline process	\$15	
Improve perception of City/neighborhoods	\$13	
Youth development organizations -Particularly on south side of town -Partner w/Douglas Comm Assoc & bring back to Vine too -300 school age kids in Vine	\$13	
Keeping/maintaining homeownership -Avoiding point of foreclosure -Equity building	\$10	
Housing code enforcement -Perception that those who won't pay are ignored by enforcement	\$8	
Marketing / advertising -Like This Old House article	\$6	
Repair Assistance	\$3	
Supportive / Client Services to support renters and rental housing -Teach being good neighbors -Codes, rules, norms	\$2	
Make mixed income work well -City segregated		
Baby College, Harlem children zone		

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APPENDIX 4- PUBLIC HEARING MINUTES

Excerpts from the two public hearings on the Consolidated Plan conducted by the Community Development Act Advisory Committee (CDAAC) as well as the City Commission meeting where the Consolidated Plan was adopted.

*Excerpt from the November 12, 2009 Minutes of the
Community Development Act Advisory Committee*

**UPDATE TO THE CITY'S CONSOLIDATED PLAN (2010-2014), PREPARED
AND PRESENTED BY MCKENNA ASSOCIATES**

Greg Milliken of McKenna Associates stated that the Consolidated Plan is a 5-year strategy for the use of Federal funds such as Community Development Block Grant (CDBG), HOME, and Emergency Shelter Grant (ESG). The City receives approximately \$2.5 million each year, disbursement of which is guided by the priorities of the Plan. Mr. Milliken stated that development of the Plan included data collection and analysis from service providers, neighborhood input sessions, and a sharing of information from the Affordable Housing Partnership, Local Initiatives Support Corporation (LISC) and Housing Resources, Incorporated (HRI). Mr. Milliken further stated that questions asked during the neighborhood input sessions were aimed at identifying priorities and needs, as well as the city's strengths, weaknesses, opportunities, and threats, and what types of projects could address community concerns. During this process, common themes emerged, including: job retention and training, housing for very low income people, use of existing housing in lieu of new housing, sidewalks, youth centers and activities, and homeownership training to rehab/maintain older homes. The data also helped identify community needs and gaps in services, which shaped the priorities and the preliminary draft. (The draft is available at www.kalamazoo-city.org/docs/StrategicPlan111009.pdf.) The overall five priorities were identified as:

- 1. Rehabilitation and maintenance of existing housing stock**
- 2. Continued commitment to affordable housing**
- 3. Neighborhood based economic development, recruitment, and employment opportunities and training**
- 4. Provide opportunities for youth engagement and establish programming to reduce crime**
- 5. Infrastructure improvements to improve the quality of life in neighborhoods and better accommodate special needs populations**

Mr. Milliken stated that the next part of the process is to release the final draft on November 20th followed by a 30-day public review period. He stated the final draft will be online, and hard copies will be available at the Development Center, and possibly the Kalamazoo Public Library and City Hall. Comments are encouraged upon review and can be submitted by email, in writing, and online. He stated that all comments will be included in the Appendix of the final draft. On January 14th, the second public hearing to

review the comments and the final draft will occur, after which the finalized Consolidated Plan 2010-2014 will be available for adoption by the City Commission.

Chair Smith then opened the floor for questions. Ms. McCarthy suggested the Plan could be available at OnePlace, a focused service area for non-profits. Mr. Bills then asked about increasing communication, to which Mr. Milliken stated agencies such as LISC and HRI, who have shared their information during the formation of the draft, have seen at least portions of this draft and have distributed it to their leadership teams and agencies. He stated that they will also gather comments and report back to McKenna Associates. Mr. Coss suggested hard copies be sent to neighborhood associations for those without internet access, and suggested a feedback form accompany the copies.

