



Agenda

Regular Meeting of the City Commission

City of Kalamazoo

Monday, May 1, 2017

7:00 PM

City Commission Chambers - 241 W. South Street

A. CALL TO ORDER/ROLL CALL

B. OPENING CEREMONY

1. Invocation: **Bishop Daniel Cunningham**, Greater Faith Empowerment Center
2. Pledge of Allegiance
3. Introduction of Guests
4. Proclamations

C. ADOPTION OF FORMAL AGENDA

D. COMMUNICATIONS

1. Calendar of Upcoming Meetings

E. PUBLIC HEARINGS

1. Public hearing to receive comments on a RESOLUTION to establish Industrial Development District No. 129 for the Davis Creek Business Park, located at 2805 East Cork Street. **(Action: Motion to adopt the resolution)**

F. CONSENT AGENDA

(Action: Motion to approve Items "1-11" and authorize the City Manager to sign all documents on behalf of the City)

1. Approval of a two-year contract with Republic Services of West Michigan in the amount of \$410,000 for the rental, placement, and removal of roll-off containers and disposal of all street sweeping materials deposited in those containers.
2. Approval of a contract with Rieth – Riley Construction Co., Inc. for the replacement of lead water service lines in Kalamazoo Township in the amount of \$848,110.00.
3. Approval of the purchase of new duty weapons, lights and holsters from Vance Outdoors in the amount of \$103,432.90.
4. Approval of a two-year contract extension with Wayne County Appraisal, LLC, d/b/a WCA Assessing, to provide City Assessor/Assessor of Record services in the amount of \$202,566; and a continuation of the appointment of Aaron Powers as the City Assessor through the expiration of this contract on May

31, 2019.

5. Approval of a two-year contract extension with Wayne County Appraisal, LLC, d/b/a WCA Assessing, for field inspections, data entry of real property parcels, and data entry and canvas of personal property parcels in the amount of \$541,447.
6. Adoption of a RESOLUTION adopting and approving the Amended and Restated Brownfield Plan (Amendment No. 29), implemented by the City of Kalamazoo Brownfield Redevelopment Authority.
7. Adoption of a RESOLUTION setting a public hearing for Housing and Urban Development Draft Substantial Amendment to the 2016 Action Plans and the Draft 2017 Action Plan.
8. Adoption of a RESOLUTION supporting an application to the Michigan Council for Arts and Cultural Affairs for a Capital Improvement Grant in the amount of \$100,000 for restoration/historic preservation of Alfonso Iannelli's Fountain of the Pioneers located in Bronson Park.
9. Adoption of a RESOLUTION amending Resolution 17-05 to increase the City's match for the Michigan Department of Natural Resources Trust Fund Grant application for Bronson Park, for a total match of \$718,100.
10. Adoption of a RESOLUTION amending Resolution 17-20 to adjust the City's grant match as required for the Michigan Department of Natural Resources Recreation Passport grant application for Henderson Tot Lot.
11. Approval of the temporary (1 year) placement of "Slices of Heaven," a piece of public art, at the Arcadia Creek Festival Place and authorize the City Manager or his designee to sign any documents for the leased sculpture.

G. REGULAR AGENDA

H. REPORTS AND LEGISLATION

1. City Manager's Report
 - a. Update: Federal Budget Impact on City Operations
 - b. Update: Proposed Harrison/Gull Roundabout

I. UNFINISHED BUSINESS

J. POLICY ITEMS

K. NEW BUSINESS

L. CITIZEN COMMENTS

M. MISCELLANEOUS COMMENTS AND CONCERNS BY COMMISSIONERS

N. CLOSED SESSION

O. ADJOURNMENT

ADDITIONAL INFORMATION

Get news, information, and alerts from the City of Kalamazoo. Sign up at www.kalamazoocity.org/connect, follow @KalamazooCity on Twitter, and search for The City of Kalamazoo on Facebook.

Questions regarding agenda items may be answered prior to the meeting by contacting the City Manager's Office at 269.337.8047.

Persons with disabilities who need accommodations to effectively participate in City Commission meetings should contact the City Clerk's Office at 337-8792 a week in advance to request mobility, visual, hearing or other assistance.

Agendas for the regular meetings of the Kalamazoo City Commission are available on the Internet at: www.kalamazoocity.org

The Kalamazoo City Commission business meetings are held on the first and third Mondays at 7:00 p.m. and are shown live on the Public Media Network (channel 190 for Charter customers, channel 99 for U-Verse customers). Business meetings are also web streamed live on the City's YouTube channel at <https://goo.gl/Q6DW37>. Public Media Network rebroadcasts these meetings on Tuesdays at 8:00 a.m., Wednesdays, at 1:00 a.m., and Thursdays at 3:00 p.m. Recorded meetings are also available on-demand on the YouTube channel.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: Scott A. Borling, City Clerk

PREPARED BY: Shelby Moss, Deputy City Clerk

DATE: 4/11/2017

SUBJECT: Calendar of Upcoming Meetings

INFORMATIONAL ITEMS

Attached is the calendar of upcoming meetings of the City Commission's advisory boards, commissions, and committees.

ATTACHMENTS:

Type	Description
Meeting Schedule	20170501 Calendar of Meetings



Calendar of Upcoming Meetings

City of Kalamazoo

City Commission (next 30 days)

Regular Business Meetings – 7:00 p.m. in the City Commission Chambers

May 15th and June 5th

Regular Neighborhood Meetings – 6:00 p.m. in the Community Room at City Hall

May 15th

Advisory Boards, Commissions and Committees (next two weeks)

The **Parks and Recreation Advisory Board** will meet on Tuesday, May 2, 2017 at 5:30 p.m., in the Parks and Recreation Community Room at Mayors' Riverfront Park, located at 251 Mills Street.

The **Planning Commission** will meet on Thursday, May 4, 2017 at 7:00 p.m., in the Commission Chambers at City Hall.

The **Kalamazoo Historic Preservation Commission** will meet on Tuesday, May 9, 2017 at 7:00 p.m., in the Community Room at City Hall.

The **Traffic Board** will meet on Thursday, May 11, 2017 at 2:00 p.m., in the Public Services Conference Room, located at 415 Stockbridge Avenue.

The **Community Development Act Advisory Committee** will meet on Thursday, May 11, 2017 at 6:30 p.m., in the Community Room at City Hall.

The **Downtown Development Authority** will meet on Monday, May 15, 2017 at 3:00 p.m., in the Community Room at City Hall.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Jerome Kisscorni, Assistant City Manager/ED Director

PREPARED BY: Ryan Simpson, Economic Development Coordinator

DATE: 4/25/2017

SUBJECT: Resolution to Establish Industrial Development District No. 129 for the Davis Creek Business Park (DCBP).

RECOMMENDATION

It is recommended that the City Commission adopt a resolution to establish Industrial Development District No. 129 for the Davis Creek Business Park (DCBP) located at 2805 East Cork Street.

BACKGROUND

The DCBP is jointly owned by the City of Kalamazoo (City) and the City's Brownfield Redevelopment Authority (BRA). The subject property was home to the Lakeside Refinery from 1939 to 1986. Storage of petroleum products continued on the site until the early 1990s, when it was abandoned. Numerous releases of petroleum products from previous operations resulted in soil and groundwater contamination. In the early 2000s, the BRA acquired the site through tax-reversion. Significant concentrations of methane have also been identified on the northern portion and in the northwest corner of the site. The results of methane investigations provided a better understanding of methane distribution and movement and reaffirmed that development of these parcels can proceed with the use of routine vapor mitigation methods.

Through collaborative efforts between the BRA, Kalamazoo County Brownfield Redevelopment Authority, Michigan Department of Environmental Quality, U.S. Environmental Protection Agency, U.S. Army Corps of Engineers, and U.S. Economic Development Agency resulted in an investment of over \$18.5 million and created an opportunity for construction of the Davis Creek Business Park.

Once completed, the business park has experienced some development interest. However, over the past decade, no project(s) have come to fruition. Potential developers are still concerned about the environmental condition of this site even though investigations have shown the site is ready for development, assuming that methane mitigation measures are incorporated into the design of new developments on the property.

To that end, it is recommended that further incentives be introduced to assist in the development of this important BRA/City-owned site. This would be the first step in processing a request for an Industrial Facilities Exemption Certificate (tax abatement).

COMMUNITY RESOURCES CONSULTED

This recommendation did not require advisory board consultation or additional public input. A public hearing is scheduled for May 1, 2017 on the request to consider the City of Kalamazoo's designation of an Industrial Development District.

FISCAL IMPACT

The DCBP is jointly owned by the BRA and the City. As such, this property is tax exempt. Should the City designate this site as an Industrial Development District, eligible manufacturers could locate in the aforementioned location at a rate 50 percent less existing real property tax rate resulting in a net fiscal positive for the City.

ALTERNATIVES

The following alternatives are available to the City Commission:

- The City Commission could choose not to approve the resolution to establish an Industrial Development District No. 129. Such an action may compromise future expansion decisions at this location.
- The City Commission could choose to approve the resolution with specific conditions.
- The City Commission could choose to approve the resolution, to establish Industrial Development District #129.

ATTACHMENTS:

Type	Description
□ Resolution	Designating Industrial Development District #129
□ Aerial Photo	Proposed Industrial Development District (IDD) 129

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. _____

**A RESOLUTION DESIGNATING KALAMAZOO INDUSTRIAL
DEVLEOPMENT DISTRICT NO. 129**

Minutes of a regular meeting of the City Commission of the City held on _____, at or after 7:00 p.m., local time, at City Hall.

PRESENT: Commissioners:

ABSENT: Commissioners:

WHEREAS, the City Commission has met in public hearing as heretofore resolved and noticed for the purpose of reviewing the request of the City of Kalamazoo that a certain described area be established as an Industrial Development District; and

WHEREAS, during said public hearing the City Commission heard all persons desired to be heard either orally or in writing with respect to the designation of the subject property and Industrial Development District, pursuant to 1974 PA 198, MCLA Sec. 207.551, et seq.; and

WHEREAS, such application and designation meet all of the pre-requisites of the Cited Act;

NOW, THEREFORE, BE IT RESOLVED, that the following described property, commonly known as 2805 East Cork Street, be designated Kalamazoo Industrial Development District No. 129:

Parcel 06-25-396-002

Section 25 Town 2 South Range 11 West That part of the Southeast 1/4 of the Southwest 1/4 of Section 25 lying East of the easterly line of the Grand Trunk Western Railroad right-of-way, excluding the South 2 Rods for East Cork Street. Also described as commencing at the South 1/4 corner of Section 25 T2S R11W; thence North 00 degrees 48 minutes 31 seconds East 33 feet to the point of beginning; thence North 89 degrees 03 minutes 50 seconds West 1105.84 feet along the north right-of-way line of East Cork Street to the east right-of-way line of the Grand Trunk Western Railroad; thence Northwesterly 217.89 feet along an arc of a curve (Radius 1809.5 feet, chord bearing North 08 degrees 04 minutes 11 seconds West 217.75 feet); thence North 04 degrees 37 minutes 26 seconds West 1084.47 feet; thence South 89 degrees 02 minutes 15 seconds East 1242.12 feet; thence South 0 degrees 48 minutes 31 seconds West 1293.87 feet to the point of beginning. Parcel contains approximately 35.088 Acres prior to exclusion.

Excluding the following parcel known as Full Circle Drive:

Commencing at the South 1/4 corner of Section 25 T2S R11W; thence North 00 degrees 48 minutes 31 seconds East 33 feet to a point on the north line of East Cork Street; thence North 89 degrees 03 minutes 50 seconds West 20.79 feet along the north line of East Cork Street to the point of beginning for this exclusion; thence North 89 degrees 03 minutes 50 seconds West 138.01 feet along the north line of East Cork Street; thence North 46 degrees 02 minutes 27 seconds East 43.12 feet; thence North 01 degrees 43 minutes 17 seconds East 71.28 feet; thence Northeasterly 123.11 feet along a curve to the right, chord bearing North 10 degrees 46 minutes 48 seconds East 122.58 feet, Radius = 383 feet; thence North 19 degrees 59 minutes 18 seconds East 40.38 feet; thence Northeasterly 154.48 feet along a curve to the left, chord bearing North 10 degrees 30 minutes 44 seconds East 153.77 feet, Radius = 467 feet; thence North 01 degrees 02 minutes 09 seconds East 206.72 feet; thence Northwesterly 310.07 feet along a curve to the left, chord bearing North 43 degrees 36 minutes 06 seconds West 279.64 feet, Radius = 199 feet; thence North 88 degrees 14 minutes 21 seconds West 161.10 feet; thence Southwesterly 38.52 feet along a curve to the left, chord bearing South 53 degrees 42 minutes 15 seconds West 35.75 feet, Radius = 29 feet; thence Northwesterly 317.37 feet along a curve to the right, chord bearing North 36 degrees 17 minutes 47 seconds West 111.81 feet, Radius = 71 feet; thence South 88 degrees 14 minutes 21 seconds East 258.18 feet; thence Southeasterly 412.91 feet along a curve to the right, chord bearing South 43 degrees 36 minutes 06 seconds East 372.39 feet, Radius = 265 feet; thence South 01 degrees 00 minutes 09 seconds West 206.72 feet; thence Southwesterly 176.31 feet along a curve to the right, chord bearing South 10 degrees 30 minutes 44 seconds West 175.51 feet, Radius = 533 feet; thence South 19 degrees 59 minutes 18 seconds West 16.91 feet; thence South 14 degrees 30 minutes 17 seconds West 27.56 feet; thence Southwesterly 82.64 feet along a curve to the left, chord bearing South 05 degrees 10 minutes 56 seconds West 82.55 feet, Radius = 511.99 feet; thence Southwesterly 20.86 feet along a curve to the left, chord bearing South 02 degrees 21 minutes 14 seconds West 20.86 feet, Radius = 390.11 feet; thence South 01 degrees 34 minutes 17 seconds West 63.60 feet; thence South 43 degrees 57 minutes 33 seconds East 41.75 feet to the north line of East Cork Street and the point of beginning for this exclusion. Parcel after exclusion contains 32.851 Acres.

The above resolution was offered by _____ and supported by _____.

AYES: Commissioners:

NAYS: Commissioners:

ABSTAIN: Commissioners:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The forgoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on_____. Public notice was given and the meeting was conducted in full compliant with the Michigan Open Meetings Act (PA 267,1976). Minutes of the meeting will be available as required by the Act.

Scott A. Borling, City Clerk



Parcels

Parcel Number



Street Name

Address

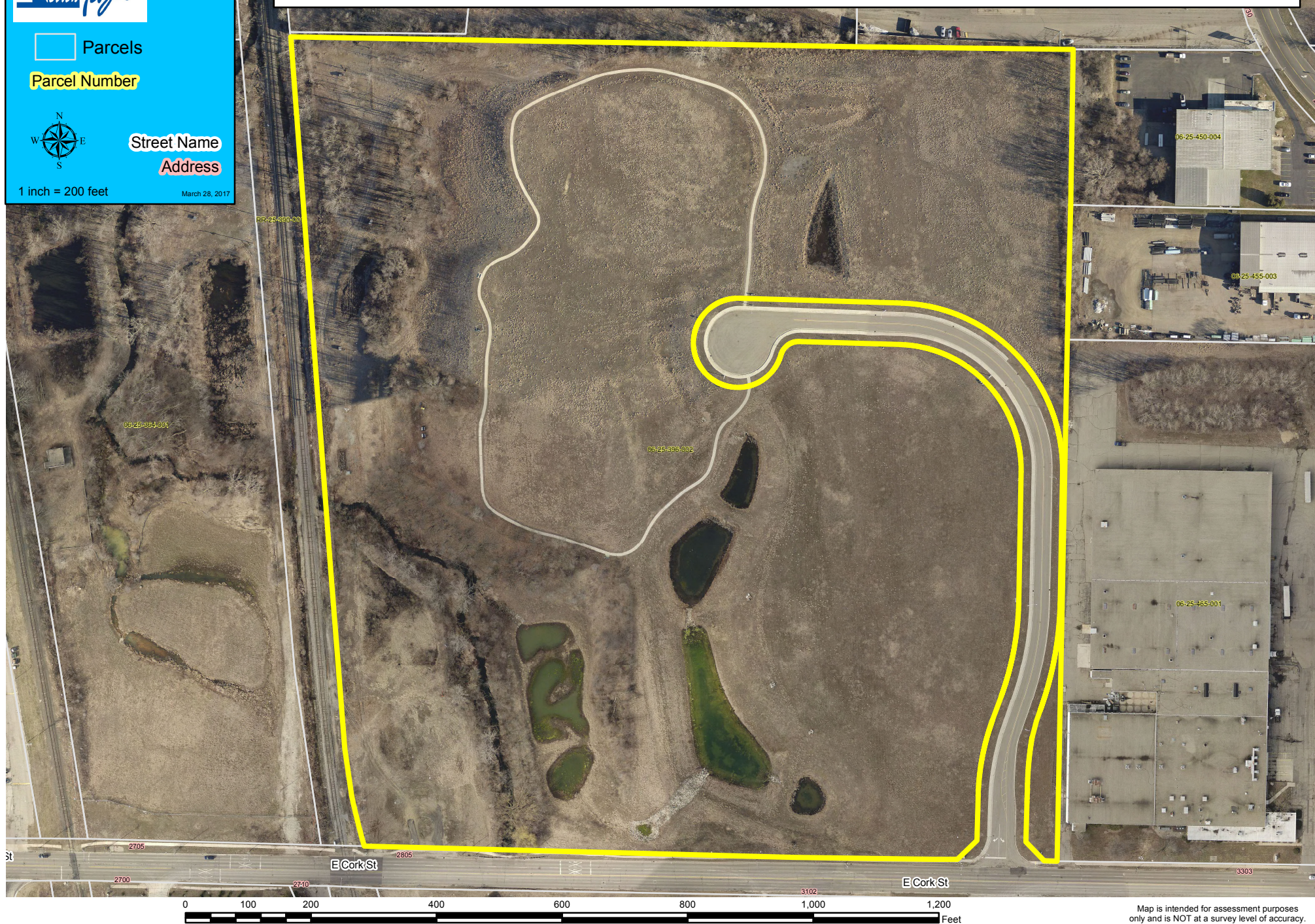
1 inch = 200 feet

March 28, 2017

Proposed Industrial Development District (IDD) 129

Current Parcel Identification Number: 06-25-396-002

Current Property Addresses: 2805 East Cork Street



Map is intended for assessment purposes only and is NOT at a survey level of accuracy.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Teresa T. Johnson, Deputy Public Services Director

PREPARED BY: Wendy Burlingham, Administrative Support Manager

DATE: 3/24/2017

SUBJECT: Rental, Placement and Removal of Roll-Off Containers - 910-27-014.0

RECOMMENDATION

It is recommended that the City Commission approve a two year contract with Republic Services of West Michigan in the amount of \$410,000 for the rental, placement, and removal of roll-off containers and disposal of all street sweeping materials deposited in those containers. An increase in the 2017 Major Streets budget of \$75,850 is also recommended.

BACKGROUND

On March 8, 2017, the Purchasing Division solicited bids for the rental, placement and removal of roll-off containers. Republic Services of West Michigan was the lowest responsive bidder. Republic Services has met the requirements of our specifications and has provided the expected services.

There are 284.78 miles of streets with in the City of Kalamazoo which are swept, weather permitting, throughout the year. City staff sweeps downtown streets on a weekly schedule, major streets and local/residential streets on a bi-monthly schedule. The sweeper becomes full of debris which has been classified as requiring type II landfill placement.

Our contractor places the roll-of containers in 24 different locations so that the sweeper only has to travel a short distance to empty the collected debris and return back to the sweeping operation. The contractor then removes the containers and deposits the sweeping debris in the appropriate Type II landfill. In 2016 there were 886.53 tons of debris swept from City streets.

COMMUNITY RESOURCES CONSULTED

This recommendation did not require advisory board consultation or additional public input

FISCAL IMPACT

The Solid Waste Budget will fund \$260,000, included in the Adopted FY 2017 Budget. The Major Street Budget

will fund \$150,000 including additional Act 51 road funding from the State of Michigan in FY 2017 and in subsequent years to afford this increased level of expenditure.

ALTERNATIVES

The City could change their operation and deposit the street sweeping debris into dump trucks which would in turn transport the debris to an appropriate landfill. However, as this change would involve additional equipment and employees, it would not be cost effective. Therefore, this alternative is not recommended.

ATTACHMENTS:

Type Description	
	Aerial Bid Results Summary Photo

BID RESULTS SUMMARY

PROJECT: Roll-Off Containers

DATE: April 7, 2017

BIDDERS SOLICITED: 23

BIDDERS RESPONDED: 2

MBE/WBE BIDS SOLICITED: 3

MBE/WBE BIDDERS RESPONDED: 0

BID REFERENCE NO: 910-27-014.0

MBE/WBE AWARDED: No

ISSUE DATE: February 14, 2017

BID OPENING: March 14, 2017

APPROVAL REQUIRED: City Commission

FUNDED BY: City

<u>BIDDERS</u>	<u>AMOUNT BID</u>				<u>LOCATION</u>	
	<u>Rental Fee</u>	<u>Size</u>	<u>Removal & Dump</u>	<u>Relocate</u>		
Republic Services	\$37	20 Yd	\$389	\$55	City	
	\$205,000.00* x 2 =\$410,000.00					
(3 locations 5 days per week x 32 weeks - Removal and Dumping – Relocate Container)						
Best Way Disposal	\$55	15 Yd	\$480	\$115	City	
	\$257,320.00* x 2 =\$514,640.00					
(3 locations 5 days per week x 32 weeks - Removal and Dumping – Relocate Container)						

*Total annual amount of contract based on requirements and unit pricing.

Purchasing procedures have been followed and City Attorney has reviewed as to form.



Melissa Fuller
Deputy Director of Mgmt Services/
Purchasing Agent



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: James J. Baker, PE, Public Services Director

PREPARED BY: Stephen A. Skalski, P.E., Assistant City Engineer – Water Resources

DATE: 4/10/2017

SUBJECT: Kalamazoo Township Lead Services Replacement

RECOMMENDATION

It is recommended that the City Commission approve a construction contract with Rieth – Riley Construction Co., Inc. for the Kalamazoo Township Lead Services Replacement Project, in the amount of \$848,110.00.

BACKGROUND

The Michigan Department of Environmental Quality (MDEQ) has recommended that all existing lead service lines be replaced. In an effort to be proactive about the lead service replacement, Public Services is having all lead service lines replaced which are identified on current street reconstruction projects.

Road Commission of Kalamazoo County recently bid out a project to rehabilitate/reconstruct several local streets in Kalamazoo Township, with Rieth-Riley Construction Co., Inc. the low responding bidder. After reviewing the list of streets provided from Kalamazoo Township, Public Services identified at total of 203 houses with lead services, along with an additional 27 which were undefined as to the service material.

Public Services reached out to Rieth-Riley to obtain a proposal to perform the lead services replacement. Rieth-Riley provided a cost of \$848,110.00 to perform the work. Rieth-Riley has performed similar work for the City in the past, and Public Services recommends them for this contract.