At this time, guests briefly introduced themselves, and stated any concerns they may have for Plan consideration. David and Gayle Knibbe stated they are concerned about the potholes and deterioration of Vine Place, an alley on which they own rental property (discussed later). Matthew Baldwin-Wilson stated more Stuart residents attended the Master Plan meetings than the Consolidated Plan meetings, and asked if the Master Plan data could be pulled into the Consolidated Plan. Mr. Milliken stated McKenna Associates and LSL Planning (the consulting firm processing the Master Plan) are sharing data. Each group generated draft priorities, and there are some matching goals and objectives. Ms. Lam reiterated, stating common themes have emerged from both groups.

Mr. Coss asked about economic development issues in the Plan, to which Mr. Milliken stated comments could be made regarding the language and key words used in the Plan, stating that the terms “growth” and “training” were often used, and that economic development issues were identified as a need. He advised that whatever aspect of economic development that is a concern can be addressed in the language and encouraged him to comment.

Ms. Smith stated the Plan was easy to read and understand.

Ms. McCarthy suggested that a short letter to neighborhoods indicating how to access the Plan before the January 14th public hearing may help drive comments ahead of time, and added that neighborhood associations should be able to cut and paste the language into their newsletters to help generate comments.

Mr. Coss then asked about the media campaign to which Mr. Milliken stated that mailers had been sent out previously, and a large email list has been generated from the public meetings. He stated that an email to that group would be more effective than a press release or radio bit, as the people who were concerned about these issues are the ones that came to the public meetings, but a press release can be sent out as well. Mr. Bills agreed, stating the mass community knew about this public hearing, and only four guests arrived. Ms. Lam indicated that people should not feel they have to hold comments until the next public hearing and reiterated that they can submit comments in multiple ways. Mr. Baldwin-Wilson advised a structured feedback mechanism should yield more responses,

and suggested a tool like Survey Monkey, or a clickable .pdf. Directed questions with page references, as well as a commonly asked questions section, were suggested.

There were no further questions or comments. Chair Smith closed the public hearing. *(Mr. Milliken left the meeting at this time.)*

*Excerpt from the January 14, 2010 Minutes of the
Community Development Act Advisory Committee*

PUBLIC HEARING
TO DISCUSS THE FINAL DRAFT
OF THE CONSOLIDATED PLAN (2010-2014)

Chair Smith began the meeting at 6:30 p.m. Ms. Lam gave background, stating this final public hearing will include a discussion of changes to the Consolidated Plan since the public comment period. She stated the Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) and guides Community Development funding. Mr. Milliken then discussed the Consolidated Plan final draft, the changes made to it per the public comment period, and the next steps, summarized below.

No public comments were received, other than wording suggestions from Local Initiatives Support Corporation (LISC) staff regarding the homelessness objective, and the YWCA regarding the reference to the domestic violence shelter. Mr. Milliken added that CDAAC previously asked about feedback, suggesting the library should have this document for public review, to which he stated the library did receive a copy. He also stated that during the last public hearing, a summary of commonly asked questions was suggested, to which he stated the Executive Summary serves a similar function, as no questions were commonly asked. He stated all neighborhood associations, including Oakwood, were given a hard copy as well as a link to the document via email. Recipients were encouraged to copy and paste the language into their newsletters or other resident communiqué.

Next, the Consolidated Plan website (www.kalamazoocity.org/consolidatedplan) included an online feedback form, and people were directed to complete it, which also would help consolidate feedback. Unfortunately, no one completed the form. Additionally, an email blast was sent to the Affordable Housing Network and LISC asked them to forward the information to their networks. This email was also sent to all attendees of the public meetings. At the beginning of the public comment period and at the half-way point, a reminder email was sent out to those contacts with highlighted key points including the Executive Summary and Objectives for ease of review.

Mr. Milliken stated that since then, he and staff have gone through the draft and have worked on a few gaps. He summarized the few substantial changes to the document:

- Under the homelessness objective, LISC suggested “support [of] rapid re-housing to increase the number of days spent in shelters,” and emphasized prevention.
- Capital improvement projects regarding economic development and assistance were changed from a medium to a high priority in the Community Development Priority Needs table.
- Senior services, handicap services, and fair housing services were added as priorities to the Community Development Priority Needs table.