In total Public Services is planning to replace 487 Lead Services through the 2017 construction season with additional contracts coming forward for lead removal on City of Kalamazoo owned streets. There are currently 257 Lead Services identified for replacement during 2017 within the City of Kalamazoo, of which a contract will be presented for consideration at a later date. It is anticipated that Foundation for Excellence (FFE) funds will be requested to assist with the City of Kalamazoo Lead Service replacements.

COMMUNITY RESOURCES CONSULTED

This recommendation did not require advisory board consultation or additional public input.

FISCAL IMPACT

The funding for this project is available in the City’s 2017 Water Capital Improvement Budget. Project funding and estimated costs are as follows:

Funding:	<u>\$848,110.00</u>
	\$848,110.00

Costs:	
Construction Costs	<u>\$848,110.00</u>
	\$848,110.00

ALTERNATIVES

The City could use City crews to perform the lead service replacement. This is not recommended as City crews are already working on lead service replacements for other projects along with numerous other duties, and do not have sufficient staffing to complete the work in the required time.

ATTACHMENTS:

Type	Description
□	Proposal Proposal

RIETH-RILEY CONSTRUCTION Co., Inc.

100% Quality • 100% Employee Owned • Over 100 Years

911 Hatfield Ave.
Kalamazoo, MI 49001

Ph: (269) 343-4525
Fax: (269) 343-4950

P R O P O S A L

Reference #

Date: 3/24/17

Job Name: City of Kalamazoo Water Services		Job Location:	
Proposal Submitted To Customer		Owner Information	
Name: City of Kalamazoo Company: Address: City/St/Zip: Phone: Fax: Mobile: Email:		Name: Company: Address: City/St/Zip: Phone: Fax: Mobile: Email:	

Rieth-Riley Construction Co., Inc. ("Contractor") submits to Owner/General Contractor ("Customer") this Proposal based on plans and specifications prepared by _____ and dated _____ and the following addenda, if any: _____.

Item #	Description	Quantity	Units	Unit Price	Total
	Water Service (Short)	109	ea	\$2,450.00	\$267,050.00
	Water Service (Long)	116	ea	\$3,040.00	\$352,640.00
	Water Service Yard	216	ea	\$1,015.00	\$219,240.00
	Water Service Potholing	27	ea	\$340.00	\$9,180.00
	Copper Setter in New Meter Pit		ea	\$350.00	
BID TOTAL ---->					\$848,110.00

Materials to be Provided by City

Pricing for Water Service Short and Long Include up to 2" HMA Patching

No Bonds, Dues, Fees Included

THIS PROPOSAL SHALL REMAIN VALID ONLY FOR 15 DAYS FROM THE ABOVE PROPOSAL DATE.		SALES TAX INCLUDED YES
THIS PROPOSAL INCLUDES ALL OF THE STANDARD TERMS & CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS DOCUMENT.	By: _____ (William P. Masura, Estimator 269-491-3011)	

ACCEPTANCE OF PROPOSAL

I (we) have read the above Proposal, INCLUDING THE STANDARD TERMS & CONDITIONS ON THE REVERSE SIDE, and hereby accept this Proposal. You are hereby authorized to begin the work as proposed.

By: _____ (Authorized Signature)	_____ (Date Signed)
_____ (Company Name)	_____ (Printed Name & Title)

STANDARD TERMS & CONDITIONS OF THIS PROPOSAL

The following terms and conditions are part of this Proposal:

1. **This Proposal's prices are based on the current average posted price for asphalt cement as listed in the "Asphalt Weekly Monitor" published by Potent & Partners, Inc. If this average posted price increases at the time Contractor commences performance of the work covered by this Proposal, we reserve the right to adjust the Proposal prices consistent with the increase in the price of the asphalt cement.**
2. All material is warranted to be as specified. All work is to be completed according to this Proposal and in a workmanlike manner. Unless otherwise provided in this Proposal, Customer, at its expense, shall provide a properly compacted and stable subgrade or subbase (proof rolling or other testing satisfactory to Contractor) upon which any material is to be placed.
3. **OTHER THAN AS EXPRESSLY PROVIDED FOR IN THIS PROPOSAL, CONTRACTOR MAKES NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER'S SOLE REMEDY FOR BREACH OF WARRANTY IS LIMITED EXCLUSIVELY TO REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. OTHER THAN REMOVAL AND REPLACEMENT, RIETH-RILEY HAS NO OTHER LIABILITY FOR ANY TYPE OF DAMAGE, WHETHER INCIDENTAL, CONSEQUENTIAL OR OTHERWISE.**
4. Any express performance warranty provided in this Proposal shall be waived in the event Customer, either verbally or in writing, directs Contractor to place its paving materials over a subgrade or a subbase the condition of which Rieth-Riley has advised Customer is unacceptable.
5. Contractor will not be liable for delays caused by labor disturbances, weather conditions, acts of God, acts of governmental agencies, accidents, shortages of necessary materials and supplies, or any other cause beyond our control.
6. Any damage to or caused by appurtenances, including but not limited to stumps, buried concrete slabs or footing, septic tanks, sprinkler systems or utilities not specifically described on the plans or accurately marked on the jobsite so as to make us aware of their exact location and depth, will be the Customer's responsibility; and any extra work involved will become an extra charge over the quoted price.
7. Extra work not included in this Proposal will be performed at the direction of the Customer or his authorized representative. Customer shall promptly issue an appropriate written change order to cover the authorized work.
8. If no sales tax is included in this Proposal, Customer is required to provide a valid sales tax exemption certificate; otherwise, sales tax will be added when completed work is invoiced.
9. Contractor will not proceed with the work as specified in this Proposal until satisfied of the Customer's ability and intent to pay according to the terms outlined herein.
10. **PAYMENT IS DUE UPON CUSTOMER'S RECEIPT OF INVOICES** issued, whether progress or final, for work completed to date. If prompt payment is not received, Contractor will suspend work in progress.
11. Nothing herein contained shall be construed as a waiver or modification of Contractor's statutory lien rights, which lien rights Contractor will exercise if payment by Customer is not promptly made.
12. **A SERVICE CHARGE OF 1½% PER MONTH**, which is an annual percentage rate of 18% per annum, will be made on all account balances not paid as provided for herein, together with costs of collection and reasonable attorney fees and expenses.
13. **Customer represents and warrants that there are no hazardous substances or hazardous wastes located on or within the jobsite.** Customer agrees to defend, indemnify, and hold harmless Contractor, its officers and employees from any type of loss and/or liability, including reasonable attorney fees and expenses, arising from a breach of this representation or warranty or Customer's violation of environmental law, regulation, or policy.
14. The following sentence only applies if the parties intend that their contractual relationship will be governed by a written contract other than this Proposal: **This Proposal is submitted subject to entering into a written contract, the terms and conditions of which are acceptable to both parties.**

"LICENSE NO. [REDACTED] A residential builder or a residential maintenance and alteration contractor is required to be licensed under Article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to 339.2412. An electrician is required to be licensed under the electrical administrative act, 1956 PA 217, MCL 338.881 to MCL 338.3511 to 338.3569. A Mechanical contractor is required to be licensed under the Forbes mechanical contractors act, 1984 PA 192, MCL 338.971 to 338.988.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Jeffrey Hadley, Public Safety Chief

PREPARED BY: Ryan Tibbets, Assistant Chief – Fire Administration/Finance

SUBJECT: Public Safety Duty Weapon and Accessory Purchase - Bid Ref #680-52-003.0

RECOMMENDATION

It is recommended that the City Commission approve the purchase of new duty weapons, lights and holsters in the amount of \$103,432.90 (\$171,247.90 less \$67,815 for trade-ins) from Vance Outdoors, 3723 Cleveland Avenue, Columbus, OH 43224.

BACKGROUND

All Public Safety personnel are issued a duty weapon that is carried while on duty. The current duty weapons were purchased more than 15 years ago and have been maintained since to ensure reliability. The recommended purchase will provide new duty weapons, a weapon mounted light and a new holsters for all personnel. The weapons that are currently assigned to personnel will be traded-in to Vance Outdoors, therefore reducing the cost of the new duty weapons. The cost for the requested items is \$171,247.90 and the estimated credit for trading in the current weapons is \$67,815 for a total of \$103,432.90.

Public Safety worked with the Purchasing Department to solicit competitive bids for the proposed project to obtain the best available pricing.

POLICY CONSIDERATIONS

None

COMMUNITY RESOURCES CONSULTED

None

FISCAL IMPACT

Funds for new duty weapons, lights and holsters are included in the adopted 2017 general fund budget.

ALTERNATIVES

The City Commission could decide to deny the request to purchase new duty weapons, lights and holsters. This alternative is not recommended.

ATTACHMENTS:

	Type	Description
▣	Aerial Photo	Bid Results Summary

BID RESULTS SUMMARY

PROJECT: Public Safety Duty Weapons

DATE: April 19, 2017

BIDDERS SOLICITED: 15

BIDDERS RESPONDED: 2

MBE/WBE BIDS SOLICITED: 2

MBE/WBE BIDDERS RESPONDED: 0

BID REFERENCE NO: 680-52-003.0

MBE/WBE AWARDED: No

ISSUE DATE: February 23, 2017

BID OPENING: March 23, 2017

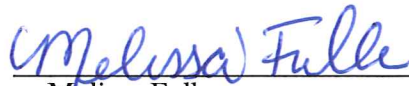
APPROVAL REQUIRED: City Commission

FUNDED BY: City

<u>BIDDERS</u>	<u>AMOUNT BID</u>	<u>LOCATION</u>
Acme Sports, Inc	*\$44,040.00	Seymour, IN
Vance Outdoors, Inc	\$171,247.90	Columbus, OH

*Did not bid on all items. Was not low bidder on items bid.

Purchasing procedures have been followed and City Attorney has reviewed as to form.



Melissa Fuller
*Deputy Director of Mgmt Services/
Purchasing Agent*



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Thomas C. Skrobola, Management Services Director / Chief Financial Officer

PREPARED BY: Andrew Falkenberg, Assistant City Assessor / City Treasurer

DATE: 4/19/2017

SUBJECT: Extension of contract with Wayne County Appraisal, LLC d/b/a WCA Assessing with Aaron Powers as City Assessor.

RECOMMENDATION

It is recommended that the City Commission approve a two-year extension of a contract with Wayne County Appraisal, LLC d/b/a WCA Assessing to provide City Assessor/Assessor of Record services in the amount of \$202,566 for the duration of the contract, from June 1, 2017 through May 31, 2019.

BACKGROUND

Since 2012, the City has contracted with Aaron Powers of WCA Assessing Services, located in Westland, Michigan, to provide Master Assessing services for the City.

The State requires the City to provide a State-certified Master Assessor to supervise the preparation of the City's Assessment Roll. WCA Assessing staff are already under contract to complete physical inspections/data entry pertaining to neighborhood reviews, building permits and handling of all small claims appeals.

As a Master Assessor and WCA Assessing supervisor, Mr. Powers is in the best position to comply with State guidelines.

Mr. Powers has produced the City's Assessment Roll since 2013, fulfilling City Commission, staff and citizen informational requests and has handled full tribunal appeals from inception to completion.

Mr. Powers will continue, under supervision of the Director of Management Services/Chief Financial Officer, to perform all state and county statutory assessment duties, act as secretary to the Assessing Board of Review, and produce a completed Assessment Roll.

Mr. Powers is on-site at City Hall in Kalamazoo several times a month, sets on-site appointments and meetings in advance and his office in Westland directly receives all calls and emails directed to the City Assessor.

Mr. Powers works in conjunction with City staff and management and has provided outstanding professional assessing services.

COMMUNITY RESOURCES CONSULTED

None.

FISCAL IMPACT

Consistent with past practice, this contract includes a modest inflationary increase. Funds to cover this contract are available in the Adopted FY 2017 Budget.

ALTERNATIVES

The City Commission could choose to reject this proposal.

This is not recommended as Mr. Powers provided excellent services, is very well-acquainted with the City's Assessing needs, and is in the best position to provide the City with the services required at a reasonable cost for the proposed two year extension period.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Thomas C. Skrobola, Management Services Director / Chief Financial Officer

PREPARED BY: Andrew Falkenberg, Assistant City Assessor / City Treasurer

DATE: 4/19/2017

SUBJECT: Contract with Wayne County Appraisal, LLC d/b/a WCA Assessing for assessing services

RECOMMENDATION

It is recommended that the City Commission approve a two-year extension of a contract with Wayne County Appraisal, LLC d/b/a WCA Assessing for field inspections, data entry of real property parcels, data entry and canvas of personal property parcels in the amount of \$541,447 for the duration of the contract, from June 1, 2017 through May 31, 2019. WCA will also handle all small claims tribunal appeals on an as needed basis charging \$68.44 per hour the first year of the contract and \$69.87 per hour the second year of the contract.

BACKGROUND

In April 2012, the City Commission approved an agreement with WCA Assessing to provide assessing field work for the City.

The agreement calls for WCA to complete the field inspections on all building permits, and to comply with State guidelines requiring that all parcels be inspected at least every 10 years. WCA has achieved regulatory compliance by reviewing over 50% of the parcels in the City of Kalamazoo since 2012.

WCA Assessing has provided outstanding service and responsiveness to the City Administration and to the public.

COMMUNITY RESOURCES CONSULTED

None.

FISCAL IMPACT

Consistent with past practice, this contract includes a modest inflationary increase.

Funds to cover this contract are available in the Adopted FY 2017 Budget.

ALTERNATIVES

The City Commission could choose not to authorize this contract extension.

The alternative is not recommended as WCA Assessing has provided excellent services, is very well-acquainted with the City's field appraisal needs, and is in the best position to provide the City with the services required at a reasonable cost.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Jerome R. Kisscorni, Assistant City Manager/ED Director

DATE: 4/20/2017

SUBJECT: Resolution Adopting and Approving the Amended and Restated Brownfield Plan (Amendment No. 29) Implemented by the City of Kalamazoo Brownfield Redevelopment Authority

RECOMMENDATION

It is recommended that the City Commission adopt a resolution approving an amendment to the City of Kalamazoo's Brownfield Plan [Amended and Restated Brownfield Plan (Amendment No. 29)] implemented and recommended for approval by the City of Kalamazoo Brownfield Redevelopment Authority following a public hearing before the Brownfield Redevelopment Authority.

BACKGROUND

Periodically, the Brownfield Redevelopment Authority (BRA) requests that the City Commission adopt an amendment to the then current Brownfield Plan. The current version of the plan is Amended and Restated Brownfield Plan (Amendment No. 28). The Brownfield Redevelopment Authority is recommending the adoption of Amended and Restated Brownfield Plan (Amendment No. 29).

The particulars of Plan Amendment 29 consist of the addition of one chapter, amendment of two chapters, and Amendment of the City Administrative and Financial Services Information Table and are summarized in the attached Summary of Significant Changes. The added chapter (Chapter 66) reflects privately-owned property, owned by Westnedge Investment Group (412 Howard St). Amended Chapter 62 (400 Bryant St) reflects changes in project and legal descriptions of the property, increases in the estimated captured taxable value and tax increment revenues captured from \$60,340 to \$61,113, and updates the new millage rate for the City. Amended Chapter 6 (Former Lakeside Refinery) reflects changes to projected tax increment revenues and corrections to the dates of BRA acquisition for the three parcels. The revision of the City Administrative and Financial Services Information Table adds Chapter 66 information.

In order to comply with the requirements of Act 381, additions and revisions to the chapters for these properties as allowed in Plan Amendment 29 are necessary.

As required under Act 381, the BRA held a public hearing on Plan Amendment 29 on April 20, 2017. The resolution adopted by the BRA is attached.

COMMUNITY RESOURCES CONSULTED

Other than the public hearing process, no additional community resources were consulted.

FISCAL IMPACT

Tax increment revenues will reimburse the city, BRA or the owner of the property for eligible activities each incurred. City staff and the BRA continue to monitor the Plan and legislative amendments to maximize tax increment revenues so that eligible activities and applicable administrative fees are reimbursed to the extent possible, and the BRA collects the additional five years of such revenues as allowed under Act 381. These additional revenues will allow the BRA to leverage such funds for future redevelopments.

ALTERNATIVES

The City Commission may decline to adopt the resolution approving Plan Amendment 29. This action is not recommended because the proposed amendment is in keeping with the overall administration of the Brownfield Redevelopment Initiative.

ATTACHMENTS:

Type	Description
▣ Resolution	City Commission Resolution
▣ Resolution	BRA Resolution
▣ Summary of Changes	Summary of Significant Changes
▣ Presentation	Excerpts of Added & Amended Chapters

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. _____

**A RESOLUTION ADOPTING AND APPROVING THE CITY OF KALAMAZOO'S
AMENDED AND RESTATED BROWNFIELD PLAN (AMENDMENT NO. 29)**

Minutes of a regular meeting of the City Commission of the City held on May 1, 2017 at 7:00 p.m., local time, at the City Hall.

PRESENT:

ABSENT:

The following resolution was offered by Commissioner _____
and seconded by Commissioner _____.

RECITALS:

A. The City of Kalamazoo Brownfield Redevelopment Authority (the "Authority") was created under the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"); and

B. The Authority and the City have previously implemented, approved and amended the City of Kalamazoo Brownfield Plan (the "Plan") under Act 381; and

C. On April 20, 2017, the Authority held a public hearing as required under Act 381 and approved the implementation of the Amended and Restated Brownfield Plan (Amendment No. 29) ("Plan Amendment 29"), which adds one chapter, revises two chapters and adds Chapter 66 data to the City Administrative and Financial Services Information Table; and

D. The City Commission finds that notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any property affected by Plan Amendment 29, and was also given by publication, as required by Act 381; and

E. Following the public hearing, the Authority adopted a resolution recommending that the City Commission approve Plan Amendment 29; and

F. The City Commission has reviewed such resolution and Plan Amendment 29, and finds that such amendment constitutes a public purpose in that:

1. The added chapter (Chapter 66) consists of privately-owned property owned by Westnedge Investment Group. The amended chapters reflect changes in project and legal descriptions of the property, increases in captured taxable value and tax increment revenue (Chapter 62) and changes to projected tax increment revenues and corrections to the dates of BRA acquisition for the three parcels (Chapter 6).

The revision of the City Administrative and Financial Services Information Table adds Chapter 66 information.

2. In order to comply with the requirements of Act 381, the additions and revisions to the chapters for these properties as allowed in Plan Amendment 29 are necessary, and
3. Plan Amendment 29 otherwise meets all requirements of Section 13 of Act 381.

THEREFORE IT IS RESOLVED THAT:

The City of Kalamazoo's Amended and Restated Brownfield Plan (Amendment No. 29), as implemented by the City of Kalamazoo Brownfield Redevelopment Authority, is adopted and approved.

AYES:

NAYS:

ABSTAIN:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on May 1, 2017. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Scott A. Borling
City Clerk

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY**

**A RESOLUTION APPROVING THE IMPLEMENTATION OF
CITY OF KALAMAZOO'S AMENDED AND RESTATED
BROWNFIELD PLAN (AMENDMENT NO. 29) AND
RECOMMENDING ADOPTION BY THE CITY COMMISSION**

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority held on April 20, 2017 at 7:30 a.m., local time, at the Community Room of City Hall, 241 West South Street, Kalamazoo, Michigan.

PRESENT: Nathan Bolton; Fritz Brown; Kevan Hess; Bobby J. Hopewell; Bob Miller; Patti Owens; Doug Phillips; Tom Schlueter; Nancy Troff

ABSENT: Jim Escamilla; John MacKenzie

The following resolution was offered by Patti Owens and seconded by Fredrick Brown.

RECITALS:

A. The City has created the City of Kalamazoo Brownfield Redevelopment Authority (the "Authority"), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381").

B. The Authority and the City have previously implemented, approved and amended the City of Kalamazoo Brownfield Plan (the "Plan"), under Act 381.

C. The Authority has implemented the Amended and Restated Plan (Amendment No. 29) ("Plan Amendment 29"), which adds one chapter, revises two chapters and amends the City Administrative and Financial Services Information Table of the Plan, under Act 381.

D. Under Resolution No. 08-16, the City Commission delegated to the Authority the public hearing process regarding any future proposed amendments to the Plan, including proposed Plan Amendment 29.

E. A public hearing was held by the Authority on April 20, 2017, on Plan Amendment 29; notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any property affected by Plan Amendment 29, and was also given by publication, as required by Act 381.

F. Following the public hearing on Plan Amendment 29, the Authority, in consideration of any comments heard at the public hearing or written communications received at or prior to the public hearing, determines that Plan Amendment 29 constitutes a public purpose in that:

- a. It meets all requirements of Section 13 of Act 381,
- b. The proposed method of financing the costs of eligible activities of Plan Amendment 29 is feasible, and the Authority has the ability to arrange the necessary financing,
- c. The costs of the eligible activities proposed by such amendment are reasonable and necessary to carry out the purposes of Act 381, and
- d. The amount of captured taxable value estimated to result from Plan Amendment 29 is reasonable.

THEREFORE IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the implementation of the Amended and Restated Brownfield Plan (Amendment No. 29) and recommends the City Commission adopt a resolution approving such amendment to the Plan.

AYES: ALL

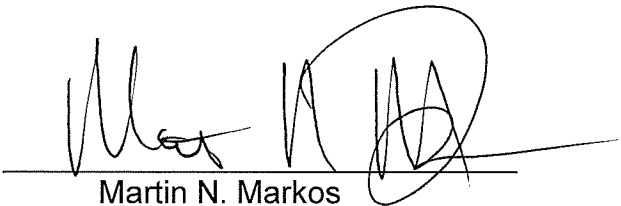
NAYS: NONE

ABSTAIN: NONE

RESOLUTION DECLARED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City of Kalamazoo Brownfield Redevelopment Authority at a regular meeting held on April 20, 2017. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by Act 381.



Martin N. Markos
Recording Secretary

**Summary of Significant Changes
29th Amended and Restated Brownfield Plan
Spring 2017**

1) Add Chapter 66) 412 Howard Street

- Basis of Eligibility: Functional Obsolescence
- Parcel Addresses: 412 Howard Street
- Estimate of Eligible Activities: \$1.1 Million
- Estimate of Potential Redevelopment Investment: \$9.4 Million
- Jobs Created: Approximately 116 Full Time Equivalents
- Use: Commercial/Retail

2) Amend Chapter 62) 400 Bryant Street

- Basis of Eligibility: Facility
- Parcel Addresses: 400 Bryant Street; 315 East Alcott Street (a portion of); 333 East Alcott Street (a portion of)
- Estimate of Eligible Activities: Up to \$1.88 Million
- Estimate of Potential Redevelopment Investment: \$9 Million
- Jobs Retained: 160
- Use: Office

This amended chapter reflects changes to the estimates of eligible activities, investment, future taxable value, tax increment revenues, project description, and legal description of the project.

3) Amend Chapter 6) Former Lakeside Refinery

- Basis of Eligibility: Facility
- Parcel Addresses: 2700 East Cork Street; 2705 East Cork Street; 2805 East Cork Street
- Estimate of Eligible Activities: Up to \$2 Million
- Estimate of Potential Redevelopment Investment: Up to \$21.6 Million
- Use: Manufacturing

This amended chapter reflects changes to projected tax increment revenues and corrections to the dates of BRA acquisition for the three parcels.



Amended and Restated Brownfield Plan



Twenty-Ninth Amendment

April 2017

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DRAFT

6) Former Lakeside Refinery

Eligible Property

2700 East Cork Street, 06-36-130-001
2805 East Cork Street, 06-25-396-002

2705 East Cork Street, 06-25-364-001

This former petroleum refinery and bulk storage facility comprises 52.7 acres in three contiguous parcels and is dissected by East Cork Street, Grand Trunk Railroad tracks and Davis Creek. The Brownfield Redevelopment Authority (BRA) acquired 2700 and 2805 East Cork Street in 2001, 3119 East Cork Street in 2002, and 2705 East Cork Street in 2003 through the tax reversion process. The parcel at 2700 East Cork Street was sold to High Grade Materials in 2003 and has been redeveloped as a concrete manufacturing facility. The BRA developed portions of 2805-3119 East Cork Street as a business park in 2009.

Basis of Eligibility

This site is listed as a known site of environmental contamination with the Michigan Department of Environmental Quality Environmental Response Division and with the United States Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System (Facility ID MID005380019). Known contaminants qualifying the site as a “facility” (per Natural Resources and Environmental Protection Act, P.A. 451, of 1994, as amended) include lead in soil and free-phase petroleum product in groundwater.

The Plan (pursuant to Section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the Plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Between 1996 and 1997, the USEPA conducted cleanup activities including removal of 56 above-ground storage tanks, three underground storage tanks, and all components of the former refinery. Cleanup activities were completed by the USEPA in 1998. Some petroleum-impacted groundwater and soil remains on-site.

2700 East Cork Street: Eligible activities related to the development of this parcel by High Grade Materials included demolition of the former “De-Wax Plant,” phased environmental assessments and related due care activities, and infrastructure improvements. The combined cost of these activities should not exceed \$140,000.

2805 East Cork Street: Eligible activities to date total \$1,179,808 for various demolition and infrastructure costs. Assuming up to nine developments occur within the park, another \$820,192 in eligible activity reimbursements will likely be necessary, for a total estimated \$2 million in eligible activities. Eligible activities will include any activities allowed under Act 381.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the**

Plan from each parcel of eligible property.

Estimate of Captured Taxable Value: Assuming that there are 36 developable acres on the 53-acre site for light industrial and/or office space, and assuming the construction of about 10,000 square feet of space per acre in a range of construction costs between \$40 - \$60 per square foot, the projection for the maximum value of new investment on the site is \$21,600,000. This yields an estimated taxable value of \$10,800,000.

Estimate of Tax Increment Revenues: Using the capturable millage rate for the site of 54.4996 mills (including school tax millages), the estimate for annual tax increment revenue for the site is \$610,195 for years 1 - 5 after expenditure of funds for eligible activities under the Plan.

Approximately 40.58 acres of Lakeside Refinery fall within the Comstock Public School District (77%), while the remaining acreage (23%) falls within the Kalamazoo Public School District.

It is the intent of the Authority to capture all tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the costs of eligible activities on the Lakeside Refinery site.

f. Duration of the Brownfield Plan for eligible activities.

2700 East Cork Street: The beginning of capture of tax increment revenues was Summer 2004 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

2705 & 2805 East Cork Street: As no project has yet materialized for these parcels, it is difficult to define plan duration. However, the date for the beginning of capture of tax increment revenues is September 15, 2002 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdiction.

Taxing Unit	Millage Rate	Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$30,386
CCTA	0.75	\$8,100
KCTA	0.4	\$4,320
KPS Operating	18.0000	\$44,712 (1)
City Operating	12	\$129,600
Solid Waste	1.8	\$19,440
County	6.2362	\$67,351
KRESA	4.5416	\$49,050
State Educ. Tax	6.0000	\$64,800
Kal. Library	3.9583	\$42,750
Comstock P.S.	18.0000	\$149,688 (2)
TOTAL	56.4996	\$610,195

Maximum annual taxable value = \$10,800,000

h. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

2700 E CORK STREET: G36-4 SECTION 36-2-11 Com at the NW cor of Sect 36; th N 89deg 47min 23sec E, 1,154.29ft alg the N li sd Sect 36 to the ELY R.o.W. li of the Pennsylvania RR; th S 10deg 57min 07sec E, 33.59ft alg sd ELY R.o.W. li to the S R.o.W. li of East Cork Street and the P.o.B.; th cont S 10deg 57min 07sec E, 638.20ft alg sd ELY R.o.W. li; th N 89deg 47min 23sec E, 330.00ft par with the S R.o.W li of East Cork Street; th N 10deg 58min 49sec W, 519.95ft; th N 21deg 54min 13sec W, 134.74ft to the S R.o.W. li of East Cork Street; th S 89deg 47min 23sec W, 319.18ft alg the S R.o.W. li of East Cork Street to the P.o.B. (CONTAINING 209,966.27 SQ FT OR 4.8202 ACRES)

2705 E CORK STREET: G25-11-5 Section 25-2-11 That part of the South 1/2 of the Southwest 1/4 of Section 25 lying Easterly of the easterly line of the Grand Rapids & Indiana Railroad right-of-way and Westerly of the westerly line of the Chicago Kalamazoo & Saginaw Railroad right-of-way.

2805 EAST CORK STREET: Section 25 Town 2 South Range 11 West That part of the Southeast 1/4 of the Southwest 1/4 of Section 25 lying East of the easterly line of the Grand Trunk Western Railroad right-of-way, excluding the South 2 Rods for East Cork Street. Also described as commencing at the South 1/4 corner of Section 25 T2S R11W; thence North 00 degrees 48 minutes

1 Reflects 23% of estimated capturable taxes

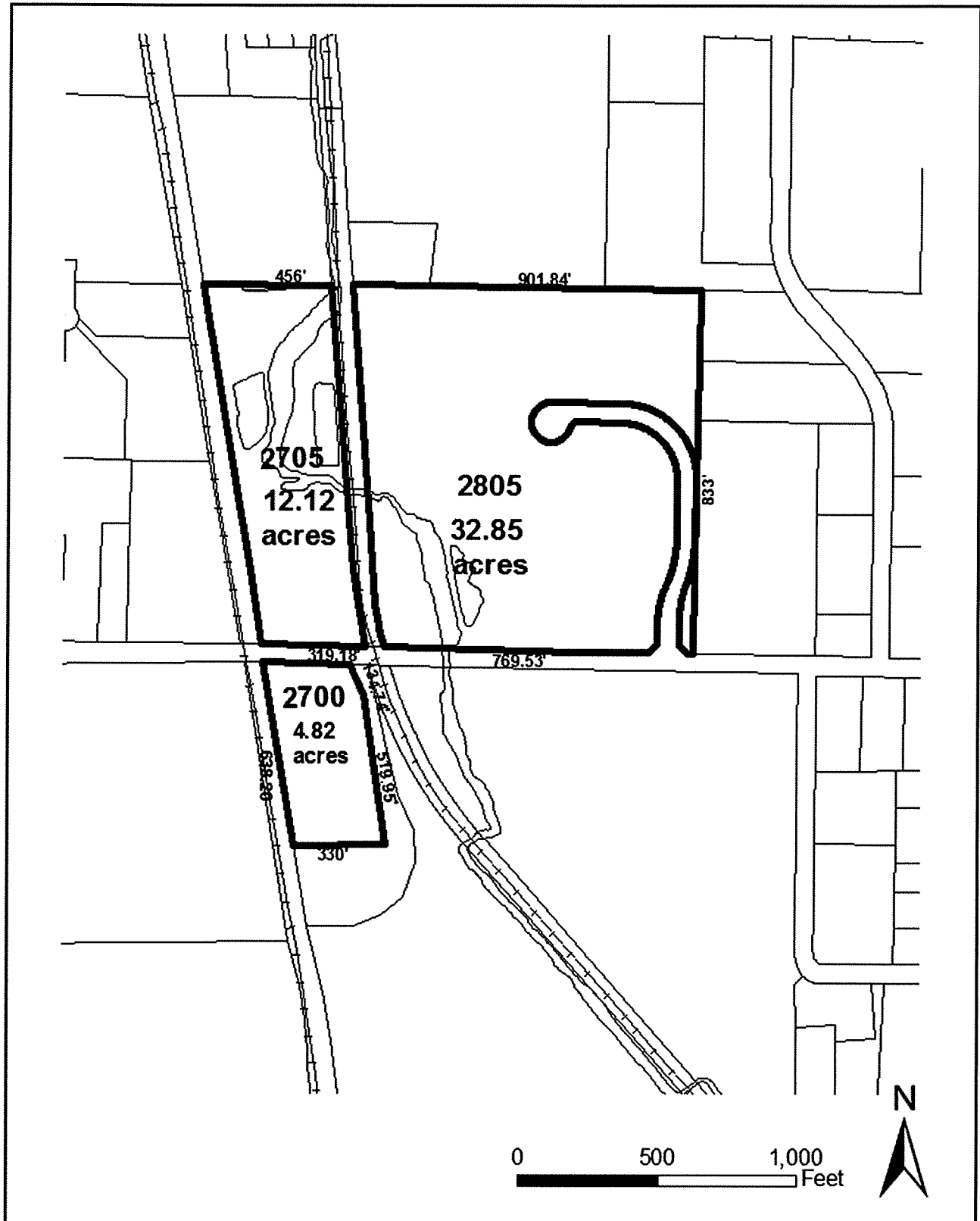
2 Reflects 77% of estimated capturable taxes

31 seconds East 33 feet to the point of beginning; thence North 89 degrees 03 minutes 50 seconds West 1105.84 feet along the north right-of-way line of East Cork Street to the east right-of-way line of the Grand Trunk Western Railroad; thence Northwesterly 217.89 feet along an arc of a curve (Radius 1809.5 feet, chord bearing North 08 degrees 04 minutes 11 seconds West 217.75 feet); thence North 04 degrees 37 minutes 26 seconds West 1084.47 feet; thence South 89 degrees 02 minutes 15 seconds East 1242.12 feet; thence South 0 degrees 48 minutes 31 seconds West 1293.87 feet to the point of beginning. Parcel contains approximately 35.088 Acres prior to exclusion.

Excluding the following parcel known as Full Circle Drive: Commencing at the South 1/4 corner of Section 25 T2S R11W; thence North 00 degrees 48 minutes 31 seconds East 33 feet to a point on the north line of East Cork Street; thence North 89 degrees 03 minutes 50 seconds West 20.79 feet along the north line of East Cork Street to the point of beginning for this exclusion; thence North 89 degrees 03 minutes 50 seconds West 138.01 feet along the north line of East Cork Street; thence North 46 degrees 02 minutes 27 seconds East 43.12 feet; thence North 01 degrees 43 minutes 17 seconds East 71.28 feet; thence Northeasterly 123.11 feet along a curve to the right, chord bearing North 10 degrees 46 minutes 48 seconds East 122.58 feet, Radius = 383 feet; thence North 19 degrees 59 minutes 18 seconds East 40.38 feet; thence Northeasterly 154.48 feet along a curve to the left, chord bearing North 10 degrees 30 minutes 44 seconds East 153.77 feet, Radius = 467 feet; thence North 01 degrees 02 minutes 09 seconds East 206.72 feet; thence Northwesterly 310.07 feet along a curve to the left, chord bearing North 43 degrees 36 minutes 06 seconds West 279.64 feet, Radius = 199 feet; thence North 88 degrees 14 minutes 21 seconds West 161.10 feet; thence Southwesterly 38.52 feet along a curve to the left, chord bearing South 53 degrees 42 minutes 15 seconds West 35.75 feet, Radius = 29 feet; thence Northwesterly 317.37 feet along a curve to the right, chord bearing North 36 degrees 17 minutes 47 seconds West 111.81 feet, Radius = 71 feet; thence South 88 degrees 14 minutes 21 seconds East 258.18 feet; thence Southeasterly 412.91 feet along a curve to the right, chord bearing South 43 degrees 36 minutes 06 seconds East 372.39 feet, Radius = 265 feet; thence South 01 degrees 02 minutes 09 seconds West 206.72 feet; thence Southwesterly 176.31 feet along a curve to the right, chord bearing South 10 degrees 30 minutes 44 seconds West 175.51 feet, Radius = 533 feet; thence South 19 degrees 59 minutes 18 seconds West 16.91 feet; thence South 14 degrees 30 minutes 17 seconds West 27.56 feet; thence Southwesterly 82.64 feet along a curve to the left, chord bearing South 05 degrees 10 minutes 56 seconds West 82.55 feet, Radius = 511.99 feet; thence Southwesterly 20.86 feet along a curve to the left, chord bearing South 02 degrees 21 minutes 14 seconds West 20.86 feet, Radius = 390.11 feet; thence South 01 degrees 34 minutes 17 seconds West 63.60 feet; thence South 43 degrees 57 minutes 33 seconds East 41.75 feet to the north line of East Cork Street and the point of beginning for this exclusion. Parcel after exclusion contains 32.851 Acres.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: Former Lakeside Refinery



62) 400 Bryant Street

Eligible Property

400 Bryant Street, 06-27-212-002

315 East Alcott Street, 06-27-221-001 (a portion of)
333 East Alcott Street, 06-27-213-002 (a portion of)

The property owned by PlazaCorp Realty Advisors, Inc. contains a currently vacant three-story approximate 62,426 square-foot building built in 1904 for the Illinois Envelope Company (with additions added in the 1940s and 1990s). This multi-story building is on the National Register of Historic Places because of its industrial significance within the local community. Expected investment is approximately \$9 million in rehabilitation of the existing building and planned site improvements to change the property from its former industrial layout to an office building of 48,525 leasable square feet. Plans include complete building rehabilitation, creation of additional parking, storm water management, connectivity improvement (including a potential walking bridge over Portage Creek and stops along bus route(s)), and the removal of the western (12,476 square-foot) metal building. Proposed redevelopment will support 160 jobs at the site through the new office use.

Basis of Eligibility

The site is eligible for brownfield plan inclusion due to its “facility” status (per Natural Resources and Environmental Protection Act, Act 451, PA 1994, as amended) related to the exceedances of Part 201 Generic Residential Cleanup Criteria (GRCC.) Arsenic and Perchloroethylene exceed GRCC for protection of drinking water; arsenic, mercury and selenium exceed GRCC for protection of a surface water body at the groundwater surface water interface; and arsenic and lead exceed GRCC for residential direct contact.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific potentially-expected activities include Baseline Environmental Assessment, due care, additional response activities, demolition, lead and asbestos abatement, infrastructure improvements and site preparation activities. The current cost estimate for eligible activities is up to \$1.85 million.

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$1,286,883. The current taxable value is \$180,000, leaving a net future taxable value, upon which capture can be based, of \$1,106,883.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 56.4996 mills, maximum annual available real property tax increment revenues are estimated to be \$62,538 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above, with the approximate 48,525 square foot building renovated on the 400 Bryant Street property.

It is the intent of the Authority to capture all available school and non-school tax increment revenue on real property generated by new development on the site.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2018. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2022 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$3,114
CCTA	0.7500	\$830
City Operating	12	\$13,283
Solid Waste	1.8000	\$1,992
County(Summer)	4.6871	\$5,188
County (Winter)	1.4491	\$1,604
KRESA	4.5416	\$5,027
County Transportation	0.4000	\$443
Kalamazoo Library	3.9583	\$4,381
State Education Tax	6.0000	\$6,641
County Housing	0.1000	\$111
School Operating	18.0000	\$19,924
TOTAL	56.4996	\$62,538

Maximum annual increased taxable value = \$1,106,883

h. Legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

315 East Alcott Street, 06-27-221-001 (portions of)
 9820 SECTION 27-2-11 NE 1/4; Com at NW cor of Lot 22 of REED AND MILHAM'S ADDITION, th N 89deg 51min 8sec W 623.48ft alg S li Bryant Street and its ext Wly to the P.o.B.

for the following: th S 13deg 6min 52sec W 200.28ft, th S 27deg 58min 29sec W 289.72ft to N li Alcott Street, th S 89deg 26min 40sec W 210.30ft alg sd N li to E li of RR RoW, th N 3deg 50min 32sec E 117.06ft alg sd E li, th N 5deg 0min 19sec E 104.30ft ald sd E li, th N 83deg 38min 49sec W 25.00ft alg sd E li, th NLY alg arc of non-tangent curve to right 233.63ft (R=2242.43ft, chord = N 9deg 20min 20sec E 233.53ft) to sd Wly ext of Bryant Street, th S 89deg 51min 8sec E 361.54ft alg sd ext S li to P.o.B.

333 East Alcott, 06-27-213-002 (portions of)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 89° 56' 17" EAST ON THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 502.63 FEET TO THE INTERSECTION OF SAID NORTH SECTION LINE AND THE EAST RIGHT OF WAY LINE OF THE CONRAIL RAILROAD; THENCE SOUTH 16° 50' 37" WEST ON SAID EAST RIGHT OF WAY LINE 502.88 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89° 55' 34" EAST 396.19 FEET TO THE WESTERLY LINE OF A RESTRICTIVE COVENANT AREA AS RECORDED IN DOCUMENT NUMBER 2016-009531 KALAMAZOO COUNTY RECORDS; THENCE SOUTH 15° 30' 02" WEST ON SAID WESTERLY LINE 271.64 FEET; THENCE SOUTH 10° 26' 53" WEST ON SAID WESTERLY LINE 65.25 FEET; THENCE SOUTH 22° 22' 59" WEST ON SAID WESTERLY LINE 63.18 FEET; THENCE SOUTH 36° 42' 38" WEST ON SAID WESTERLY LINE 37.75 FEET; THENCE SOUTH 50° 09' 02" WEST ON SAID WESTERLY LINE 192.64 FEET; THENCE SOUTH 69° 02' 20" WEST ON SAID WESTERLY LINE 162.30 FEET; THENCE SOUTH 00° 10' 44" EAST ON SAID WESTERLY LINE 111.44 FEET; THENCE SOUTH 07° 08' 06" EAST ON SAID WESTERLY LINE 25.32 FEET; THENCE SOUTH 19° 40' 41" EAST ON SAID WESTERLY LINE 93.97 FEET; THENCE SOUTH 28° 32' 40" EAST ON SAID WESTERLY LINE 77.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST ALCOTT STREET; THENCE SOUTH 89° 26' 40" WEST ON SAID NORTHERLY RIGHT OF WAY LINE 193.17 FEET TO SAID EAST RAILROAD RIGHT OF WAY LINE; THENCE NORTH 03° 50' 32" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 117.06 FEET; THENCE NORTH 05° 00' 19" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 104.30 FEET; THENCE NORTH 83° 38' 49" WEST 25.00 FEET; THENCE NORTHERLY 410.53 FEET ON SAID EAST RAILROAD RIGHT OF WAY LINE AND ON A 2242.43 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 11° 35' 56" EAST 409.96 FEET; THENCE NORTH 16° 50' 37" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 278.63 FEET TO THE POINT OF BEGINNING. CONTAINING 5.90 ACRES, MORE OR LESS. EXCEPT PARCELS 1 AND 2 MORE PARTICULARLY DESCRIBED AS A PARCEL OF LAND LOCATED IN SECTION 27, T. 2 S., R. 11 W., CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 21, REED AND MILHAM'S ADDITION, AS RECORDED IN LIBER 6 OF PLATS, PAGE 4, KALAMAZOO COUNTY RECORDS; THENCE NORTH 89°-51'-08" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BRYANT STREET (RECORDED AS NORTH 89°-55'-00" WEST), 69.00 FEET TO THE WEST LINE OF SAID BRYANT STREET; THENCE NORTH 89°-51'-08" WEST ALONG THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BRYANT STREET, 224.02 FEET TO THE EASTERLY LINE OF PARCEL 2 AND THE PLACE OF

BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE SOUTH 18°-53'-59" WEST, 16.90 FEET TO THE SOUTHEAST CORNER OF PARCEL 2; THENCE NORTH 89°-51'-08" WEST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BRYANT STREET, 193.10 FEET TO THE SOUTHEAST CORNER OF PARCEL 1; THENCE NORTH 89°-51'-08" WEST, 150.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTH 12°-25'-11" EAST, 116.65 FEET; THENCE NORTH 22°-10'-48" EAST, 147.96 FEET TO THE NORTHWEST CORNER OF PARCEL 1; THENCE SOUTH 71°-53'-08" EAST, 89.16 FEET TO THE NORTHWEST CORNER OF PARCEL 2; THENCE SOUTH 71°-53'-08" EAST, 230.21 FEET TO THE EAST FACE OF A CONCRETE WALL ON THE WEST SIDE OF PORTAGE CREEK, SAID POINT BEING NORTH 71°-53'-08" WEST, 5.29 FEET FROM THE NORTHEAST CORNER OF PARCEL 2; THENCE SOUTH 17°-40'-43" WEST ALONG THE EAST FACE OF SAID CONCRETE WALL, 125.43 FEET TO AN ANGLE POINT IN SAID WALL; THENCE SOUTH 10°-56'-35" WEST ALONG THE EAST FACE OF SAID WALL, 6.04 FEET TO A POINT ON THE EAST LINE OF PARCEL 2; THENCE SOUTH 20°-33'-03" WEST ALONG THE EAST LINE OF PARCEL 2, 11.83 FEET TO THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BRYANT STREET; THENCE SOUTH 89°-51'-08" EAST ALONG THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BRYANT STREET, 5.18 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.59 ACRES.