Mr. Milliken then opened the floor for comments and questions.

Mr. Bills emphasized for the new CDAAC members that the information was available online, and asked if new members had a chance to read the final draft of the Consolidated Plan, to which many advised they had not. He added the comments seemed to be in line with what the community has been saying.

Ms. Montague stated she has glanced at the Consolidated Plan, but was not aware of its existence or of City activities open to the public until she noticed an ad for tonight's public hearing on WWMT's website. She added she has no neighborhood association, and randomly checks WWMT's website. Ms. Lam stated she could be added to the email distribution list. Ms. Montague stated social networking websites may be a good opportunity to let the public know about the City meetings. Ms. Augustine stated the Plan Kalamazoo Facebook webpage may be a good resource for that and will look into expanding it for all Community Planning and Development activity. Mr. Milliken added that the Plan Kalamazoo Facebook webpage was kept separate from the Consolidated Plan activities to avoid confusion over the Master Plan and the Consolidated Plan.

Mr. Milliken stated CDAAC will later be asked to make a recommendation on this document to the City Commission, which will then be submitted to them for adoption, followed by submittal to HUD. The public hearing then closed.

*Excerpt from the March 15, 2010 Minutes of the
City Commission of the City of Kalamazoo*

Laura Lam, Community Development Manager, described the 2010-2014 Consolidated Plan, the process used to develop the proposed Plan, and the community development priorities included in the proposed Plan.

Commissioner Cooney expressed support for the proposed 2010-2014 Consolidated Plan but noted the City had been receiving less funding from the federal government to address the needs identified in the Plan.

At 7:29 p.m. Mayor Hopewell opened a public hearing to receive public comments on the proposed Consolidated Plan.

Annie Morgan, Home Repair Director for Senior Services, Inc., thanked the Community Development Act Advisory Committee (CDAAC) for recommending funding for the Tuesday Toolmen program and noted this program, which had been developed in Kalamazoo County, was being replicated in counties across the state.

At 7:31 Mayor Hopewell closed the public hearing.

Commissioner Cooney, seconded by Commissioner Anderson, moved to adopt a **RESOLUTION** for the adoption of the City of Kalamazoo 2010 – 2014 Consolidated Plan and authorize the City Manager to sign any certifications and other documents as required by the Department of Housing and Urban Development to administer its funded programs.

With a roll call vote this motion passed.

AYES: Commissioners Anderson, Cooney, Miller, Moore, Vice Mayor McKinney,
Mayor Hopewell

NAYS: None

Ms. Lam introduced Mildred Smith, Chair of the Community Development Act Advisory Committee (CDAAC), and thanked her for her leadership on the Committee.

Mildred Smith, Chair of CDAAC, described the process used by CDAAC to review and evaluate the Community Development Block Grant (CDBG) funding applications, and she summarized the recommended funding awards.

Commissioner Anderson thanked the CDAAC members for their work and acknowledged the difficulty of dividing a shrinking pool of funds among a growing list of applicants.

At 7:30 p.m. Mayor Hopewell opened a public hearing to receive public comments regarding the recommendations of the Community Development Act Advisory Committee and the City Administration for funding of various local agencies to provide

housing and public services through the federal Community Development Block Grant for the 2010 Program Year.

Rob Oakleaf, Executive Director of Ministry with Community, thanked the City Commission for its support.

Tahirih Ziegler, Executive Director of the Local Initiatives Support Corporation (LISC), thanked CDAAC and City staff for their work and partnership. Ms. Ziegler described LISC's projects for 2010 and stated the CDBG funding would be to leverage other funding.

Jenny Shoub, Executive Director of the YWCA of Kalamazoo, thanked the City Commission for its support and noted the importance of the CDBG funding for the YWCA.

Mattie Jordan-Woods, Executive Director of the Northside Association for Community Development (NACD), thanked the City Commission for its support and City staff for their assistance in the application process for the CDBG funds.