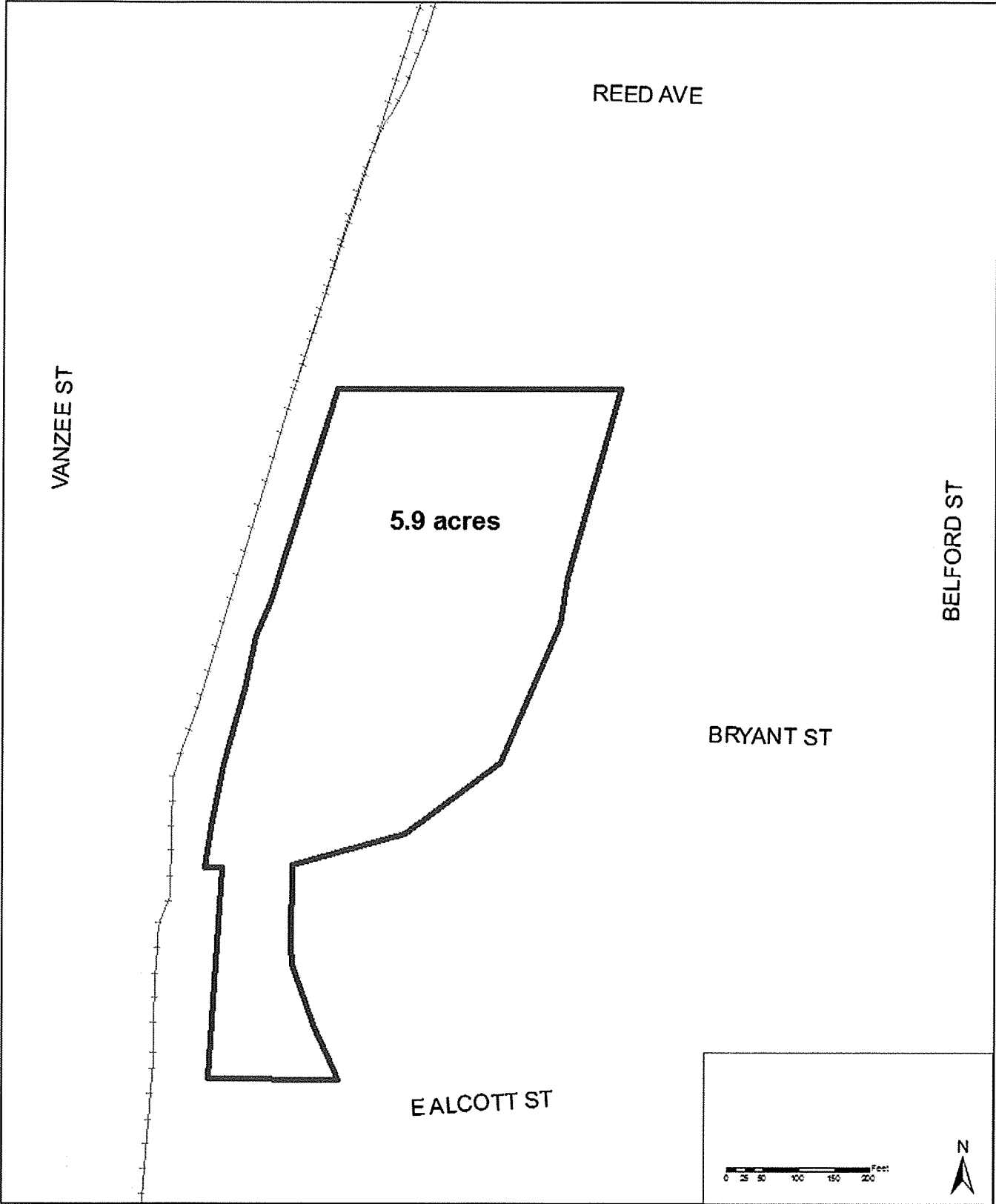
440 Bryant St, 06-27-212-002: 9830 Section 27-2-11 Commencing on the westerly extension of the north line of Bryant Street 422.3ft West of the west end of Bryant Street; thence North 00deg 05min East 144.6ft; thence North 13deg 58min East 64.3ft; thence South 71deg 57min East 235.5ft; thence South 18deg 03min West 157.93ft to a point 16ft South of the westerly extension of the north line of Bryant Street; thence North 89deg 55min West 193.1ft; thence North 00deg 05min East 16ft to the point of beginning. Also commencing on the north line of Bryant Street at the west end thereof; thence North 89deg 51min 08sec West 224.02ft; thence South 18deg 53min 59sec West 16.90ft; thence North 89deg 51min 08sec West 193.10ft to the point of beginning; thence North 89deg 51min 08sec West 150ft; thence North 12deg 25min 11sec East 116.65ft; thence North 22deg 10min 48sec East 147.96ft; thence South 71deg 53min 08sec East 89.16ft; thence South 11deg 26min 06sec West 64.30ft; thence South 01deg 02min 59sec West 160.60ft to the point of beginning. Excluding commencing at the southeast corner of Lot 21 of REED & MILHAM'S ADDITION, Liber 6 of Plats Page 4; thence North 89deg 51min 08sec West 298.18ft; thence North 20deg 33min 03sec East 11.83ft to the east side of the west wall and the point of beginning for this exclusion; thence North 10deg 56min 35sec West 6.04ft along the east side of the west wall; thence North 17deg 40min 43sec East 125.43ft along the east side of the west wall; thence South 71deg 53min 08sec East 5.26ft; thence South 11deg 23min 16sec West 26.10ft; thence South 20deg 33min 03sec West 104.89ft to the point of beginning of this exclusion.

Combined Parcel Description: THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 89° 56' 17" EAST ON THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 502.63 FEET TO THE INTERSECTION OF SAID NORTH SECTION LINE AND THE EAST RIGHT OF WAY LINE OF THE CONRAIL RAILROAD; THENCE SOUTH 16° 50' 37" WEST ON SAID EAST RIGHT OF WAY LINE 502.88 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED;

THENCE SOUTH 89° 55' 34" EAST 396.19 FEET TO THE WESTERLY LINE OF A RESTRICTIVE COVENANT AREA AS RECORDED IN DOCUMENT NUMBER 2016-009531 KALAMAZOO COUNTY RECORDS; THENCE SOUTH 15° 30' 02" WEST ON SAID WESTERLY LINE 271.64 FEET; THENCE SOUTH 10° 26' 53" WEST ON SAID WESTERLY LINE 65.25 FEET; THENCE SOUTH 22° 22' 59" WEST ON SAID WESTERLY LINE 63.18 FEET; THENCE SOUTH 36° 42' 38" WEST ON SAID WESTERLY LINE 37.75 FEET; THENCE SOUTH 50° 09' 02" WEST ON SAID WESTERLY LINE 192.64 FEET; THENCE SOUTH 69° 02' 20" WEST ON SAID WESTERLY LINE 162.30 FEET; THENCE SOUTH 00° 10' 44" EAST ON SAID WESTERLY LINE 111.44 FEET; THENCE SOUTH 07° 08' 06" EAST ON SAID WESTERLY LINE 25.32 FEET; THENCE SOUTH 19° 40' 41" EAST ON SAID WESTERLY LINE 93.97 FEET; THENCE SOUTH 28° 32' 40" EAST ON SAID WESTERLY LINE 77.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST ALCOTT STREET; THENCE SOUTH 89° 26' 40" WEST ON SAID NORTHERLY RIGHT OF WAY LINE 193.17 FEET TO SAID EAST RAILROAD RIGHT OF WAY LINE; THENCE NORTH 03° 50' 32" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 117.06 FEET; THENCE NORTH 05° 00' 19" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 104.30 FEET; THENCE NORTH 83° 38' 49" WEST 25.00 FEET; THENCE NORTHERLY 410.53 FEET ON SAID EAST RAILROAD RIGHT OF WAY LINE AND ON A 2242.43 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 11° 35' 56" EAST 409.96 FEET; THENCE NORTH 16° 50' 37" EAST ON SAID EAST RAILROAD RIGHT OF WAY LINE 278.63 FEET TO THE POINT OF BEGINNING. CONTAINING 5.90 ACRES, MORE OR LESS.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 400 Bryant Street



66) 412 Howard Street

Eligible Property

412 Howard Street, 06-22-366-002

This 5.07-acre project site will transform a vacated 60,000 SF grocery store into a 28,218 SF grocery market, add seven to eight small retail shops ranging from 1,600 to 8,000 SF and develop a new small out lot retail shop. The proposed project by Park Street Market will improve the community by removing a long-time vacant complex at a highly-visible intersection while providing fresh affordable food and retail to the Vine, Southside, and Westnedge Hill neighborhoods. The development will create approximately 116 full-time equivalent jobs.

Basis of Eligibility

The 412 Howard Street parcel is eligible for Plan inclusion based upon functional obsolescence. Obsolescence was confirmed by the City of Kalamazoo Assessor on February 22, 2017.

The Plan (pursuant to section 13(1), Act No. 381 of 1996)

- a. A description of the costs of the plan intended to be paid for with the tax increment revenues;**
- b. A brief summary of the eligible activities that are proposed for each eligible property.**

Tax increment revenues (TIRs) will be used to offset eligible expenses associated with any eligible activities that are allowed under Act 381, as amended. Specific potentially-expected activities include demolition, site preparation, infrastructure improvements, and work in the right of way activities. The current cost estimate for eligible activities is up to \$1,088,300. In addition, TIRs will be collected to cover BRA administrative fees and will also be captured for up to five years after the time that capture is required for the purpose of reimbursement for eligible activity costs for deposit into the Local Site Remediation Revolving Fund (LSRRF).

- c. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property.**

Estimate of Captured Taxable Value: Assuming the property will be redeveloped as described, the anticipated future taxable value is estimated to be \$2,239,716. The current taxable value is \$940,589, leaving a net future taxable value, upon which capture can be based, of \$1,299,127.

Estimate of Tax Increment Revenues: Using the overall business millage rate of 56.4996 mills, maximum annual available real property tax increment revenues are estimated to be \$73,400 for years 1 – 5. The calculation assumes that redevelopment has occurred as described above. It is the intent of the Authority to capture all available school and non-school tax increment revenue on real and personal property generated by new development on the site. These tax increments will be captured for up to five years after the time that capture is required for the purpose of paying the cost

of eligible activities.

f. Duration of the Brownfield Plan for eligible activities.

It is anticipated that the capture of tax increment revenues will start by 2018. However, the date for the beginning of capture of tax increment revenues will be no later than May 1, 2022 and will continue for a period necessary to reimburse eligible activities plus five years of additional tax capture, but not longer than allowed by law.

g. Maximum Estimated Impact of Tax Increment Financing on Taxing Jurisdictions.

Taxing Unit	Business Millage Rate	Maximum Estimated Annual Taxes Captured by Authority
KVCC	2.8135	\$3,655
CCTA	0.7500	\$974
City Operating	12	\$15,590
Solid Waste	1.8000	\$2,338
County(Summer)	4.6871	\$6,089
County (Winter)	1.4491	\$1,883
KRESA	4.5416	\$5,901
County Transportation	0.4000	\$520
Kalamazoo Library	3.9583	\$5,142
State Education Tax	6.0000	\$7,795
County Housing	0.1000	\$130
School Operating	18.0000	\$23,384
TOTAL	56.4996	\$73,400

Maximum annual increased taxable value = 1,299,127

h. Legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, and a statement of whether personal property is included as part of the eligible property.

412 Howard Street, 06-22-366-002:

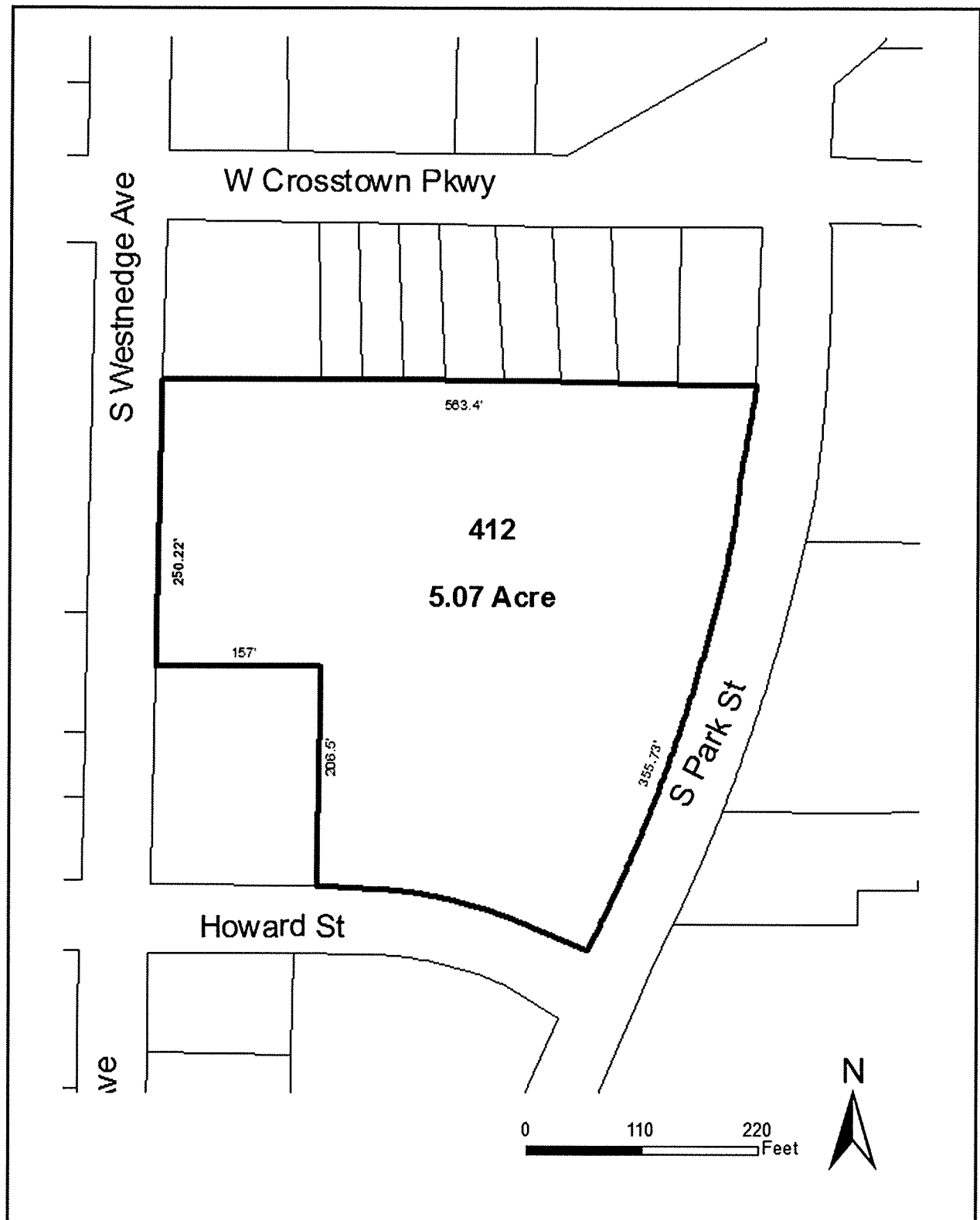
Commencing at the southwest corner of Section 22, Town 2 South, Range 11 West and running thence South 89deg 53min 10sec East 33ft along the south line of Section 22 to the east line of South Westnedge Avenue; thence North 00deg 05min 26sec West (previously recorded as North 00deg 04min West) 239.50ft along the east line of South Westnedge Avenue and parallel to the west line of Section 22 for the point of beginning; thence North 00deg 05min 26sec West (previously recorded as North 00deg 04min West) 250.22ft along the east line of South Westnedge Avenue and parallel to the west line of Section 22; thence South 89deg 53min 10sec East 563.40ft parallel to the south line of Section 22 to the westerly line of South Park Street; thence

Southwesterly 355.73ft along the westerly line of South Park Street on a curve to right (central angle 18deg 18min 50sec, 1112.92ft radius, chord South 13deg 6min 50sec West 354.22ft); thence South 22deg 16min 50sec West 175.85ft along the westerly line of South Park Street; thence North 67deg 43min 40sec West 56.87ft; thence 171.04ft along a curve to left (central angle 22deg 29min 30sec, 442.26ft radius, chord North 78deg 48min 25sec West 169.98ft); thence North 89deg 53min 10sec West 38.44ft parallel to the south line of Section 22; thence North 00deg 05min 26sec West 206.50ft; thence North 89deg 53min 10sec West 157.00ft to the point of beginning.

Excluding that part in Howard Street.

For location and dimensions of property, see attached site diagram. Personal property will be included as part of the eligible property.

SITE LOCATION: 412 Howard Street





Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Venessa Collins-Smith

SUBJECT: Set Public Hearing for the Draft 2016 Action Plan Substantial Amendment and the Draft 2017 Action Plan as required by the U.S. Department of Housing and Urban Development.

RECOMMENDATION

It is recommended that the City Commission adopt a resolution setting a public hearing for May 15, 2017, to adopt the 2016 Action Plan Substantial Amendment and the 2017 Action Plan as required by U.S. Department of Housing and Urban Development (HUD).

BACKGROUND

Every year, HUD requires communities who receive direct funding, like the City of Kalamazoo, to develop an Action Plan explaining how funds will be used.

This will be the final public hearing in the HUD public process, which included a 30-day public comment period and a public hearing that was held by the Community Development Advisory Committee (CDAAC) on April 13, 2017. At the conclusion of the City Commission public hearing, the approved 2016 Action Plan Substantial Amendment and 2017 Action Plan will be forwarded to HUD so the City may receive the 2017 annual allocation of funds.

COMMUNITY RESOURCES CONSULTED

A community process was developed for both the 2014-2018 Consolidated Plan and the Assessment of Fair Housing Plan. Over 38 organizations were consulted either through one-on-one meetings or larger stakeholder events. In addition, CP&D staff met with the core neighborhood associations, typically at their annual meeting, to garner resident input. Finally, surveys were developed to reach residents, clients of service providers and their organization members. The information gathered was evaluated against the data collected, city realities, and community resources to develop a final set of draft priorities, goals, and objectives. The focus of the activities for the 2017 Action Plan is aligned with the Consolidated Plan.

CDAAC was an instrumental part of the community outreach process. A subcommittee was initially convened to help CP&D staff develop the community outreach process. The subcommittee members attended many of the neighborhood meetings and provided support in reaching out to residents to complete surveys.

CDAAC was also responsible for the review of the grant applications that led to the draft funding recommendations for the 2017 Action Plan. CDAAC held a public hearing on April 13, 2017, to take additional

public comments and make their final recommendations to the Commission.

FISCAL IMPACT

The CDAAC recommendations provide a benefit to the City's general fund, allowing for support of City staff from CP&D, Public Safety, and Parks and Recreation involved in HUD-funded activities. All recommendations utilize the annual federal allocation received by HUD or monies generated by that allocation. Through the award of these federal dollars in the manner recommended, the City of Kalamazoo's general fund is not required to address many of the community needs supported by the City and by outside nonprofit organizations.

The administration and monitoring of the projects will be conducted by CP&D.

ALTERNATIVES

The City Commission may elect to not set the public hearing for May 15, 2017. However, moving the public hearing to a different date may result in a late submission to HUD and may possibly delay the release of funding to the City. This alternative is not recommended

ATTACHMENTS:

Type	Description
▣ Resolution	Resolution Setting a Public Hearing
▣ Report	2016 Draft Substantial Amendment
▣ Report	Draft 2017 Action Plan

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. ____

A RESOLUTION SETTING THE PUBLIC HEARING FOR THE 2016 ACTION PLAN SUBSTANTIAL AMENDMENT and PY2017 ANNUAL ACTION PLAN

Minutes of a regular meeting of the City Commission held on May 1, 2017, at or after 7:00 o'clock p.m. local time, at City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

WHEREAS, the City's Citizen Participation Plan, adopted March 21, 1998, and amended on May 19, 2014, pursuant to Section 104(a)(3) of the Housing and Community Development Act of 1974 as amended, provides for the holding of an Annual Action Plan Budget Public Hearing including a review of estimated expenditures and revenues; therefore

BE IT RESOLVED, that a public hearing be held on 2016 Action Plan Substantial Amendment and the City of Kalamazoo 2017 Program Year (PY) Annual Action Plan by the City Commission at City Hall on or after 7:00 p.m. local time, on May 15, 2017.

BE IT FURTHER RESOLVED, that Community Planning and Development Department publish a notice of said public hearing once in the Kalamazoo Gazette fifteen (15) days prior to such hearing in substantially the following form:

**CITY OF KALAMAZOO
NOTICE OF PUBLIC HEARING
PY2017 ANNUAL ACTION PLAN and 2016 ACTION PLAN SUBSTANTIAL
AMENDMENT**

The City Commission will conduct a Public Hearing on May 15, 2017, in the City Commission Chambers, 241 West South Street, Kalamazoo, Michigan beginning at 7:00 pm. The purpose of the Public Hearing is to discuss the 2016 Action Plan Substantial Amendment which delineates changes made due to 2016 project withdrawals, and the 2017 Annual Action Plan which delineates the programs that the City of Kalamazoo intends to undertake during the 2017 Program Year (PY), that runs from July 1, 2017, through June 30, 2018. Citizen comments are welcome.

The 2016 Action Plan Substantial Amendment is required due to a reduction in PY2016 projects. The 2017 Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) and will address programs under the Community Development Block Grant (CDBG), the Home Investment Partnerships (HOME), and the Emergency Solution Grant (ESG) programs.

HUD has not released the 2017 funding allocation amounts to address community needs as identified in the 2014-2018 Consolidated Plan. During PY2017, it is anticipated that the City of Kalamazoo will receive the following funds to address community needs as identified in the 2014-2018 Consolidated Plan. The City or its subrecipients will also be utilizing anticipated program income (funds expected to be generated during PY2017). See table below:

Community Development Block Grant (CDBG)	\$1,339,087
HOME Investment Partnership Program (HOME)	\$424, 742
Emergency Shelter Grant (ESG)	\$124,518
Total	\$1,888,347

In addition, the City will allocate program income as part of the PY2015 Action Plan, as follows:

Program Income (anticipated):	CDBG
City of Kalamazoo Small Business Revolving Loan	13,500
KZOO Neighborhood Housing Services	52,110
Community Homeworks	19,794
Total	\$85,404

Unallocated funds to be allocated in 2018

Unallocated Program Income	CDBG
Small Business Revolving Fund	\$47,850
Total	\$47,850

CDBG Prior Year Unallocated Funds	CDBG
CDBG Prior Year Unallocated Funds	\$61,582
Total	\$61,582

HOME Unallocated Funds	CDBG
HOME Prior Year Unallocated Funds	\$123,875
HOME Current Year Unallocated Funds	172,720
Total	\$296,595

A complete breakdown of funding sources and the activities to be funded can be found on the City's website at www.kalamazoocity.org/comdev.

A copy of the 2016 Action Plan Substantial Amendment and the a draft 2017 Action Plan is available for review in the Community Planning and Development Department, located at 415 Stockbridge Avenue, Kalamazoo, Michigan or on the City's website at www.kalamazoocity.org/comdev. Call 269.337.8044 for more information.

The above resolution was offered by _____ and supported by _____.

AYES, Commissioners:

NAYS, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Commission of the City of Kalamazoo, Kalamazoo County, Michigan, held on May 1, 2017, the original of which is in the official proceedings of the City Commission.