Bob Ells, Executive Director of the Fair Housing Center of Southwest Michigan, described the activities of the Center over the past 10 months and thanked the City Commission and CDAAC.

Ellen Kisinger Rothi, Executive Director of Housing Resources, Inc. (HRI), thanked the City for its support and described HRI's activities related to affordable housing and homelessness.

At 7:49 p.m. Mayor Hopewell closed the public hearing.

Commissioner Moore, seconded by Commissioner Anderson, moved to approve the recommendations of the Community Development Act Advisory Committee and the City Administration for funding of various local agencies to provide housing and public services through the federal Community Development Block Grant for the 2010 Program Year and authorize the City Manager to sign and submit all appropriate documents required by the U.S. Department of Housing and Urban Development, to act as the official representative of the grantee, and to execute all contracts with sub-recipients of funding received from HUD.

With a roll call vote this motion passed.

AYES: Commissioners Anderson, Cooney, Miller, Moore, Vice Mayor McKinney,
Mayor Hopewell

NAYS: None

APPENDIX 5- 30 DAY COMMENT PERIOD INFORMATION

No official comments were received during the 30-day comment period.

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APPENDIX 6 – PUBLIC NOTICES

The Public Notices that were published to advertise the public hearings and the 30-day public review period are shown on the following pages.

**CITY OF KALAMAZOO
NOTICE OF PUBLIC HEARINGS
FOR THE DEVELOPMENT OF THE
2010-2014 CONSOLIDATED PLAN**

The Community Development Act Advisory Committee (CDAAAC) will host two public hearings in the coming months for the development of the five-year Consolidated Plan for the City of Kalamazoo. The first public hearing will be held on November 12, 2009, at 6:30 PM in the Community Development Center, 3rd Floor, City Hall, 241 W. South Street. The second public hearing will be held on Thursday, January 14, 2010, at 6:30 PM in the same location. The purpose of the first public hearing will be to present the preliminary draft of the Plan and receive initial feedback and comments. The purpose of the second public hearing will be to present a revised final draft of the Consolidated Plan for public comment. There will be an opportunity for public comment at both hearings.

Information regarding the Consolidated Plan, including a copy of the draft plan, is available for review on the Internet at www.kalamazoo.org/consolidatedplan. Copies of the Plan are also available for review at the City's Development Center, 445 W. Michigan Avenue, Suite 200, Kalamazoo, Michigan 49001. For more information, please contact the City's Planning and Development Department, City of Kalamazoo, 357-8044.

Persons requiring special accommodations should contact the City Clerk's Office at 357-8772 at least 24 hours prior to the public hearing.

LOCATION:
Conference Room, 3rd Floor, City Hall, 241 W. South St.
Community Room, 2nd Floor, City Hall, 241 W. South Street

DATE	TIME
Thursday, November 12, 2009	6:30 pm
Thursday, January 14, 2010	6:30 pm

STATE OF MICHIGAN)
County of Kalamazoo) ss. *Jane Bergman*
Notary Public, Kalamazoo County, Michigan
My commission expires 1/7/2012

THE KALAMAZOO GAZETTE
DAILY EDITION

Published and circulated in the County of Kalamazoo and otherwise qualified according to Rule, and that the annexed notice, taken from said paper, has been duly published in said morning day (days).....

A.D. 20 09

28th day of October 20 09

Wendy Karrick
Wendy Karrick
Notary Public, Kalamazoo County, Michigan
My commission expires 1/7/2012

**CITY OF KALAMAZOO
NOTICE OF AVAILABILITY
CONSOLIDATED
2010-2014 CONSOLIDATED PLAN
PUBLIC NOTICE**

On November 20, 2009, the City of Kalamazoo has estimated the 2010-2014 Consolidated Plan for a required 30-day public review and comment period. Drafts will be available for review at the central downtown branch of the Kalamazoo Public Library, 1000 East State Street, the City of Kalamazoo's Development Center (445 W. Alleshian Ave.), a draft of the 2010-2014 Consolidated Plan is also available on the City's website (<http://www.kalamazoocty.org/consolidated>).