Scott A. Borling, City Clerk



Community Planning and Development

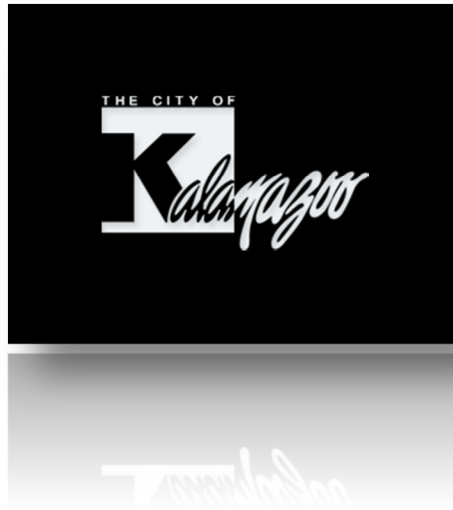
FY 2016 One-Year Action Plan

Substantial Amendment

**City of Kalamazoo
Community Development Block Grant Program
HOME Investment Partnerships Program
&
Emergency Solutions Grant**

***Adopted by the Kalamazoo City Commission on – April 4, 2016
Submitted to HUD on: May 6, 2016***

***Prepared by Staff of the City of Kalamazoo Community Planning
and
Development Services Division
415 Stockbridge Avenue
Kalamazoo, MI 49001
269-337-8044***



**THE CITY OF KALAMAZOO
ACTION PLAN
JULY 2016 – JUNE 2017**

**The City of Kalamazoo
City Commissioners - Update**

Mayor Bobby J. Hopewell

Vice Mayor - Don Cooney

David Anderson

Erin Knott

Matt Milcarek

Shannon Sykes

Jack Urban

Community Planning & Development

Laura Lam, Director

Dorla Bonner, Manager

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Kalamazoo is an entitlement jurisdiction receiving federal funds from the U.S. Department of Housing and Urban Development (HUD). The activities described in the FY 2016-17 Action Plan are a result of goals and strategies outlined in the city's 2014-2018 Consolidated Plan. The FY 2016-17 Action Plan is based on priorities established by the City of Kalamazoo to address the housing and community development needs of its low and moderate income families and individuals. The Plan is a prerequisite for the distribution of HUD funding. Administrative and planning support for the City will be provided through the Community Planning and Development Department for the five years of the Plan. The budget for the 2016-2017 year is as follow:

The City of Kalamazoo PY2016 Community Development budget is amended to reflect the following:

1. Cancellations of the Frank B. Lay project and Kalamazoo Collective project at the request of the Subrecipients.
2. To add unallocated Program Income in the amount of \$196,854.00

PY2016 Action Plan - Funding Recommendations Substantial Amendment Sources and Uses

Agency	Activity Name	Requested Funding	Funding Recommendation	2016	AMOUNT
SOURCES					
CDBG Allocation	CDBG 2015 Unallocated	\$62998	allocated to Neighborhood Enhancement	1,550,872	
CDBG Anticipated Program Income				94,893	
HOME Allocation				422,450	
ESG Allocation				138,353	
Unallocated Program Income				196,854	
Total Funds Available				2,403,422	
USES					
CDBG PUBLIC SERVICE¹					
City of Kalamazoo Public Safety	Crime Prevention		\$150,000		
City of Kalamazoo CPD	Neighborhood Enhancement		\$20,000		
Fair Housing Ctr SW Michigan	Fair Housing Services		\$20,000		
Local Initiatives Support Corp	Continuum of Care		\$20,000		
Total					210,000
CDBG ADMINISTRATION²					
City of Kalamazoo	Administration				297,575
CDBG - GENERAL					

City of Kalamazoo	Code Enforcement		\$425,000	
City of Kalamazoo	Demolition		\$58,017	
City of Kalamazoo	Parks and Recreation		\$25,907	
Total				508,924
CDBG - AFFORDABLE HOUSING				
Housing Resources, Inc.	Tenant Based Rental Assistance	\$75,000	\$56,375	
Senior Services, Inc.	Home Repair for the Elderly	\$100,000	\$75,000	
Community Homeworks	Emergency Home Repair	\$250,000	\$200,000	
Total		\$425,000		331,375
*CDBG Neighborhood Enhancement				
City of Kalamazoo Public Services			\$150,000	
CDBG 2015 Unallocated Funds			\$62,998	
				202,998
CDBG Total				1,550,872
ANTICIPATED PROGRAM INCOME				
City of Kalamazoo CP&D	Small Business Revolving Loan		\$15,000.00	
Kzoo Neighborhood Housing Services	Minor/Emergency Roof Repair		\$57,900.00	
Community Homeworks	Minor/Emergency Roof Repair		\$21,993.00	
Total				94,893
UNALLOCATED PROGRAM INCOME				
Unallocated Program Income	Façade Improvement Program		\$5,156.80	
	Housing Revolving - Unreserved Fund Balance		\$28,336.71	
	housing Revolving - Unearned Revenue		\$18,800.05	
	Small Business Revolving Fund		\$65,427.58	
	Micro-Enterprise		\$79,132.92	
				196,854
Total				291,747
HOME				
City of Kalamazoo CP&D	Administration ³		\$42,245	
Fair Housing of SW Michigan	Property Redevelopment for Homeownership	\$400,000	\$70,637	
Housing Resources, Inc.	Tenant Based Rental Assistance	\$100,000	\$75,200	
HOME Unallocated Funds			\$171,000	
Unallocated HOME Funds	CHDO Reserve		\$63,368	
Total		\$500,000		422,450
ESG				

Continuum of Care	Cost to administer the ESG program ⁴	\$10,378
Continuum of Care	Various Homeless Programs and Activities	\$127,975
Total		138,353

ALL PROGRAMS TOTAL	2,403,422
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1Public Services activities are subject to a 16% cap

2 CDBG Planning and Administrative services are subject to a 20% cap

3HOME administration is subject to a 10% cap

4ESG administration is subject to a 7.5% cap

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In 2014, the City of Kalamazoo adopted the 2014-2018 Consolidated Plan that outlines the framework for the City to target CDBG funds for the highest community development needs. The Consolidated Plan goals and objectives were developed through the *Needs Assessment*, data analysis and evaluation, consultations with area agencies, and citizen input.

The City developed its 2016-2017 objectives and outcomes based upon citizen participation and the needs identified in the 2014-2018 Consolidated Plan.

The City proposes to use 2016 entitlement funds in fiscal year (FY) 2016-2017 to continue neighborhood revitalization and housing rehabilitation continue to reduce homelessness, provide public assistance, parks and recreational repairs, and further fair housing. The 2016- 2017 Action Plan objectives and outcomes are further described below:

Table 2 - Objectives and Outcomes under “Executive Summary” is amended to reflect the cancellations of the Frank B. Lay project and Kalamazoo Collective project at the request of the Subrecipients.

Table 2 – Objectives and Outcomes

<i>Affordable Housing</i> - Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing.			
Category	Agency	Indicator	Expected Program Year
Affordable Housing:	Fair Housing	Fair housing activities for Low/Moderate Income Housing Benefit	73845
Affordable Housing:	Fair Housing Center of Southwest Michigan(HOME)	Homeowner Housing Added	1 Housing units
Affordable Housing:	Community Homeworks Senior Services	Homeowner Housing Rehabilitated	80 Housing Units 32 Housing units

Affordable Housing:	Housing Resources Inc.	Tenant-based rental assistance / Rapid Rehousing	55 Housing units
<i>Homeless Assistance</i> - Work towards ending homelessness within Kalamazoo County by supporting the U.S. Department of Housing and Urban Development's Strategic Plan to Prevent and End Homelessness implemented through the Kalamazoo County Continuum of Care by providing services and support to the City's homeless population.			
Category	Agency	Indicator	Expected Program Year
<i>Homeless Assistance:</i>	Housing Resources Inc.	Homeless Person Overnight Shelter	149 Persons Assisted
<i>Homeless Assistance:</i>	Housing Resources Inc.	Homelessness Prevention	126 Persons Assisted
<i>Neighborhood Enhancement</i> - Advance the sustainability of the Community Development Block Grant neighborhoods identified in the Consolidated Plan through the continuation of City services and redevelopment of key neighborhood improvements.			
Category	Agency	Indicator	Expected Program Year
<i>Neighborhood Enhancement:</i>	City of Kalamazoo	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit –	73845
<i>Neighborhood Enhancement:</i>	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit –	28884
<i>Neighborhood Enhancement:</i>	City of Kalamazoo	Buildings Demolished	5
<i>Neighborhood Enhancement:</i>	City of Kalamazoo	Housing Code Enforcement/Foreclosed Property Care	1109
<i>Youth Development</i> - Develop well-adjusted and productive adults through supporting youth programs and activities that provide positive experiences and opportunities to enhance interests, skills and abilities into adulthood.			
Category	Agency	Indicator	Expected Program Year
Youth Development	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	0

HUD has identified a series of outcomes to be achieved through the application of the resources it provides. The primary outcomes that will be achieved as the City provides funding for and/or carries out activities during FY 2016-17 will include improving the availability, accessibility and affordability of housing, and creating or enhancing suitable living environments. Detailed descriptions of the foregoing priority needs, goals, and anticipated outcomes can be found in the Consolidated Plan document, available on the City's Web site at: <http://www.kalamazoo.org/community-development2>.

3. Evaluation of past performance

Monitoring

The City regularly monitors progress on activities carried out in the Annual Action Plan to ensure compliance with program requirements. Evaluation takes place during the application and funding process, and after sub-grantee contracting has been executed. Agreements with sub-agreements and Memoranda of Understandings (MOUs) with other public agencies set clear performance measures, reporting procedures, timeliness, and budgets against which goals are measured. City staff regularly monitors compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, monthly reimbursement desk audits, and annual on-site monitoring. City staff provides feedback to sub-grantees regarding areas of concern, and findings where corrective action or improvements are required. The City publishes an Annual Performance Report, aggregating data to analyze progress towards goals, cost effectiveness, community impact, and compliance with regulations. Additional Monitoring Standards and Procedures are outlined in the City of Kalamazoo Consolidated Plan. Contracting standards and policies and procedures can also be found in the City's CDBG Policies and Procedures Manual. Information obtained from all of the aforementioned evaluation and monitoring efforts is used to assist in the determination of which projects to allocate CDBG funds.

Past Performance

The following were the major achievements reported in the latest Consolidated Annual Performance and Evaluation Report which covered the period of July 1, 2014 to July 30, 2015:

Table - 3

Category	Agency	Indicator	Units Served
Affordable Housing: CDBG	Fair Housing	Public service activities for Low/Moderate Income Housing Benefit	98 Housing units
Affordable Housing: HOME	NACD	Rental units constructed	0 Housing units
Affordable Housing: HOME	Urban Alliance	Rental units rehabilitated	2 Housing units
Affordable Housing: HOME	KNHS	Homeowner Housing Added	4 Housing units
Affordable Housing: CDBG	Community Homeworks Senior Services KNHS Urban Alliance	Homeowner Housing Rehabilitated	139 Housing units
Affordable Housing: HOME	HRI	Tenant-based rental assistance / Rapid Rehousing	81 Housing units
Homeless Assistance: ESG	HRI	Homeless Person Overnight Shelter	209 Persons Assisted
Homeless Assistance: ESG	HRI	Homelessness Prevention	177 Persons Assisted
Neighborhood Enhancement: CDBG	City of Kalamazoo	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	73845
Neighborhood Enhancement: CDBG	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	28884
Neighborhood Enhancement:	City of Kalamazoo	Buildings Demolished	3

CDBG			
Neighborhood Enhancement: CDBG	City of Kalamazoo	Housing Code Enforcement/Foreclosed Property Care	1109
Youth Development	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	340

4. Summary of Citizen Participation Process and consultation process Summary from citizen participation section of plan.

The City of Kalamazoo followed its published Citizen Participation Plan in carrying out the process used to develop this FY 2016-17 Action Plan. The City Commission opens a 30 day comment period to gather input from the community at-large. After the comment period, a public hearing is held by the Community Development Act Advisory Committee and then by the City Commission. The notices of the public comment period and public hearings are posted in the local newspaper and on the City's webpage. In addition, the dates are emailed to all of the applicants who submitted a request for funding for the 2016 Program Year. The plan is available on the City's website.

In practice the citizen participation process under which the City's Consolidated Plan and this FY 2016-17 Action Plan began many years ago, as prior Consolidated Plans were implemented. Since 2000, each year's Action Plan hearing has been advertised as an opportunity to influence the next Consolidated Plan and its priorities; many identified actions in earlier Plans were intended to help the City define or refine goals for future plans. As noted above, the citizen participation process for this Action Plan combined formal public hearings with less formal meetings and discussions about needs and solutions. The goals in the City's FY 2014-2018 Consolidated Plan are reflective of a comprehensive, additive approach to gathering public input. The actions the City will carry out or support through implementation of its FY 2016-17 Action Plan are a direct result of the discussions in which City staff have participated, and of the ideas and testimony the City received through its more formal processes.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City completed outreach to local nonprofits, stakeholder organizations, neighborhood groups, residents, community funders, housing providers, and community leaders who access public services. A wide array of comments was provided at these meetings and through the Community Needs Survey. This input provided the foundation for the development of the priorities, goals and objectives of the plan.

Comments were also received during the 30-day public comment period and at the Community Development Act Advisory Committee and City Commission public hearings. For the PY2016 Annual Action Plan, the 30-day public comment period was held from **February 23, 2016 through March 22, 2016**. One sub recipient expressed concerns during the comment period regarding the scoring and funding recommendation their agency received. These concerns were expressed to the City Manager's office and Community Development and Planning staff. CDAAC held the first public hearing on March 10, 2016. Staff relayed the sub-recipient's concerns to CDAAC. There were no other

comments received by staff or CDAAC and no attendees at the CDAAC public hearing. CDAAC voted unanimously to approve the Action Plan with changes to budget as a result of the lowered HUD allocation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted. However, the City established a process of evaluating public input to ensure an outcome of a focused set of priorities and goals that would address the most urgent needs and not duplicate efforts. Through this review process, some input garnered prior to the public hearings was considered and ruled out in favor of priorities, goals and objectives presented in the this plan.

7. Summary

The 2016-2017 Action Plan outlines the activities the City of Kalamazoo will undertake or support during the one-year period, beginning July 1, 2016, to address identified community needs. Consistent with the current Consolidated Plan, the impact of any federal funds received by the City will be maximized through a focused approach of addressing community needs and delivering services to the low and moderate income residents of Kalamazoo. The goals and objectives of the Plan will improve overall.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table -4

Agency Role	Name	Department/Agency
Lead Agency	KALAMAZOO	City of Kalamazoo
CDBG Administrator	KALAMAZOO	Community Planning and Development
HOME Administrator	KALAMAZOO	Community Planning and Development
ESG Administrator	KALAMAZOO	Community Planning and Development

Table 2 – Responsible Agencies

Narrative (optional)

The lead entity for the administration of CDBG, HOME, and ESG programs is the City of Kalamazoo through the Department of Community Planning and Development. As the lead agency, the City is responsible for overseeing the development and implementation of the 2014-2018 Consolidated Plan, Annual Action Plans and Consolidated Annual Performance Evaluation Reports. Community Planning and Development staff provides administrative and planning support for the use of the federal funds and acts as the primary staff support to the Community Development Act Advisory Committee. The Community Development Act Advisory Committee is a 13 member board that is appointed by the City Commission to advise on matters related to community development, make recommendations on the expenditure of funds through an annual competitive process, assist with the development of HUD related documents, ensure citizen participation in all phases of the federal allocation process and to promote community development activities within the City.

Consolidated Plan Public Contact Information

City of Kalamazoo contact for Consolidated Plan, Action Plan, CDBG Program, HOME Program:
Dorla Bonner,

Community Development Manager
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269-337-8044
bonnerd@kalamazoocity.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As the lead agency, the City of Kalamazoo, through Community Planning and Development, oversaw the consultation required to complete the 2014-2016 Consolidated Plan. Community Planning and Development staff collaborated with a wide network of community services and housing providers, clients of those providers, government officials, business leaders, neighborhood representatives and residents. Information was gathered in a number of ways which included a Community Needs Survey, stakeholder and neighborhood meetings, outreach at established community events and provider meetings. The outcome of the Consolidated Plan represents the information collected from this collaboration, as well as from public comment and public hearing opportunities.

The City engages in ongoing consultation with local service providers, community leaders, the public, and other community development partners. Consultation includes correspondence with area agencies, attendance at local and regional meetings and committees, outreach by City Commissioners and public meetings. The City also consults with other City departments to identify public facility and community development needs.

Activities to enhance coordination between public and assisted housing providers, governmental health, mental health, and service agencies is ongoing. Specific meetings with housing and mental health providers to identify needs for the 2016-2017 Action Plan include:

1. Service Needs – Communication by reports from existing CDBG Subrecipients and outreach to other agencies to assess needs and programs.
2. Housing Matters - Monthly forum is intended to educate those in attendance on existing affordable housing programs or issues related to housing and offer opportunities to discuss possibilities for creating additional housing throughout the County.
3. Community Hour - Housing Resources, Inc., – monthly meetings with local agencies that work together to address the needs of Kalamazoo’s homeless and at-risk populations.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City coordinates with and participates in the county-wide Continuum of Care (CoC); this collaboration of more than 30 constituent groups, helps to create a comprehensive and integrated approach to end homelessness and insure permanent housing for low-income people.

The City works with CoC partners and agency volunteers who represent public and assisted housing providers and private and governmental health, mental health and service agencies by serving on the following CoC committees and boards, including:

- The Allocations and Accountability Team (AAT) includes City staff as member) meets monthly and maintains an open, fair, and impartial process for the solicitation of projects, project selection for funding and establishes CoC policies, procedures and written standards.

- HMIS Data User Group (Data Team) meets monthly and insures the Homeless Management Information System (HMIS) complies with the HUD standards. This program, is used by all HUD and MSHDA funded-programs, and is able to produce aggregate reporting at the community level.
- Systems of Care (SOC) Committee: Meets bi-monthly and identifies and eradicates barriers that prevent or limit access to housing and services, with interagency collaboration, strength-based case management, cultural competence, community-based services, family involvement, and accountability as guiding principles.
- Co-Chairs Work Group: Provides long-term strategic planning that addresses the needs of homeless; the availability and accessibility of existing housing and services; and the opportunities for linkages with mainstream housing and service resources.
- LISC Local Advisory Board (LAB): Meet bi-monthly, serves as the CoC's governing body and establishes the policy and process to ensure the submission of the competitive application(s) for state and federal Homeless Assistance funding available through the HEARTH Act. The City of Kalamazoo's Deputy City Manager serves on the LAB.
- Semi-Annually, community-wide CoC meetings are also held in the City.

The CoC provides notice of the meetings through a variety of venues including email distribution lists, announcement at CoC committee meetings, through the LISC Local Advisory Board (LAB), and postings on the CoC website. Email lists are inclusive of a broad range of community partners both CoC members, formerly homeless and non-members. Additionally, housing professionals participate in the affiliated LISC Community Housing Committee that considers and provides feedback about community needs and initiatives and CoC activities and plans.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Continuum of Care has a 10-year plan to end chronic homelessness and yearly action plans that assist with strategic decision making regarding program outcomes. In 2016, the Allocations & Accountability Team (CoC committee with City staff member) and the CoC Board approved three CoC policies that expanded previous "guiding principles" and provide written standards for specific programs, projects and activities that address the needs of homeless persons including:

- i. **Prioritization of Permanent Housing Beds for the Chronically Homeless***
- ii. **Policy Advocating Community Housing First Principles***
- iii. **Policy on Rapid Re-Housing Principles***

The policy for Prioritization of Permanent Housing Beds for the Chronically Homeless, addresses, in detail, how CoC permanent housing beds as prioritized to serve the chronically homeless and other homeless with higher acuities.

Additionally, the following CoC organizations address the needs of homeless individuals and families, families with children, veterans, and unaccompanied youth:

Catholic Family Services has five distinct programs: the Ark Shelter is a short term emergency shelter serving youth 10-17, the Ark Community Services & Street Outreach program providing transitional living services to youth 16-21 from nine counties, the Caring Network program for pregnant women and their families, Baraga Manor a 48 unit housing complex for older and mobility impaired adults, and Bridges Mental Health Counseling providing mental health counseling to individuals and families.

Housing Resources Inc., operates the Eleanor House Rapid Re-Housing Center-a 24 bed facility serving homeless families with children. HRI also operates the 49-unit Rickman House that provides permanent housing and supportive services for previously chronically homeless, mentally ill single adults. They also own and operate three family housing developments with a total of 249 affordable housing units.

Kalamazoo Community Mental Health & Substance Abuse Services (KCMHSAS) serves individuals and families through person/family centered planning to persons within the priority populations as defined in the Michigan Mental Health Code including: persons with serious mental illness; addictive disorders; children with severe emotional disturbances; and persons with developmental disabilities. The range of programs available includes Crisis Residential Placement, Respite Services, Assertive Community Treatment, Club House Programs, Assessment and Evaluation, Medication Administration, Skill Building Assistance, Substance Abuse Services and Case Management.

The YWCA offers victims of domestic violence and their dependent children a secure on-site shelter (52 bed capacity), counseling, referral and advocacy services for residential and non-residential clients, and two intensive post-shelter programs (Families First and Transitional Supportive Housing) that address the ongoing housing needs of clients and their children.

Volunteers of America provides supportive Services for Veteran Families (SSVF) funding and support and contacts veterans with other housing options at the VA Center in nearby Battle Creek.

Other local agencies including MI Works, Goodwill Services, Salvation Army, Lutheran Family Services, CARES (Housing Opportunities for Persons with Aids), Ministry with Community participate in the CoC and provide valuable resources for homeless and vulnerable households.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Continuum of Care (MI-507 Portage/Kalamazoo City and County CoC) was instrumental in the development of the City of Kalamazoo's 2014-2018 Consolidated Plan. In conjunction with a comprehensive communitywide planning process and implementation strategy known as, "Open Doors," a 10-Year Plan to End Homelessness, the Emergency Solutions Grant (ESG) program, offers financial assistance to organizations that serve the homeless.

The CoC and the City of Kalamazoo Community Planning & Development Department combine their Emergency Solutions Grants (ESG), funded by the United States Department of Housing & Urban Development (HUD) and the Michigan State Housing Development Authority (MSHDA), into a single local application process.

The City's consultation with the CoC serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, develop funding, policies and procedures for the operation and administration of HMIS to include:

- City Administrative and Community Development staff are appointed to permanent seats on the CoC's governing body, LISC's Local Advisory Board (LAB), and the Allocations & Accountability Team (AAT CoC Committee); this enables the City to interact with agencies that work to end homelessness and the development of strategies and goals of the Continuum of Care.
 - The LISC Local Advisory Board (LAB) approves the ESG Local Application Form (LAF), scoring guidance and grant schedule. The LAB appointed Allocations and Accountability Team (AAT) establishes CoC policies and procedures and meets to review aggregated information from the LAF and HMIS and makes agency funding recommendations to the LAB for approval. The LAB approves the final ESG allocations levels for each agency.
- The City of Kalamazoo utilizes a Sub recipient Agreement with ESG service providers to determine overall performance by receipt of monthly accomplishment reports and meeting annual outcomes detailed in their Agreement.
- A Performance Tracking System to help sub recipients meet their monthly, bi-annual, and yearly goals. The submission of quarterly HMIS reports and data to be reviewed by the Allocations and Accountability and Data Teams.

All agencies serving or intending to serve Kalamazoo County residents experiencing homelessness or those at risk of becoming homeless, and are eligible according to the Notice of Funding Availability's (NOFA) and the Grantor's defined rules, are encouraged to apply for funding. The ESG Notice of Funding Availability (NOFA) is distributed by email to more than 100 "Community Partners" and is posted in the local newspaper and on the CoC Web-Site.

In order for an agency to be selected for funding, they must be able to illustrate that their organization:

1. Will abide by the ESG NOFA, the ESG/MSHDA Policies and Procedures and all adopted CoC policies.
2. Adopted the 10-year Plan to End Homelessness at the board level.
3. Understands that they cannot discriminate (CoC Fair Housing Policy) or require clients to participate in any religious activities (CoC Funding Policies and Procedures).
4. Participates in HMIS data entry through Service Point and is participating in the community-wide QSOBAA to allow sharing within HMIS.
5. Designated a "Navigator", who works to eliminate barriers to housing services by participating in the Systems of Care Team.

6. At least one member of the organization has been an active member of the CoC; and has attended at least 50% of the team meetings for which they are members (if new applicant, will attend 50% of the team meetings for which they become members).
7. Have demonstrated capacity for sound financial, program management; and
8. Are in compliance with all federal, state and local programs for which they receive funding.