PURPOSE
In the Consolidated Plan, the City of Kalamazoo has estimated the housing needs to be met by 2014, and the estimate includes the needs of homeless individuals and families, the housing and service needs of special needs populations, the availability of affordable housing, and the availability of assisted housing. It also provides an estimate of the resources expected to be available to meet the needs.

On the basis of this information, the City of Kalamazoo is currently reviewing the plan for meeting housing needs over the next five years. For the City of Kalamazoo to continue to be eligible to receive Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOPE), and Emergency Shelter Grant (ESG) funds, the Act requires that the Plan be approved by the Department of Housing and Urban Development (HUD).

STATE OF MICHIGAN)
County of Kalamazoo) ss. *Janet Bogner*
Being duly sworn deposes and says he/she is Principal Clerk of

THE KALAMAZOO GAZETTE
DAILY EDITION

a newspaper published and circulated in the County of Kalamazoo and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(day/s)

November 5 A.D. 20 *09*

Sworn to and subscribed before me this *5th* day of *November*, 20 *09*

Wendy Karstik
Wendy Karstik
Notary Public, Kalamazoo County, Michigan
My commission expires 1/7/2012

PRIORITIES FOR ASSISTANCE

Based on an analysis of housing and community development needs within the City of Kalamazoo, public input sessions, and public hearings, the following priorities have been identified for the City of Kalamazoo's Consolidated Plan:

- Rehabilitation and maintenance of existing housing stock
- Continued commitment to affordable housing
- Neighborhood based economic development, recruitment, and employment opportunities and training
- Provide opportunities for youth engagement and establish programming
- Infrastructure rehabilitation to improve the quality of life in neighborhoods and better accommodate special needs populations

PUBLIC COMMENTS

Citizens, public agencies, and other interested parties are invited to submit written comments on the City of Kalamazoo's Consolidated Plan. Public comments may be submitted during the public comment period from November 20, 2009 until December 20, 2009. Written comments may be sent to: MacKenzie Associates, 131 S. Rose St., Suite 200, Kalamazoo, MI 49001. Written comments will be acknowledged by the Plan.

For questions, please contact MacKenzie Associates, Inc. (335.4443) or the City of Kalamazoo Community Planning and Development Department (335.9344).

APPENDIX 7- CITIZEN PARTICIPATION PLAN

**City of Kalamazoo, Michigan
U.S. Department of Housing and Urban Development
Entitlement Community
Citizen Participation Plan**

Introduction

General

The City of Kalamazoo pursuant to Section 104(a) of the Housing and Community Development Act of 1974, as amended, shall provide for and encourage citizen participation in the Community Development Block Grant (CDBG) Program with particular emphasis on representation and participation by low-or-moderate income persons, persons who are residents of slum or blighted areas, and/or persons who live in low-and-moderate income neighborhoods since it is these individuals and groups who are the primary beneficiaries and target population of the CDBG program. Residents of predominantly low-and-moderate-income neighborhoods are those who live in Census Tracts for which at least fifty-one percent (51%) of the residents have household incomes at or below eighty-percent (80%) of the area median income as determined annually by the U.S. Department of Housing and Urban Development.

Community Development Act Advisory Committee (CDAAC)

The primary responsibility of the Community Development Act Advisory Committee (CDAAC) is to assist the City Commission in allocating CDBG and other applicable funds by reviewing proposals and making funding recommendations consistent with the objectives of the federal government, specifically, the U.S. Department of Housing and Urban Development (HUD), the priorities identified in the City's Consolidated Plan, as amended, and with other locally adopted priorities, as applicable. Additionally, it is the responsibility of CDAAC to actively participate in the community and citizen participation process.

CDAAC and the City's Administration will evaluate CDBG and other proposals, as appropriate, for project eligibility, compliance with the National Objectives, consistency with the City's Consolidated Plan, and other local priorities as applicable. Recommendations will then be made by CDAAC and the Administration to the City Commission regarding activities to be funded and funding levels.

CDAAC is composed of thirteen (13) City residents - seven (7) at-large members and one representative from each of the six (6) CDBG-targeted low-and-moderate-income neighborhoods in the City of Kalamazoo as identified by the most recent Census data and by HUD. These neighborhoods are commonly known as Eastside, Edison, Fairmont, Northside, Stuart, and Vine and include Census Tracts 1.00 – 6.00 and 9.00 – 11.00. Based upon changes in federal focus, or other community needs and priorities, the structure of CDAAC may change periodically in accordance with its Bylaws.

Purpose

The purpose of the Citizen Participation Plan is to ensure maximum citizen participation and involvement in the development of the community's Consolidated Plan, any substantial amendments to either the Consolidated Plan or to the Annual Action Plan, and on the performance of programs funded with CDBG. The Consolidated Plan currently incorporates the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and as federal funds permit, the Emergency Shelter Grant Program (ESG). The following policies and procedures were developed for the purpose of encouraging the involvement of citizens when making decisions which affect the expenditure of federal funds.

Policies and Procedures of the Citizen Participation Plan

Opportunity to Comment

Any and all interested parties will be given the opportunity to comment and provide input both verbally and in writing on the Consolidated Plan, the Annual Action Plan, on any substantial amendment to the Consolidated Plan or Annual Action Plan, and on the Consolidated Annual Performance and Evaluation Report. Similar opportunity will be provided for any substantial amendment to the Citizen Participation Plan. The opportunity for public comment will be provided sufficiently in advance of the proposed action so that citizen comments may be considered prior to all plans submitted to the U.S. Department of Housing and Urban Development.

Public Information and Access to Reports

The Citizen Participation Plan, Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report are available for review on the City of Kalamazoo website, located at www.kalamazoo.org. A summary of the proposed Consolidated Plan will be published in a local paper of general circulation in conjunction with distribution of copies to the local library. The summary will include a description of the contents and purpose of the Consolidated Plan, and a listing of locations where the entire Consolidated Plan may be examined. Complete copies of these documents are also available for reference at the City of Kalamazoo Development Center, 445 W. Michigan Avenue, Suite 101 during normal business hours. The Development Center is handicap accessible; therefore, these materials are available at all times to individuals with physical disabilities. These materials will be made available in a form accessible to persons with disabilities upon request. This includes providing oral, Braille, electronic, or large print copies for the visually impaired. Homebound individuals may request that a copy of any reports pertinent to and including the Citizen Participation Plan be delivered to their residence.

The City will make available to citizens, public agencies, and other interested parties, information which relates to the jurisdiction's Consolidated Plan, including the amount of assistance the City anticipates receiving (including grant funds and program income), the range of activities that may be undertaken, including the estimated amount that will benefit persons of low-and-moderate-income, and the jurisdiction's use of assistance under the programs covered by the federal funding programs. Information will also be made available concerning the City's use of assistance under the programs covered in the Consolidated Plan during the preceding five (5) years. This information will be made available to interested

parties at the Annual Pre-Submission Workshop, ~~and/or~~ the Annual Action Plan Public Hearing, and the Consolidated Annual Performance and Evaluation Report Public Hearing, and may be reviewed in the City's Community Planning and Development Department offices, located in the Development Center, 445 W. Michigan Avenue, Suite 101, Kalamazoo. A reasonable number of free copies of the Consolidated Plan will be made available to citizens and groups which request them.

Notice of Meetings, Public Hearings and Comment Periods

Notice of an opportunity to comment at a public hearing or a meeting, at a minimum, will be published in the local paper of general circulation at least fifteen days prior to any Public Hearing on the Consolidated Plan, substantial amendments to the Consolidated Plan, the Annual Action Plan, substantial amendments to the Annual Action Plan, Citizen Participation Plan, substantial amendments to the Citizen Participation Plan, and the Consolidated Annual Performance and Evaluation Reports. An effort will also be made to notify subrecipient organizations, local radio and television stations, major community service providers, and residents of public and assisted housing developments.