The CoC priorities for funding are, but not limited to, the following:

1. **Ensure emergency housing needs are met.**
2. **Adoption of proven tools to prevent and end homelessness:** Use of a comprehensive community-based prevention and rapid re-housing systems that embrace Progressive Engagement and Housing First activities.
3. **Promote program models:** With successful measureable outcomes that are supported by data.
4. **Break down silos:** Collaborate and coordinate across the CoC to ensure that local, state, and federal resources are used effectively and efficiently to end homelessness.
5. **Re-align Programs:** Work as a community to re-align program dollars to keep people housed or to rapidly re-house them.
6. **Build Public Support and Political will for ending homelessness** by sharing data and best practices with mayors, county officials, schools, and other interested parties.
7. **Data collection, analysis, and reporting:** Collect and analyze data via the Homeless Management Information System (HMIS); (Domestic Violence Agencies use alternative systems.) Staff is trained on entering data and how to share data with referral organizations.
8. **Implement Continuous Quality Improvement** and at a minimum the performance measure outcomes as required and outlined in quarterly progress reports;
9. **Use of shelter beds and transitional housing only when necessary and with a Housing First approach;** i.e. shelter diversion;
10. **Collaborate within the Interagency Service Teams** (Systems of Care Committee and Navigators) **to assist the hardest to serve.**

The CoC adopted the HUD developed system-level performance measures to help communities gauge their progress in preventing and ending homelessness. In addition to the Local Application Form, agency, project and HMIS data related to these performance measures are considered by the AAT and LAB when recommending and approving funding including;

1. Length of time persons remain homeless;
2. The extent to which persons who exit homelessness to permanent housing destinations return to homelessness;

3. Number of homeless persons;
4. Jobs and income growth for homeless persons in CoC Program-funded projects;
5. Number of persons who become homeless for the first time;
6. Successful housing placement.

The Continuum of Care also has an evaluation monitoring process to determine whether agencies are performing satisfactorily and effectively addressing homeless needs. Attention is also given to grantees rate of spending, consistency with designated Emergency Solution Grant goals and data entry quality.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 5 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with Senior Services through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
2	Agency/Group/Organization	Fair Housing Center of Southwest Michigan
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with the Fair Housing Center of Southwest Michigan to carry out fair housing training activities for area landlords and tenants. Fair Housing provides complaint data. This consultation has and will continue to provide direction for future fair housing training, outreach and testing.
4	Agency/Group/Organization	Kalamazoo Valley Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with Kalamazoo Valley Habitat through work on individual projects. In addition, agency participated in the 2016 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
5	Agency/Group/Organization	Local Initiative Support Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with Kalamazoo Valley Habitat through work on individual projects. In addition, agency participated in the 2016 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
6	Agency/Group/Organization	Community Homeworks
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with Community Homeworks through work on individual projects. In addition, agency participated in the 2016 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.

7	Agency/Group/Organization	Urban Alliance
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	UA participated in the 2016 HUD Roundtable to discuss City needs surrounding health homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
8	Agency/Group/Organization	Kalamazoo Neighborhood Housing Services
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with KNHS through work on individual projects. In addition, agency participated in the 2016 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
9	Agency/Group/Organization	Kalamazoo Community Mental Health
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in 2016 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development.
10	Agency/Group/Organization	Vine Neighborhood Association
	Agency/Group/Organization Type	Housing Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets quarterly with the Vine Neighborhood Association to address community needs. This consultation has and will continue to provide direction for needed services and outreach. In addition, this association participated in the 2016 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development.
11	Agency/Group/Organization	MSHDA
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the 2016 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
12	Agency/Group/Organization	Edison Neighborhood Association
	Agency/Group/Organization Type	Housing Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets quarterly with the Edison Neighborhood Association to address community needs. This consultation has and will continue to provide direction for needed services and outreach. In addition, this association participated in the 2016 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development.
13	Agency/Group/Organization	Northside Neighborhood Association Community Development
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets quarterly with the NCAD to address community needs. This consultation has and will continue to provide direction for needed services and outreach.

Identify any Agency Types not consulted and provide rationale for not consulting - N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Local Initiatives Support Corporation	Share common outcomes

Table – 6 Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Community Planning and Development met monthly with the Community Development Act Advisory Committee (CDAAC), which is comprised of citizen representatives from the six core low/mod neighborhoods and four at-large city representatives. Each of these representatives shared opportunities offered by the city with their neighborhoods organizations and in-turn shared community concerns and needs as reflected in the city's 2014/2018 Consolidated Plan. Information shared heavily impacted the development of the 2016/2017 Action Plan due to current needs continue to reflect the five year Consolidated Plan.

Table - 7. Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Neighborhood Meetings	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Neighborhood meetings were held monthly and opened to the public. Representatives from the communities were present and engaged.	CDAAC areas of discussions resulted in feedback addressing the following: lack of affordable housing, homeless needs, poverty, economic development and the need for more youth programs.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Two public hearings were held (March 10th & April 4th) which followed the City's 30 day public comment period and welcomed continued input from the community regarding the Action Plan. The action plan posted for public comment mimics CP&D 2014/2018 Consolidated Plan and the needs addressed by the community through CDAAC for the 2016/2017 year.	Citizens voiced support for the City's drafted Action Plan to provide funding for the following areas: lack of affordable housing, homeless needs, economic development and the need for more youth programs.	There were no comments that were not accepted.	

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Each year the City of Kalamazoo is required to submit an Action Plan to HUD. The intent of the plan is to identify how federal grant funds received by the City will be utilized during that program year to address the priority needs acknowledged in the City's Consolidated Plan. Program Year (PY) 2016 Annual Action Plan (July 1, 2016 through June 30, 2017) represents the second program year in which to address the needs identified in the City of Kalamazoo's 2014 - 2018 Consolidated Plan, approved by the Kalamazoo City Commission on May 19, 2014.

The Action Plan constitutes the City's application to HUD for its Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funding allocations, which are the primary resources for addressing Kalamazoo's housing and community development needs. The City expects to receive approximately **\$2,127,607** in PY2016 funding through the **CDBG (\$1,487,874)**, **HOME (\$422,450)**, and **ESG (\$138,353)** federal entitlement grants. The City and its Subrecipients will also utilize approximately **\$94,893 in anticipated program income** in PY2016. The City has unallocated CDBG funds from prior years in the amount of **\$62,997.62** to be allocated in FY 2017. The complete available budget to include unallocated funds for **PY2016 totals \$2,206,568**.

The Community Planning and Development Department will also report, to the extent possible, on other resources expected to be used in ways consistent with the Consolidated Plan. This includes both funds and resources of other organizations and agencies, local nonprofits, and for-profits which address the housing and community development needs of the City and its residents.

Decisions about the annual allocation of federal resources is based upon the 2014 - 2018 Consolidated Plan, which was developed after a thorough public participation process conducted both informally with community partners, stakeholders, neighborhood organizations and residents and formally via public hearings. The priorities, goals and objectives outlined in the Consolidated Plan were developed based on the feedback received during this public process, as well as the evaluation of housing, homeless, special needs population, and other relevant community development data.

Based on the analysis of needs and the input received, the City's priority needs and expected resources for 2016 are as follows:

Table Priority - 8 Expected Resources - Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	· Administration · Housing Rehabilitation · Minor/Emergency Home Repair · Support of TBRA · Support Fair Housing · Public infrastructure improvements · Code Enforcement · Crime Prevention · Transformative Neighborhood Projects · Youth programming	\$ 1,487,897	\$ 94,893		\$ 1,582,790	\$ 3,817,587	These funds will leverage City dollars through public infrastructure investment and other City services. In addition, other local, state, and federal funds will be leveraged by City sub recipients for housing activities.

ESG	Public - Federal	· Administration support for Continuum of Care · Prevention · Rapid Re-Housing · Shelter Operational Support · Supportive services	\$ 138,353	\$ -	\$ -	\$ 138,353	\$ 252,745	The Continuum of Care will leverage City funds with other HUD ESG funding
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$422,450			\$ 422,450	\$288,162	HOME dollars will leverage additional HOME funds from other local funders, MSHDA and federal sources

Table 1 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Often, additional resources are leveraged by our Subrecipients and partners to complete a project. These leveraged funds often come from the State of Michigan through the Michigan State Housing Development Authority or through foundations like the Kalamazoo Community Foundation. However, these funds are not known until the Subrecipient submits an application through the City's competitive application process.

Community Development Block Grant funds will leverage additional resources as follows:

- Public Infrastructure projects will be supported with additional City and State infrastructure dollars.
- Code enforcement, crime prevention and youth services will leverage additional City general fund dollars. Subrecipients of the City will leverage Michigan State Housing Development Authority and other State funds, as well as nongovernmental funding to expand the scope of rehabilitation assistance.

HOME Investment Partnership Funds will leverage additional public and private investment:

Homeownership investment will be supported by other agencies such as the Michigan State Housing Development Authority and community foundation grants.

- Rental projects may leverage additional funding from HUD; the Federal Home Loan Bank programs; the application of Low Income Housing Tax Credits; private equity investment, private construction and acquisition financing; and other private sources.
- HOME match requirements will be achieved through the donation of property, labor and materials, as well as payments in lieu of taxes for affordable housing developments in the City.

Emergency Solutions Grant funding will leverage additional investment as follows:

- The Kalamazoo County Continuum of Care receives approximately \$1.8 million in grant funding from HUD and approximately \$300,000 from the Michigan State Housing Development Authority each year.
- City Subrecipients also receive grants from funders like The United Way and other nongovernmental organizations. Match requirements will be met through these funders.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publicly owned land will be utilized.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) Goals Summary Information

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) Goals Summary Information

Table - 9 Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2014	2018	Affordable Housing	City-wide low-income households CDBG-Eligible Census Tracts	Rehabilitation of Existing Units Rental Assistance	CDBG: \$331,375 HOME: \$422,450	Rental units rehabilitated: 12 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 112 Household Housing Unit Tenant-based rental assistance: 41Households Assisted

2	Homeless Assistance	2014	2018	Homeless	City-wide low-income households	Rapid Re-Housing Home less Prevention	ESG: \$138,353	Homeless Person Overnight Shelter: 149 Persons Assisted Homelessness Prevention: 126 Persons Assisted
3	Neighborhood Enhancement	2014	2018	Non-Housing Community Development (NE, Demolition, Code, Parks & Rec)	CDBG-Eligible Census Tracts	Public Improvements/Infrastructure Public Services	CDBG: \$711,299	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28884 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 28884 Persons Assisted Buildings Demolished: 7 Buildings Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit

4	Youth Development	2014	2018	Non-Homeless Special Needs	City-wide low-income households CDBG-Eligible Census Tracts	Public Services	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
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Table 1 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

A total of 153 families/households are planned to be assisted with housing during FY 2016-2017 (41 renters and 112 homeowners). All households benefitting are extremely- low, low, or moderate income. The 41 rental units and 112 homeowners will be assisted under the CDBG, HOME and ESG programs. The criteria established by the City of Kalamazoo for households to benefit under this program conforms to the CDBG and HOME Program affordability requirements.

AP-35 Projects – 91.220(d)

Introduction

The City of Kalamazoo continues to conduct meetings to address its goals and needs. Goals and needs addressed are either carried out by the City or through one of its Subrecipient nonprofit partners.

Table 10 - Project Information under “AP-35 Projects 91.220(d)” is amended to reflect the cancellations of the Frank B. Lay project and Kalamazoo Collective project at the request of the Subrecipients.

Table - 10 Project Information

#	Project Name
1	CDBG Planning and Administration
2	Code Enforcement
3	Demolition
4	Fair Housing Activities
5	Public Facility & Infrastructure
6	Public Safety - Neighborhood Officers
7	Critical Home Repair
8	TBRA - Administration
9	Home Repair for the Elderly
10	LISC Continuum of Care
11	Tenant Based Rental Assistance (TBRA)
12	Lease Purchase

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The reasons for allocation priorities results from the City of Kalamazoo completing an extensive outreach process as part of the development of the 2014-2018 Consolidated Plan. This outreach was evaluated against the data collected for the plan; the realities that the City must consider when determining priorities like yearly budgets, staff capacity, etc.; and, what other funders are doing in the community. Based on this evaluation, a set of priorities were established and these priorities were vetted by the Community Development Act Advisory Committee and adopted by the City Commission as part of the 2014-2018 Consolidated Plan.

Obstacles to addressing underserved needs are due to the reduction of financial resources, which results in decreased staff and less funding to local nonprofit providers. Kalamazoo continues to experience a number of obstacles in helping those most in need. More innovative and creative partnerships and funding schemes will need to be considered as these obstacles, particularly funding, are likely to continue.

The need for permanent affordable supportive housing continues to be a concern for persons experiencing homelessness and other special needs populations. The gap between the number of affordable units and those in need continues to be significant for the City and the region.

The development of new affordable housing, particularly with supportive services, is a goal of the Continuum of Care. Partnerships with the City of Kalamazoo, local nonprofit housing providers and Michigan State Housing Development Authority, is needed to develop an affordable housing strategy. The City will continue to invest in affordable housing through both the CDBG and HOME grant programs.

Providing services, particularly housing, to the chronically homeless continues to be a challenge in Kalamazoo. The small numbers of people with complex, unmet needs who experience homelessness are frequent users of shelters and emergency health care. They often have long histories of homelessness and untreated or poorly managed mental illnesses and addictions. Their frequent stays in county or city jails, shelters, hospitals, etc. result in extraordinarily high costs in multiple public systems, but fail to improve the outcomes for the individuals or their communities.

To have a more proactive approach to homeless prevention, the Continuum of Care developed the Systems of Care team. They established work groups to address the needs/barriers of those that may become homeless. The team works to promote the adoption of evidence-based and promising program practices in support of a Housing First philosophy of care. They prioritize Continuous Quality Improvement in service delivery and educate and inform members on national and community best practices.

In general, the City, particularly the Department of Community Planning and Development, are making an effort to strengthen its relationship with county partners. The Kalamazoo County Department of Health and Community Services houses the Kalamazoo County Community Action Agency, which provides programs and services to help low income households achieve greater economic self-sufficiency. Working towards intergovernmental cooperation could result in joint community development projects, data sharing and best practices.

Projects

AP-38 Projects Summary

Table 11 - Project Summaries under “AP-38 - Projects Summary” is amended to reflect the cancellations of the Frank B. Lay project and Kalamazoo Collective project at the request of the Subrecipients

Project Summary Information

Table - 11 Project Summaries

1	Project Name	CDBG Planning and Administration
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing Homeless Assistance Neighborhood Enhancement Youth Development
	Needs Addressed	Administration of Programs
	Funding	CDBG: \$297,575
	Description	The CP&D Department will utilize the 20% percent cap available from the entitlement funding for management, monitoring and coordination of CDBG Activities.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There is population of approximately 75,548 residing in the City of Kalamazoo of a non-low/mod and low-mod status will benefit from proposed activity.
	Location Description	415 Stockbridge Avenue Kalamazoo, MI 49001
	Planned Activities	Administration of the CDBG program for the 2016 program year to include: monitoring, reporting, technical assistance, etc.

2	Project Name	Code Enforcement
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Rehabilitation of Existing Units
	Funding	CDBG: \$425,000
	Description	The CP&D Department will fund Housing Inspectors and Anti-Blight staff who work in the CDBG-eligible Census Tracts to reduce slum and blight.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Code Enforcement and Anti-Blight teams work within the CDBG-eligible neighborhoods to reduce the instances of slum and blight in these neighborhoods. There is a population of approximately 26,329 living in the six core (Eastside, Edison, Stuart/ Douglass, Northside, Southside, and Vine) neighborhoods. Approximately 68 percent of these households have incomes at 80 percent or less of the area median income and approximately 43.1 percent live below the federal poverty line.
	Location Description	The activities will take place in the 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 Census tracts.
3	Planned Activities	The City's Code Enforcement and Anti-Blight Team will contribute to the quality of owner housing in the City through their enforcement efforts in the CDBG-eligible neighborhoods. The team will manage the following type of activities: abandoned residential structure cases; secure and board structures open to casual entry; condemn structures; work with the Building Board of Appeals; issue graffiti violations conduct inspections and enforcement of dangerous structures or dilapidated structures, structures found open to casual entry, trash and junk on private property, curb lawn trash, zoning violations, tall grass/weeds, and graffiti.and general blight.
	Project Name	Demolition
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Neighborhood Improvements
	Funding	CDBG: \$58,017
	Description	Spot blight demolition of approximately 5 vacant/blighted residential structures in eligible CDBG neighborhoods.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There is a population of approximately 26,329 living in the six core CDBG-Eligible Census Tracts (Eastside, Edison, Stuart/ Douglass, Northside, Southside, and Vine) neighborhoods. Approximately 68 percent of these households have incomes at 80 percent or less of the area median income and approximately 43.1 percent live below the federal poverty line that will benefit from this proposed activity.

	Location Description	The activities will take place in the 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 Census tracts.
	Planned Activities	Will demolish five vacant, abandoned single-family residential structures.
4	Project Name	Fair Housing Activities
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Public service funding will be provided to support City staff who will conduct fair housing activities to support the 2014 Assessment of Fair Housing Plan.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There is a population of approximately 75,548 residing in the City of Kalamazoo of a non-low/mod and low-mod status that will benefit from proposed activity. Families experiencing discrimination will benefit from this proposed activity.
	Location Description	City wide
5	Planned Activities	Public service dollars will be utilized to address the action items from the 2014 Assessment of Fair Housing Plan. In addition, community outreach, provider testing, complaint investigation and technical assistance to the City and federally funded sub recipients will be provided.
	Project Name	Parks and Recreation
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Public Facilities
	Funding	CDBG: \$25,907
	Description	Infrastructure
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There is a population of approximately 26,329 living in the six core CDBG-Eligible Census Tracts (Eastside, Edison, Stuart/ Douglass, Northside, Southside, and Vine) neighborhoods. Approximately 68 percent of these households have incomes at 80 percent or less of the area median income and approximately 43.1 percent live below the federal poverty line that will benefit from this proposed activity.
	Location Description	The activities will take place in the 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 Census tracts.
	Planned Activities	The City of Kalamazoo Public Service Department will use CDBG funds to enhance the infrastructure of core neighborhoods within CDBG-eligible census tracts.

6	Project Name	Public Safety - Neighborhood Officers
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Public Services
	Funding	CDBG: \$150,000
	Description	The City of Kalamazoo Public Safety Department will use CDBG funds toward the salaries of two public safety officers for crime awareness and prevention in the low- to moderate-income neighborhoods.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Families within the CDBG-eligible neighborhood will benefit from this activity as Community Policing Officers will provide needed crime prevention activities. Partnerships will be established with the neighborhood associations to ensure outreach to the community.
	Location Description	The activities will take place in the 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 Census tracts.
7	Planned Activities	The role of the Community Policing Special Unit is to prevent crime through identification of trends and the creation of action plans for resolution in partnership with neighborhood and community organizations. The KDPS Community Policing Special Unit is intended to partner with the neighborhood associations to identify crime trends that negatively impact the quality of life within the CDBG-eligible neighborhoods, particularly Eastside, Edison and Vine. The Community Police Officers will maintain close relationships with neighborhood directors and associations to stay apprised of problems, "hot-spots," and priorities of the neighborhoods, so they can discuss prevention strategies and develop a comprehensive prevention approach in a timely manner. The Officers will attend monthly neighborhood association meetings and neighborhood watch meetings. They will give presentations within the neighborhoods on an array of topics, mostly geared toward crime prevention and personal safety awareness. The partnership between Public Safety and the citizens of the CDBG-eligible neighborhoods will assist in solving problems creatively to prevent crime.
	Project Name	Critical Home Repair (Community Homeworks)
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Units
	Funding	CDBG: \$200,000
	Description	Community Homeworks will use CDBG funding to complete approximately 80 critical home repairs for low- to moderate-income homeowners.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Eighty (80) low-income households will benefit from this proposed activity.
	Location Description	City-wide low-income households
	Planned Activities	Minor/emergency home repair and moderate housing rehabilitation
8	Project Name	TBRA – Administration (HRI)
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Assistance
	Funding	CDBG: \$56,375
	Description	Housing Resources, Inc. will use CDBG funds to administer the Family Self-Sufficiency/TBRA program. It is estimated that 41 households will receive direct financial assistance through HOME TBRA with related technical and social services. Staff intake and related services/administration will be provided through CDBG.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 41 households will benefit from this propose activity
	Location Description	City wide
	Planned Activities	Housing counseling, rental inspections, and rental assistance.

9	Project Name	Home Repair for the Elderly (Senior Services)
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Units
	Funding	CDBG: \$75,000
	Description	Senior Services, Inc. will use CDBG funds to perform minor home repairs and barrier-free accessibility enhancements to approximately 32 housing units owned by senior citizens in CDBG-eligible Census Tracts throughout the City of Kalamazoo.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Thirty-Two (32) senior households will benefit from this proposed activity.
	Location Description	CDBG-eligible neighborhoods
	Planned Activities	Minor/emergency home repair and ADA accessibility improvements
10	Project Name	LISC Continuum of Care
	Target Area	City-wide low-income households
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$20,000
	Description	LISC will provide technical assistance, capacity building training, and evaluation to approximately four housing and community development non-profit organizations, including CHDOs, operating in the City of Kalamazoo, primarily in the eligible CDBG neighborhoods. LISC will also provide staff for the Affordable Housing Partnership.
	Target Date	06/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Homeless families will benefit from this proposed activity.
	Location Description	City-wide
	Planned Activities	Administration of the Continuum of Care.

11	Project Name	Tenant Based Rental Assistance (TBRA) – (HRI)
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Assistance
	Funding	HOME: \$80,000
	Description	Housing Resources, Inc. will use HOME funds for rental and rent deposit assistance to approximately 55 households through its TBRA program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 41 Low-income families will benefit from this proposed activity.
	Location Description	City-wide
	Planned Activities	Tenant based rental assistance
12	Project Name	Property Development for Homeownership (Fair Housing Center of Southwest Michigan)
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Units
	Funding	HOME: \$76,974
	Description	Fair Housing Center will use HOME funds to rehabilitate and lease one vacant single family homes.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	One (1) low-income family will benefit from this proposed activity.
	Location Description	CDBG-eligible neighborhoods
	Planned Activities	Acquisition and rehabilitation of one vacant single-family housing units to be included in Lease/Purchase program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Kalamazoo has chosen to focus CDBG funds where at least 51 percent of the residents are considered low and moderate income by HUD. These neighborhoods and Census tracts are:

67.9% Eastside – 1.00

67.9% Central Business District – 2.01

80.5% Northside – 2.02 and 3.00

68.7% Douglas/Stuart – 5.00

72.85 Vine – 6.00

68.5% Edison – 9.00, 10.00 and part of 11.00

55.5% Southside – 11.00

52.1% Oakwood – 16.03

HOME and ESG funds are intended to be used throughout the City.

Geographic Distribution

Target Area	Percentage of Funds
City-wide low-income households	56%
CDBG-Eligible Census Tracts	44%

Table- 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The focus of CDBG funding in these areas was not only because of eligibility under HUD rules. Many of the core neighborhoods have additional socioeconomic reasons that warrant concentrating resources. Approximately 32 percent of individuals residing in the City of Kalamazoo are living below the federal poverty level. This is almost double the rate of individuals living below the poverty level for the State of Michigan and Kalamazoo County. While the City is experiencing higher rates of poverty, only three Census tracts meet HUD's definition of "racially or ethnically concentrated areas of poverty." An area must have a non-White/Caucasian population of 50 percent or more and poverty rate that exceeds 40 percent to be considered concentrated.

The three Census tracts are 1.00 (Eastside) and 2.02 and 3.00 (Northside). The Eastside Neighborhood has a poverty rate of 47.5 percent and 76.3 percent of the population is of minority status. The Northside Neighborhood (2.02 and 3.00) averages a poverty rate of 45.4 percent and a minority population of 92.1 percent.

The core neighborhoods also have much older housing stock. Approximately 90 percent of the homes were built prior to 1979, which raises the risk of lead based paint. Over 90 percent of the homes in

Census tracts 2.02 (Northside), 6.00 (Vine), 9.00 (Edison), and 16.03 (Oakwood) were built before 1979. According to the 2012 American Community Survey, approximately 60 percent of the homes found in the CDBG eligible census tracts were built prior to 1939. The advanced age of the housing stock indicates a need for continued maintenance, lead based paint removal, weatherization and energy efficiency upgrades.

It appears that neighborhood disparities in accessing community assets exist between the more affluent neighborhoods in the City and many of the core neighborhoods. The Edison and Northside Neighborhoods struggle with poor performing schools, have higher percentages of poverty and persons receiving public assistance. Not unexpectedly, these same neighborhoods tend to have lower participation in the labor market, lower percentage of persons employed and lower percentage of persons with either a high school or bachelor's degree. Access to employment centers may be more problematic because of difficulties accessing the transit system or limited financial means to own and maintain a car.

HOME and ESG funds are intended to be used throughout the City. HOME funds are predominately utilized to develop affordable housing. Dispersing affordable housing throughout the City helps to prevent concentrating low income residents within one neighborhood. ESG funds are predominately to assist the homeless. Many of the homeless shelters are located within downtown Kalamazoo or the core neighborhoods. However, the homeless prevention and rapid re-housing component of ESG may find funds spent throughout the City.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing continues to be a priority for the City of Kalamazoo. Currently, there are more households in need of affordable housing than units available. For PY2016, the following goals are expected:

One Year Goals for the Number of Households to be Supported	
Homeless	452 ESG
Non-Homeless	41 TBRA – Counseling Housing Quality Insp
Special-Needs	86 ESG
Total	579

Table - 13- One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	41- HRI - TBRA
The Production of New Units	0
Rehab of Existing Units	13 (K Collective/College Tn/FH)
Acquisition of Existing Units	0
Total	54

Table – 14 - One Year Goals for Affordable Housing by Support Type

Discussion

The total numbers between the two tables differ because of the number of households that are expected to receive minor or emergency home repair, which have not been classified as full rehabilitation. In addition, one home is expected to receive down payment assistance which is also not included in the first table.

AP-60 Public Housing – 91.220(h)

Actions planned during the next year to address the needs to public housing

The City of Kalamazoo will continue to be supportive of the Public Housing Commission's 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. No direct funding actions are planned with the Public Housing Commission in PY2016.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will work with the Public Housing Commission to encourage residents to volunteer for the Community Development Act Advisory Committee, which works with the Community Planning and Development staff to advise the City Commission on matters pertaining to housing and community development within the City of Kalamazoo

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The following activities, either supported by the City or our nonprofit community partners, will assist in the reduction or elimination of homelessness in Kalamazoo.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Housing Resources, Inc. and Goodwill Industries sponsor a weekly Community Housing Hour, which includes a number of housing and social service providers that help resolve housing issues. The event reaches out to both the homeless and those in danger of becoming homeless. Organizations include the Department of Human Services, Legal Aid of Southwest Michigan, Kalamazoo Community Mental Health and Kalamazoo Neighborhood Housing Services. The type of services provided include housing search information, prevention of eviction, emergency shelter referrals, foreclosure and homeownership, budgeting and resources for landlords and tenants.

Kalamazoo Community Mental Health and Substance Abuse Services support a Housing Recovery Center, which assists individuals with finding and maintaining affordable housing. One of the services the Recovery Center offers is outreach to people living in emergency shelters and places not meant for human habitation. Ultimately, the outreach is to provide homeless individuals with the services they need and to help them find permanent and supportive housing.

Catholic Charities Dioceses of Kalamazoo utilizes a street outreach program grant from U.S. Department of Health and Human Services. The grant has enabled Catholic Charities to meet homeless youth at their point of need. The street outreach program allowed Catholic Charities to build upon and expand their current drop-in center services to have staff available on the street at designated times, seeking out youth who most need their services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The countywide Coordinated Community Assessment System utilizes Gryphon Place 2-1-1 to provide crisis intervention and perform the initial centralized screening and intake process to determine primary and urgent needs. Individuals are prioritized based on the severity of their housing crisis. Persons with greatest need are referred to Housing Resources, Inc., the Lead Agency/Housing Assessment and Resource Agency (HARA), for housing assessment and development of the Community Housing Assistance Plan (CHAP). Those with an urgent need are referred to area emergency shelters where the CHAP is developed in consultation with the HARA.

The HARA schedules the housing assessment visit within two days of initial contact. The HARA Housing Resource Specialist creates the CHAP utilizing the Homeless Management Information System (HMIS) and prioritizes strength based case management principles. Resources are provided based on need and may include: case coordination, financial assistance, landlord/tenant education/engagement, linkage to community partner resources, and referrals to mainstream service providers.

Emergency shelter services, with the goal of rapid re-housing, are provided to homeless households. These services include a shelter diversion assessment, shelter entry with the goal of rapid exit, financial assistance in the form of rental subsidy, and tenant-landlord engagement. Emergency shelters with rapid re-housing services have the goal of achieving sustainable permanent affordable housing.

The City of Kalamazoo continues to provide ESG funds through the Kalamazoo County Continuum of Care to support emergency shelter and transitional housing needs. Exact outcomes will not be known until the application process, which will occur in the summer of 2016.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Housing Resources Inc. (HRI), as the CoC's, Housing Assessment and Resource Center (HARA), hosts a Housing Stabilization Program providing community wide centralized intake and assessment and/or shelter diversion services, homeless prevention, focusing on reducing evictions for low income residents, rapid re-housing, rapidly exiting homeless households from emergency shelter to new sustainable housing options to avoid repeat episodes of homelessness, and permanent supportive housing, serving households where the head of household has a disability and who are chronically vulnerable to housing instability and repeat episodes of homelessness. Families and individuals are referred to the HARA for assessment and development of the Community Housing Assistance Plan (CHAP). Walk-in services are provided through centrally located satellite locations and at Ministry with Community, the local drop-in day shelter. Connections to services are also available at the weekly "Community Housing Hour"; located at the Goodwill Human Services Campus, multiple agencies participate in providing housing related information.

Gryphon Place's 2-1-1 Information and Referral service provides quick and easy access to information about service agencies (Dial 2-1-1 24 hours a day, 365 days a year) in Kalamazoo County. Community Resource Advisors work with callers to assess their needs, determine their options and provide appropriate programs/services, give support and advocate for the caller as needed.

The 2-1-1 Advisors have after-hour contacts for local housing agencies and shelters, the Access Center (Community Mental Health), Mobile Crisis Response (Youth), and public safety (welfare check, adult/child protective services). The local YWCA (Domestic Violence) and the ARK Youth Shelter maintain a 24-hour Hotlines; (269) 385.3587 and (800) 873-8336, respectively.

The CoC's prevention work includes a "homeless preference" vouchers registry and it works closely with the Michigan State Housing Development Authority's (MSHDA) agent who administers 947 Housing Choice Vouchers (HCV), 95 project-based, and HUD-VASH (veteran) vouchers.

In addition, the following programs have been developed to help prevent individuals and families from becoming homeless:

- The Eviction Diversion program is designed to prevent rental evictions, reducing the number of families and individuals who are at jeopardy of becoming homeless. This is a unique partnership between the court system and the Continuum of Care to prevent rental eviction.
- The Navigator Program is a results oriented program that strives to eliminate barriers to housing and services for those in most need. A nonprofit partner that provides housing and homeless services designates a person who is able to cut through barriers to resolve difficult situations when a client is in crisis, when repeated requests for service have not been addressed, or when

a client is repeatedly referred from agency to agency without action.

- Project Connect is a program that provides a day of assistance for families and individuals living in our community that are in need of services, ranging from haircuts, to Department of Human Services applications, from resume building to housing services. One important service that is provided is the ability to obtain birth certificates and personal identification, which is often a serious barrier to receiving other necessary benefits. More than 50 organizations come together and offer services at a single location.

In addition, the City funds Housing Resources, Inc. and Catholic Family Services with tenant based rental assistance (TBRA). These agencies expect to support up to 55 clients, some of which may be experiencing homelessness or in jeopardy of becoming homeless. Funds will also be provided through the ESG program toward rapid re-housing and homeless prevention.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Stakeholders and/or collaborating agencies that are responsible for ensuring that persons being discharged from a system of care are not routinely discharged into homelessness. In 2012, the CoC developed and adopted a formal CoC Discharge Planning policy statement, and in 2013 the CoC's Systems of Care Team "Discharge Workgroup," including a representatives from Bronson Healthcare the Michigan Department of Health & Human Services (foster care discharges) studied local discharge policies; they work to identify issues, gaps, and barriers to a systematic approach to discharge. Additionally, providers of youth services work closely with the resources of the Coordinated Assessment and Referral Agency (HRI); the CoC assessment/discharge planning process identifies and coordinates individualized supports and services needed to live successfully in the community for any Kalamazoo County citizen with a disability, condition, or problem related to any life transition. Individuals frequently note they will stay with family or friends upon discharge; housing options may include placement with family, enrollment in transitional housing programs funded by faith based providers, subsidized housing, project based housing, and room and board facilities.

The Continuum of Care and related policies regarding discharge includes:

HEALTH CARE. The two regional hospitals serving the CoC have multi-disciplinary teams with comprehensive protocols that consider the need for housing with an individualized discharge plan. Kalamazoo Community Mental Health and Substance Abuse Services Emergency Mental Health outreach workers also provide on call emergency mental health evaluation and program placement. The CoC provides a single coordinated assessment and referral point of entry for all housing related emergencies in partnership with 2-1-1 to ensure appropriate housing and other community resources eligibility is assessed. Services may include access to emergency, transitional and permanent housing options, case management, landlord liaisons, and emergency financial assistance.

MENTAL HEALTH CARE. Kalamazoo Community Mental Health and Substance Abuse Services (KCMHSAS) has the responsibility for ensuring that persons being discharged from a system of care are not routinely discharged into homelessness. As the CoC's provider of public mental health and substance abuse services in Kalamazoo County, as required by state statute, KCMHSAS has a comprehensive discharge and

planning policy. An individual written discharge plan is prepared for each client in order to provide continuity of services. One component of the Comprehensive Individualized Discharge Plan is related to housing and shelter. KCMHSAS also operates a Homeless/Housing Resource Center. The local options for housing range from market rate units, subsidized project-based, subsidized specialized supportive housing, SRO residences, room and board homes, adult foster care, specialized residential, crisis residential, transitional and emergency shelter.

FOSTER CARE. Providers of CoC funded youth services, Catholic Charities and Lutheran Services in Kalamazoo adhere to the formal foster care policy of the Michigan Department of Health and Human Services which directs the treatment of youth in foster care including discharge. Person centered planning is completed early in the assessment 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. 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 and coordinate individualized support. Youth who are permanent wards may stay in foster care up to age 19 and possibly beyond if the youth is unstable. Youth are discharged to their own apartment, to live with friends, relatives or permanent foster parents, to college dorms and other arrangements, as called for in their housing plan.

CORRECTIONS. The Kalamazoo County Jail (Sheriff's Department), has discharge planning responsibility for those who are at risk of becoming homeless. The Sheriff's Department implemented a discharge policy in 2008 and assistance on housing and other supports to sustain housing is made available at or near discharge, if requested by the inmate. The Chaplin's office works with individuals to identify and coordinate community resources to meet the unique needs of each inmate. Information about housing assistance and other community based services are posted on boards internally within the jail. Inmates, at their option, are encouraged to take advantage of the information about housing or other related services. The CoC also works with faith based organizations that reach out to those with a history of criminal sexual conduct.

Veterans: The regional Veteran's Administration (VA) follows a set of discharge criteria when releasing patients into the community. VA social workers and case managers assess and work with the patients who are homeless to find them appropriate shelter before their release. The VA works with emergency shelters, other homeless housing, and supportive services providers in the Continuum of Care to assure suitable placement is achieved after discharge

Discussion

Table - 15

One year goals for the number of households to be provided housing through the use of HOPWA for: N/A
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Barriers to affordable housing are varied and complex. Possible barriers to the development or retention of affordable housing are public policies, particularly those of the City. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment. In addition to public policies, larger social issues and outside forces impact the ability to access affordable housing. Social issues like poverty and lack of employment, and outside forces like reductions in Federal and State funding to develop new housing, present a barrier to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The following information reviews some of the possible barriers in Kalamazoo:

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 “green fields” in the unpolluted, outlying communities than it is to develop the “brownfields” in the City.

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.

The four single family residential districts allow for small minimum lot sizes, which permits higher density of development than in many of the jurisdictions surrounding the City of Kalamazoo. In adjacent jurisdictions, large lot zoning does create a barrier to affordable housing and establishes pressures that force some low income populations into the City of Kalamazoo. The low densities found in adjacent jurisdictions create increased prices and barriers to affordability.

Additionally, the City of Kalamazoo Zoning Ordinance allows for multifamily development in several commercial districts to allow for mixed use and to encourage walkability.

Housing and Building Codes

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

the State.

The City employs an anti-blight and building code enforcement team. As a result, blight and abandonment issues are addressed more quickly. The rental certification program continues to be administered, which helps to improve the quality of rental housing. Concerns have been raised that the rental certification program is a barrier to affordable housing because it adds an additional cost to the management of rental properties. However, in a city where over half of the residential units are rental, a program of this type is necessary to not only maintain the health, safety and welfare of those who rent in Kalamazoo, but to maintain or improve property values in City neighborhoods.

Discussion

The City will utilize a variety of strategies and support from community partners to help address barriers to affordable housing. Generally, the City utilizes 50 percent or more of the total HUD grant award towards housing activities. These funds will help to increase the supply of affordable housing, as well as helping those in affordable units to remain housed. In addition, the City has encouraged, through the competitive application process, that housing providers form partnerships in the hopes of avoiding duplication of services that would allow assistance to larger numbers of low income households.

Most of these partners also provide needed social services that help households with long term housing sustainability. The nonprofit partners receiving funding to assist with affordable housing in PY2016 are:

- Housing Resources, Inc.
- Community Homeworks
- Senior Services, Inc.
- Fair Housing Center of Southwest Michigan
- Kalamazoo Collective

The Kalamazoo Brownfield Redevelopment Initiative has been a tremendous resource in addressing the issue of contaminated properties that may have the ability to be redeveloped. Using captured tax revenue, the Brownfield Initiative has purchased many 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.

Some additional actions planned for PY2016 are:

- Work with local nonprofit housing providers on the development of new and/or rehabilitated housing. Encourage variety in housing types like duplexes, townhomes, 4-unit apartments to provide a wider range of rents and mortgage costs.
- Improve financial options for Kalamazoo residents to increase homeownership and homeowner maintenance by working with local lending institutions and nonprofits to develop loan types and/or underwriting requirements that would allow for nontraditional home loans.
- Work with local nonprofit housing providers to provide homeowner subsidies to help low income families with down payment assistance.
- Improve access to quality rental housing in Kalamazoo through continued support of tenant based rental assistance programs. In addition, consider the development of a program where vacant and/or tax foreclosed properties are sold to landlords who maintain exceptional rental

properties and will rehabilitate the home for rental use. Work with local nonprofit housing providers on free and/or reduced-cost financial literacy for households from the Eastside, Edison or Northside Neighborhoods. Focus CDBG funding on substandard housing and/or deferred maintenance of affordable housing units, particularly in the Eastside, Edison and Northside Neighborhoods.

AP-85 Other Actions – 91.220(k)

Introduction

The City of Kalamazoo will continue to engage in a variety of activities during the 2016 program year, which are intended to further local housing and community development goals.

Actions planned to address obstacles to meeting underserved needs

The Community Planning and Development Department will continue to collaborate with our local community housing and human service providers, government officials, business leaders and citizens to identify areas of need in the community. Coordinated efforts have been improved and will continue to be enhanced through PY2016 with local funders and other governmental entities to try and address underserved needs.

Based on the information gathered for the development of the 2014-2018 Consolidated Plan, one of the more underserved populations is the very low income, particularly in regards to housing. Low income renters experience the greatest housing cost burden in Kalamazoo. The tenant based rental assistance programs supported by the City and sponsored by Housing Resources, Incorporated will help us address this underserved need.

Actions planned to foster and maintain affordable housing

In PY2016, the City will continue to place an emphasis on affordable housing as part of the competitive grant application process. A total of four nonprofits and one for profit organization will receive CDBG, ESG and HOME funding to expand new and maintain existing affordable housing. Approximately 753 thousand (CDBG/HOME) of the total funds provided to the City will be used towards the improvement of affordable housing in the City.

Actions planned to reduce lead-based paint hazards

One single-family home will be completely rehabbed with PY2016 funds. The removal of lead based paint, if found, will be a requirement of these rehabilitations. In addition, the City plans to utilize \$83,627 to demolish blighted residential structures in the City. It is likely that these homes may contain lead based paint because they tend to be older structures where lead is more prevalent. The removal of approximately five structures will reduce the chances of a household living with lead contamination.

The City will also continue to work with the Michigan Department of Community Health, Division of Environmental Health, and Healthy Homes Program to reduce lead-based paint hazards. The Division provides grant funding to homeowners to remediate lead based paint. Through the City, local nonprofits and neighborhood associations are kept apprised of available funding and the process to receive grant funds.

Actions planned to reduce the number of poverty-level families

Reduction in poverty has recently become a priority for the Kalamazoo City Commission. They have decided to take a leadership role in fostering collective action to reduce poverty in the City, especially for children.

To that end, the City Commission is actively involved with and supportive of, the Kalamazoo County Poverty Reduction Initiative. This initiative is a coalition of local business, education, human service, economic development, philanthropic, government, legal, academic, and faith-based leaders whose mission is “to foster collaborative and mutually accountable public-private partnerships that increase both access to and resources for individuals and families living in poverty.”

The Poverty Reduction Initiative has long-range plans to raise funds to invest in the rehabilitation of substandard rental units and homes owned by low income households. They intend to encourage and assist in the conversion of existing market rate units to affordable housing, and add permanently affordable rental units with an investment in rental subsidies.

For PY2016, the City of Kalamazoo will continue to work towards helping those in poverty access affordable housing. In addition, the City has developed a Section 3 preference policy to promote the procurement of Section 3 businesses. The intent is to improve the economic circumstances of local low income business owners and residents.

Actions planned to develop institutional structure

Local Initiatives Support Corporation (LISC) will continue to coordinate housing and community development efforts through the Sustainable Communities Initiative. They have reached out to other service providers, neighborhood organizations and funders to help them achieve the goals of the Initiative, which are expanded capital investment in housing, increasing family income and wealth, stimulating the local economy, improving access to quality education and developing healthy environments and lifestyles. The Deputy City Manager will continue to sit on the Board of LISC Kalamazoo. The Continuum of Care is operated as a compliment to the LISC Sustainable Communities Initiative. This collaboration of nonprofit, business, governmental, education, health, human service, advocacy entities, and constituent groups are creating a comprehensive and integrated approach to end homelessness and insure permanent housing for low income people. The Continuum of Care has three volunteer groups that help improve provision of services, eliminate barriers to housing, improve the management of data, and allocate funding. The Community Development Manager will sit on the Allocations and Accountability Team.

The City will continue to host bi-monthly meetings with the core CDBG-eligible neighborhoods during PY2016. The executive directors of each neighborhood organization attend the meetings along with representatives from City departments like Public Safety, Public Services, Parks and Recreation, and Community Planning and Development. The meetings focus on neighborhood issues, the coordination of services, updates on City improvements, etc. The intent is to provide an open forum for neighborhood leaders to work cooperatively with the City on addressing neighborhood needs.

The City, particularly the Department of Community Planning and Development, could benefit from stronger relationships with our county partners. The Kalamazoo County Department of Health and Community Services houses the Kalamazoo County Community Action Agency, which provides programs and services to help low income households achieve greater economic self-sufficiency. The City will work towards more intergovernmental cooperation in PY2016 to work towards joint community development projects, data sharing and best practices.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Kalamazoo has indicated that the priorities that should be addressed during the five year period of this Plan are affordable housing, homeless assistance, neighborhood enhancement and youth development. The institutional structure for the neighborhood enhancement and youth development priorities is internal to the City and has no gaps to providing services. The affordable housing priority could benefit from a stronger relationship with the Kalamazoo County Community Action Agency. Community Planning and Development staff at the City plan to engage with the housing programs staff to review possible areas of partnership that will improve affordable housing outcomes.

The development of new affordable housing, particularly with supportive services, is also a goal of the Continuum of Care. Partnerships with the City of Kalamazoo, local nonprofit housing providers and the Michigan State Housing Development Authority will need to be an affordable housing development strategy. The City will continue to invest in affordable housing through both the CDBG and HOME grant programs. The development of new units will continue to be considered based on successful financial statements and plans.

To have a more proactive approach to homeless prevention, the Continuum of Care developed the Systems of Care team. They established work groups to address the needs/barriers of those that may become homeless. The Team works to promote the adoption of evidence-based and promising program practices in support of a Housing First philosophy of care. They prioritize Continuous Quality Improvement in service delivery and educate and inform members on national and community best practices.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Table - 16

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

- | | |
|---|---|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 1 |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not plan any other forms of investments except for those identified in Section 92.205 of the HOME Investment Partnership Program Final Rule.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Per the requirements of 24 CFR 92.254, the City will require Subrecipients and developers to recapture all, or a portion of, the HOME investment if the homeowner decides to sell the house within the affordability period at whatever price the market will bear. The homebuyer may sell the

property to any willing buyer. However, the sale of the property during the affordability period triggers repayment of the HOME funds utilized when it was originally purchased.

a. Reduction during the Affordability Period (Forgiveness):

The Subrecipient or developer will forgive the direct HOME subsidy during the time of the affordability period. The total amount of the direct HOME subsidy will be equally divided among the years of the affordability period. For example, a \$40,000 direct HOME subsidy would be equally forgiven over the 10 year affordability period, reducing by \$4,000 each year.

Forgiveness will only be given to the homebuyer for each year they occupy the home as their primary residence.

b. Amount of Repayment and Net Proceeds:

Net proceeds are defined as the sale price minus superior non-HOME loan repayments and any closing costs. If there are no net proceeds or insufficient proceeds to recapture the full amount of HOME investment due, the amount subject to repayment must be limited to what is available from net proceeds.

c. Homebuyer Agreement

Recapture of the HOME investment and forgiveness over time is required to be detailed in the Homebuyer Agreement signed by the homebuyer and recorded on a deed restriction with the County Clerk/Register of Deeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

The period of affordability is detailed in either the Subrecipient or developer agreement with the City of Kalamazoo. The agreement also requires the Subrecipient or developer to ensure compliance with the affordability period by placing a covenant or deed restriction that runs with the property and is recorded with the County Clerk/Register Office. A copy of the recorded document is provided to the homeowner and the City of Kalamazoo.

Per the requirements of 24 CFR 92.254, the Subrecipient or developer will recapture all or a portion of the HOME investment if the homeowner decides to sell the house within the affordability period at whatever price the market will bear. The homebuyer may sell the property to any willing buyer. However, the sale of the property during the affordability period triggers repayment of the direct HOME subsidy provided to the homeowner when it was originally purchased.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Kalamazoo does not utilize HOME funds to secure existing debt for multifamily

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Source of Funding. All CoC programs are funded by the McKinney-Vento Homeless Assistance Act of 1987 and administered by HUD; some ESG funds are passed through to the Michigan State Housing Development Authority (MSHDA). McKinney-Vento programs provide outreach, shelter, transitional housing, supportive services, rent subsidies, and permanent housing for people experiencing homelessness and/or at risk of homelessness.