Public Hearings

At least one Public Hearing will be held for the purpose of soliciting community comments on the Consolidated Plan and to present an overview of the Annual Action Plan. Additionally, at least one Public Hearing will be held before CDAAC during the last six (6) months of the program year to review annual CDBG performance. Together, these hearings will address housing and community development needs, development of proposed activities, and a review of performance.

All hearings will be held at a location which is centrally located within the community and accessible to persons with mobility impairments, and at a time which would encourage participation. Assistance will also be made available upon request, made ten (10) days before the scheduled event, for accessibility to individuals with sensory limitations or language barriers.

Period for Public Comment

A minimum of thirty (30) days will be provided for public comment on the Consolidated Plan, the Annual Action Plan, or any substantial amendments to the Consolidated Plan or the Annual Action Plan. At least fifteen (15) days will be provided for public comment on Consolidated Annual Performance and Evaluation Reports, the Citizen Participation Plan, and any substantial amendments to the Citizen Participation Plan.

Incorporation of Public Comment

Written comments received, and oral comments made at Public Hearings, will be considered. A summary of such comments on the Consolidated Plan, substantial amendments to the Consolidated Plan, the Annual Action Plan, substantial amendments to the Annual Action Plan, Citizen Participation Plan, substantial amendments to the Citizen Participation Plan, and the Consolidated Annual Performance and Evaluation Reports, will be attached to the relevant Plan, Amendment, or Report prior to its submission to HUD. Any comments not accepted for incorporation in the Consolidated Plan or Amendments will be included in the summary, along with the reasons the comments were not accepted for incorporation.

Complaints

All written complaints will be maintained on file and responded to in writing by a Community Planning and Development staff member within fifteen (15) working days whenever practicable.

Technical Assistance and City Support Staff

The Community Planning and Development Department will respond to all reasonable requests for technical assistance or information by community groups, applicants for funding, citizen advisory boards, and subrecipient organizations. Upon request, an individual from the Community Planning and Development Department will meet individually with current and potential subrecipients to address such issues as current funding, potential funding, and performance criteria.

City staff support is provided to the Community Development Act Advisory Committee to facilitate their role in the citizen participation process. Such support includes meeting arrangements, communications, and the provision of specific program information.

Special Issues

Substantial Amendments

The following changes to the Consolidated Plan are considered to be substantial and therefore are subject to the provisions of the Citizen Participation Plan regarding substantial changes:

- 1) A significant change in either economic conditions or population demographics which would make it necessary to develop a new list of funding priorities in the five-year Consolidated Plan.
- 2) A funding change in the Annual Action Plan for any CDBG, HOME or ESG activity when the change causes a change that exceeds ten percent (10%) of the City's combined entitlement amount from HUD for the affected year.
- 3) Changes in the use of CDBG funds from one eligible activity to another.

Note: Should there be a need for proposed changes to either the Consolidated Plan or Annual Action Plan due to circumstances not under the control of the City, such as a significant reduction in funding due to an act of Congress, the City Administration will determine the appropriate Citizen Participation process to respond to the circumstance.

Anti-Displacement Policy

The City of Kalamazoo is committed to minimizing the involuntary and permanent displacement of residents as a result of federally-assisted projects. The City's CDBG, HOME and ESG programs are operated under the Residential Anti-Displacement and Relocation Assistance Plan of 1991, as amended, which is required by HUD. While no displacement is expected as a result of any current or proposed community development activities, the City is prepared to assist residents found to be inadvertently displaced. Relocation benefits, including payment for comparable replacement housing and reasonable moving expenses, would be offered to residents who are permanently displaced as a result of community development activities. Procedures and benefits for displacement will be

handled in compliance with the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1987, as amended.

February 6, 2008