- Additionally, in 2009, Congress passed the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act to consolidate HUD homelessness programs (Supportive Housing Program, Shelter Plus Care, and Moderate Rehabilitation/Single Room Occupancy). The Hearth Act amended and reauthorized the McKinney-Vento Homelessness Assistance Act, and is intended to further assist people in regaining stable, permanent housing and supports a coordinated intake process, effective data collection, performance measurement and program evaluation systems.
- The dollar amount of available funding is determined competitively for the Continuum of Care Program Competition and by formula to each jurisdiction (State of Michigan, Kalamazoo City and County) for the Emergency Solutions Grants program. The CoC and the City of Kalamazoo combine their Emergency Solutions Grants, funded by MSHDA and HUD, respectively, into a single application process.
- Funding is subject to federal appropriations, state and local allocations and terms of the relevant Notice of Funding Availability (NOFA); *funding is not guaranteed by the CoC, City of Kalamazoo, HUD or MSHDA until grant agreements are finalized and executed.*

Eligible Uses of Funding. CoC and/or ESG funding is available for projects that provide:

- Homeless outreach, assessment, and prevention; Emergency shelter (ES); Transitional housing (TH); Permanent housing with supportive services (PSH); Permanent Housing-Rapid-Rehousing (PH-RR)Permanent housing only (PH); Supportive services only (SSO), and Planning, HMIS, and Grant Administration.

Ineligible Uses of Funding

Funds cannot be allocated to any organization that:

1. Does not comply with the nondiscrimination provisions of local, State and Federal civil rights laws (see CoC Fair Housing Policy); or
2. Requires participation in religious activities as a condition for receiving services; or
3. Does not comply with the Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity Final Rule (2012 Equal Access Rule).

CoC Collaborative Applicant

The Local Initiatives Support Corporation (LISC) employs the CoC Director and serves as Kalamazoo County's Lead Agency and Collaborative Applicant. The City of Kalamazoo's Deputy City Manager serves on the LISC Board; the LISC Board serves as the CoC's governing body.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care formalized a “No Wrong Door” countywide Coordinated Community Assessment System in 2009. Gryphon Place 2-1-1 provides crisis intervention 24/7 and performs the initial Centralized Screening and Intake process to determine primary and urgent needs. Individuals are prioritized based on the severity of their housing crisis. Persons with primary need are referred to Housing Resources, Inc., the Lead Agency/Housing Assessment and Resource Agency (HARA) for housing assessment and development of the Community Housing Assistance Plan (CHAP). Those with an urgent need are referred to area emergency shelters where the CHAP is developed in consultation with the HARA. Walk-in services are provided through centrally located satellite locations and through the weekly Community Housing Hour at the Goodwill Human Services Campus where multiple agencies participate in providing housing related information.

Through enhancements and expansion of the coordinated access and assessment process and the implementation of the CHaMP (Community Housing Matching and Planning) process, families becoming homeless will be prioritized for services and housing placement.

In addition, through a partnership with United Way and the YWCA, a “Liaison to Success” pilot program will be implemented in 2016 that serves 20 “underemployed” households specifically identified as to receive intensive supportive services for the purpose of improving financial and housing stability in the household with specialized services for families exiting the YWCA family shelter who will have an additional Victim Services case management component. These actions are dependent on the availability of housing units for those experiencing homelessness. The CoC’s newly formed HART (Housing Action Response Team) includes a team member dedicated to Housing Location and Landlord Engagement to find available units for these households.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations) will be allocated

The City of Kalamazoo currently renews funding for nonprofit agencies carrying out ESG-funded emergency shelter activities, provided that the contractual obligations have been met and project outcomes have been successful. The City may choose to reduce or eliminate funding to an agency that does not meet contractual obligations, or that administers a project that fails to meet outcome goals. If an existing program does not fit with the City's objectives, the agency may be asked to change its program design. The City may also transition to a competitive RFP process. The City does not plan to initiate other large ongoing ESG-funded emergency shelter programs. The City of Kalamazoo currently subcontracts all ESG funding to Housing Resources, Inc., which administers the ESG Program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

In order to meet the requirements under § 576.405(b), the City of Kalamazoo have partnered with the Local Initiatives Support Corporation (the local CoC Board). The local CoC Board and its multiple subcommittees each include participation by multiple people with lived experience of homelessness. One CoC Board subcommittee (the Community Advisory Forum) specifically provides a solutions-driven forum for those with lived experience of homelessness and front-line service workers to listen and support each other. It also brings consumers, providers and interested community members together to share information, and identify emerging issues and trends.

5. Describe performance standards for evaluating ESG

The procedures outlined in the ESG Monitoring Plan are designed specifically to apply to the monitoring of ESG-funded projects in the City of Kalamazoo.

Through on-site and desk monitoring, the reviewer can determine whether the program participant's performance meets program requirements and improve program participant performance by providing guidance and making recommendations. The specific purposes of monitoring are to:

- Validate the accuracy of information presented by the program participants;
- Follow-up on problems identified during the monitoring visit;
- Determine compliance for those activities where there is sufficient information to make eligibility and/or national objective determinations;
- Evaluate the reasonableness of judgments made for those activities that necessarily involve high levels of program participant judgment;
- Ascertain the Subrecipient's ability to ensure that activities carried out meet compliance requirements;
- Verify the accuracy of the program participant's records; and,
- Identify apparent causes of any problem(s) and offer recommendations for corrective actions.



Disclaimer: This document is a draft, and provided as a courtesy. This document is not to be considered the final FY 2017-2018 Annual Action Plan. Because it is a work in progress, there are parts that may be revised, including page numbers and references. All information contained herein is subject to change upon further review

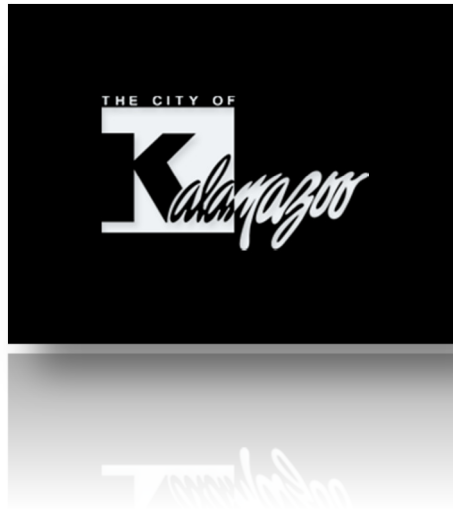
Community Planning and Development

FY 2017 One-Year Action Plan

**City of Kalamazoo
Community Development Block Grant Program
HOME Investment Partnerships Program
&
Emergency Solutions Grant**

***Adopted by the Kalamazoo City Commission on – _____
Submitted to HUD on: _____***

***Prepared by Staff of the City of Kalamazoo Community Planning
and
Development Services Division
415 Stockbridge Avenue
Kalamazoo, MI 49001
269-337-8044***



**THE CITY OF KALAMAZOO
ACTION PLAN
JULY 2017 – JUNE 2018**

**The City of Kalamazoo
City Commissioners - Update**

Mayor Bobby J. Hopewell

Vice Mayor - Don Cooney

David Anderson

Erin Knott

Matt Milcarek

Shannon Sykes

Jack Urban

Community Planning & Development

Laura Lam, Director

Dorla Bonner, Manager

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Kalamazoo is an entitlement jurisdiction receiving federal funds from the U.S. Department of Housing and Urban Development (HUD). The activities described in the FY 2017-18 Action Plan are a result of goals and strategies outlined in the city's 2014-2018 Consolidated Plan. The FY 2017-18 Action Plan is based on priorities established by the City of Kalamazoo to address the housing and community development needs of its low and moderate income families and individuals. The Plan is a prerequisite for the distribution of HUD funding. Administrative and planning support for the City will be provided through the Community Planning and Development Department for the five years of the Plan. The budget for the 2017-2018 year is as follow:

PY2016 Action Plan - Funding Recommendations Sources and Uses

Agency	Activity Name	Requested Funding	Funding Recommendation	2016
SOURCES				
CDBG Allocation				1,487,874
CDBG Prior Year Unallocated				62,998
CDBG Anticipated Program Income				94,893
HOME Allocation				422,450
ESG Allocation				138,353
Total Funds Available				2,206,568
USES				
CDBG PUBLIC SERVICE¹				
City of Kalamazoo Public Safety	Crime Prevention		\$150,000	
	Neighborhood Enhancement		\$20,000	
City of Kalamazoo CPD			\$20,000	
Fair Housing Ctr SW Michigan	Fair Housing Services		\$20,000	
Local Initiatives Support Corp	Continuum of Care		\$20,000	
Total				210,000
CDBG ADMINISTRATION²				
City of Kalamazoo	Administration			297,575
CDBG - GENERAL				
City of Kalamazoo	Code Enforcement		\$425,000	
City of Kalamazoo	Demolition		\$58,017	
City of Kalamazoo	Parks and Recreation		\$25,907	
Total				508,924
CDBG - AFFORDABLE HOUSING				
Housing Resources, Inc.	Tenant Based Rental Assistance	\$75,000	\$56,375	
Senior Services, Inc.	Home Repair for the Elderly	\$100,000	\$75,000	

Annual Action Plan
2017

4

Community Homeworks	Emergency Home Repair	\$250,000	\$200,000	
Total		\$425,000		331,375
*CDBG Neighborhood Enhancement				
City of Kalamazoo Public Services			\$202,998	
				202,998
CDBG Total				1,550,872
PROGRAM INCOME				
City of Kalamazoo CP&D	Small Business Revolving Loan		\$15,000.00	
Kzoo Neighborhood Housing Services	Minor/Emergency Roof Repair		\$57,900.00	
Community Homeworks	Minor/Emergency Roof Repair		\$21,993.00	
Total				94,893
HOME				
City of Kalamazoo CP&D	Administration ³		\$42,245	
Fair Housing of SW Michigan	Property Redevelopment for Homeownership	\$400,000	\$70,637	
Housing Resources, Inc.	Tenant Based Rental Assistance	\$100,000	\$75,200	
College Town Properties	Rehabilitation of Rental Units	\$71,000	\$71,000	
Kalamazoo Collective	Rehab of Vacant Properties for Rental	\$100,000	\$100,000	
Unallocated HOME Funds	CHDO Reserve		\$63,368	
Total		\$671,000		422,450
ESG				
Continuum of Care	Cost to administer the ESG program ⁴		\$10,378	
Continuum of Care	Various Homeless Programs and Activities		\$127,975	
Total				138,353
ALL PROGRAMS TOTAL				2,206,568

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In 2014, the City of Kalamazoo adopted the 2014-2018 Consolidated Plan that outlines the framework for the City to target CDBG funds for the highest community development needs. The Consolidated Plan

goals and objectives were developed through the *Needs Assessment*, data analysis and evaluation, consultations with area agencies, and citizen input.

The City developed its 2017-2018 objectives and outcomes based upon citizen participation and the needs identified in the 2014-2018 Consolidated Plan.

The City proposes to use 2017 entitlement funds in fiscal year (FY) 2017-2018 to continue neighborhood revitalization and housing rehabilitation continue to reduce homelessness, provide public assistance, parks and recreational repairs, and further fair housing. The 2017- 2018 Action Plan objectives and outcomes are further described below:

Table 2 - Objectives and Outcomes under “Executive Summary” is amended to reflect the cancellations of the Frank B. Lay project and Kalamazoo Collective project at the request of the Subrecipients.

Table 2 – Objectives and Outcomes

<i>Affordable Housing</i> - Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing.			
Category	Agency	Indicator	Expected Program Year
Affordable Housing:	Fair Housing	Fair housing activities for Low/Moderate Income Housing Benefit	73845
Affordable Housing:	Fair Housing Center of Southwest Michigan(HOME)	Homeowner Housing Added	1 Housing units
Affordable Housing:	Community Homeworks Senior Services	Homeowner Housing Rehabilitated	80 Housing Units 32 Housing units
Affordable Housing:	Housing Resources Inc.	Tenant-based rental assistance / Rapid Rehousing	55 Housing units
<i>Homeless Assistance</i> - Work towards ending homelessness within Kalamazoo County by supporting the U.S. Department of Housing and Urban Development’s Strategic Plan to Prevent and End Homelessness implemented through the Kalamazoo County Continuum of Care by providing services and support to the City’s homeless population.			
Category	Agency	Indicator	Expected Program Year
<i>Homeless Assistance:</i>	Housing Resources Inc.	Homeless Person Overnight Shelter	149 Persons Assisted
<i>Homeless Assistance:</i>	Housing Resources Inc.	Homelessness Prevention	126 Persons Assisted
<i>Neighborhood Enhancement</i> - Advance the sustainability of the Community Development Block Grant neighborhoods identified in the Consolidated Plan through the continuation of City services and redevelopment of key neighborhood improvements.			
Category	Agency	Indicator	Expected Program Year
<i>Neighborhood Enhancement:</i>	City of Kalamazoo	Public Facility or Infrastructure Activities other than Low/Moderate	73845

		Income Housing Benefit –	
<i>Neighborhood Enhancement:</i>	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit –	28884
<i>Neighborhood Enhancement:</i>	City of Kalamazoo	Buildings Demolished	5
<i>Neighborhood Enhancement:</i>	City of Kalamazoo	Housing Code Enforcement/Foreclosed Property Care	1109
<i>Youth Development</i> - Develop well-adjusted and productive adults through supporting youth programs and activities that provide positive experiences and opportunities to enhance interests, skills and abilities into adulthood.			
Category	Agency	Indicator	Expected Program Year
Youth Development	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	0

HUD has identified a series of outcomes to be achieved through the application of the resources it provides. The primary outcomes that will be achieved as the City provides funding for and/or carries out activities during FY 2017-18 will include improving the availability, accessibility and affordability of housing, and creating or enhancing suitable living environments. Detailed descriptions of the foregoing priority needs, goals, and anticipated outcomes can be found in the Consolidated Plan document, available on the City's Web site at: <http://www.kalamazoo.org/community-development2>.

3. Evaluation of past performance

Monitoring

The City regularly monitors progress on activities carried out in the Annual Action Plan to ensure compliance with program requirements. Evaluation takes place during the application and funding process, and after sub-grantee contracting has been executed. Agreements with sub-agreements and Memoranda of Understandings (MOUs) with other public agencies set clear performance measures, reporting procedures, timeliness, and budgets against which goals are measured. City staff regularly monitors compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, monthly reimbursement desk audits, and annual on-site monitoring. City staff provides feedback to sub-grantees regarding areas of concern, and findings where corrective action or improvements are required. The City publishes an Annual Performance Report, aggregating data to analyze progress towards goals, cost effectiveness, community impact, and compliance with regulations. Additional Monitoring Standards and Procedures are outlined in the City of Kalamazoo Consolidated Plan. Contracting standards and policies and procedures can also be found in the City's CDBG Policies and Procedures Manual. Information obtained from all of the aforementioned evaluation and monitoring efforts is used to assist in the determination of which projects to allocate CDBG funds.

Past Performance

The following were the major achievements reported in the latest Consolidated Annual Performance and Evaluation Report which covered the period of July 1, 2014 to July 30, 2015:

Table - 3

Category	Agency	Indicator	Units Served
Affordable Housing: CDBG	Fair Housing	Public service activities for Low/Moderate Income Housing Benefit	73845
Affordable Housing: HOME	KNHS - CHDO	Rental units rehabilitated	1 Housing units
Affordable Housing: HOME	Fair Housing - HOME	Homeowner Housing Added	1 Housing units
Affordable Housing: CDBG	Community Homeworks Senior Services	Homeowner Housing Rehabilitated	112 Housing units
Affordable Housing: HOME	HRI	Tenant-based rental assistance / Rapid Rehousing	55 Housing units
Homeless Assistance: ESG	HRI	Homeless Person Overnight Shelter	209 Persons Assisted
Homeless Assistance: ESG	HRI	Homelessness Prevention	177 Persons Assisted
Neighborhood Enhancement: CDBG	City of Kalamazoo	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	73845
Neighborhood Enhancement: CDBG	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	28884
Neighborhood Enhancement: CDBG	City of Kalamazoo	Buildings Demolished	
Neighborhood Enhancement: CDBG	City of Kalamazoo	Housing Code Enforcement/Foreclosed Property Care	1109
Youth Development	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	73845

4. Summary of Citizen Participation Process and consultation process Summary from citizen participation section of plan.

The City of Kalamazoo followed its published Citizen Participation Plan in carrying out the process used to develop this FY 2017-18 Action Plan. The City Commission opens a 30 day comment period to gather input from the community at-large. After the comment period, a public hearing is held by the Community Development Act Advisory Committee and then by the City Commission. The notices of the public comment period and public hearings are posted in the local newspaper and on the City's webpage. In addition, the dates are emailed to all of the applicants who submitted a request for funding for the 2017 Program Year. The plan is available on the City's website.

In practice the citizen participation process under which the City's Consolidated Plan and this FY 2017-18 Action Plan began many years ago, as prior Consolidated Plans were implemented. Since 2000, each year's Action Plan hearing has been advertised as an opportunity to influence the next Consolidated

Plan and its priorities; many identified actions in earlier Plans were intended to help the City define or refine goals for future plans. As noted above, the citizen participation process for this Action Plan combined formal public hearings with less formal meetings and discussions about needs and solutions. The goals in the City's FY 2014-2018 Consolidated Plan are reflective of a comprehensive, additive approach to gathering public input. The actions the City will carry out or support through implementation of its FY 2017-18 Action Plan are a direct result of the discussions in which City staff have participated, and of the ideas and testimony the City received through its more formal processes.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City completed outreach to local nonprofits, stakeholder organizations, neighborhood groups, residents, community funders, housing providers, and community leaders who access public services. A wide array of comments was provided at these meetings and through the Community Needs Survey. This input provided the foundation for the development of the priorities, goals and objectives of the plan.

Comments were also received during the 30-day public comment period and at the Community Development Act Advisory Committee and City Commission public hearings. For the PY207 Annual Action Plan, the 30-day public comment period will be held from **March 7, 2017 through April 7, 2017**. One sub recipient expressed concerns during the comment period regarding the scoring and funding recommendation their agency received. These concerns were expressed to the City Manager's office and Community Development and Planning staff. CDAAC held the first public hearing on March 10, 2017. Staff relayed the sub-recipient's concerns to CDAAC. There were no other comments received by staff or CDAAC and no attendees at the CDAAC public hearing. CDAAC voted unanimously to approve the Action Plan with changes to budget as a result of the lowered HUD allocation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments will be accepted. The City has established a process of evaluating public input to ensure outcome of a focused set of priorities and goals addresses the most urgent needs and not duplicate efforts. Through this review process, some input is garnered prior to the public hearings and ruled out in favor of priorities, goals and objectives presented in the this plan.

7. Summary

The 2017-2018 Action Plan outlines the activities the City of Kalamazoo will undertake or support during the one-year period, beginning July 1, 2017, to address identified community needs. Consistent with the current Consolidated Plan, the impact of any federal funds received by the City will be maximized through a focused approach of addressing community needs and delivering services to the low and moderate income residents of Kalamazoo. The goals and objectives of the Plan will improve overall.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table -4

Agency Role	Name	Department/Agency
Lead Agency	KALAMAZOO	City of Kalamazoo
CDBG Administrator	KALAMAZOO	Community Planning and Development
HOME Administrator	KALAMAZOO	Community Planning and Development
ESG Administrator	KALAMAZOO	Community Planning and Development

Table 2 – Responsible Agencies

Narrative (optional)

The lead entity for the administration of CDBG, HOME, and ESG programs is the City of Kalamazoo through the Department of Community Planning and Development. As the lead agency, the City is responsible for overseeing the development and implementation of the 2014-2018 Consolidated Plan, Annual Action Plans and Consolidated Annual Performance Evaluation Reports. Community Planning and Development staff provides administrative and planning support for the use of the federal funds and acts as the primary staff support to the Community Development Act Advisory Committee. The Community Development Act Advisory Committee is a 13 member board that is appointed by the City Commission to advise on matters related to community development, make recommendations on the expenditure of funds through an annual competitive process, assist with the development of HUD related documents, ensure citizen participation in all phases of the federal allocation process and to promote community development activities within the City.

Consolidated Plan Public Contact Information

City of Kalamazoo contact for Consolidated Plan, Action Plan, CDBG Program, HOME Program:

Dorla Bonner,
Community Development Manager
City of Kalamazoo
415 Stockbridge
Kalamazoo, MI 49001
269-337-8044
bonnerd@kalamazoo-city.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As the lead agency, the City of Kalamazoo, through Community Planning and Development, oversaw the consultation required to complete the 2014-2018 Consolidated Plan. Community Planning and Development staff collaborated with a wide network of community services and housing providers, clients of those providers, government officials, business leaders, neighborhood representatives and residents. Information was gathered in a number of ways which included a Community Needs Survey, stakeholder and neighborhood meetings, outreach at established community events and provider meetings. The outcome of the Consolidated Plan represents the information collected from this collaboration, as well as from public comment and public hearing opportunities.

The City engages in ongoing consultation with local service providers, community leaders, the public, and other community development partners. Consultation includes correspondence with area agencies, attendance at local and regional meetings and committees, outreach by City Commissioners and public meetings. The City also consults with other City departments to identify public facility and community development needs.

Activities to enhance coordination between public and assisted housing providers, governmental health, mental health, and service agencies is ongoing. Specific meetings with housing and mental health providers to identify needs for the 2017-2018 Action Plan include:

1. Service Needs – Communication by reports from existing CDBG Subrecipients and outreach to other agencies to assess needs and programs.
2. Housing Matters - Monthly forum is intended to educate those in attendance on existing affordable housing programs or issues related to housing and offer opportunities to discuss possibilities for creating additional housing throughout the County.
3. Community Hour - Housing Resources, Inc., – monthly meetings with local agencies that work together to address the needs of Kalamazoo’s homeless and at-risk populations.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City coordinates with and participates in the county-wide Continuum of Care (CoC); this collaboration of more than 30 constituent groups, helps to create a comprehensive and integrated approach to end homelessness and insure permanent housing for low-income people.

The City works with CoC partners and agency volunteers who represent public and assisted housing providers and private and governmental health, mental health and service agencies by serving on the following CoC committees and boards, including:

- The Allocations and Accountability Team (AAT) includes City staff as member) meets monthly and maintains an open, fair, and impartial process for the solicitation of projects, project selection for funding and establishes CoC policies, procedures and written standards.

- HMIS Data User Group (Data Team) meets monthly and insures the Homeless Management Information System (HMIS) complies with the HUD standards. This program, is used by all HUD and MSHDA funded-programs, and is able to produce aggregate reporting at the community level.
- Systems of Care (SOC) Committee: Meets bi-monthly and identifies and eradicates barriers that prevent or limit access to housing and services, with interagency collaboration, strength-based case management, cultural competence, community-based services, family involvement, and accountability as guiding principles.
- Co-Chairs Work Group: Provides long-term strategic planning that addresses the needs of homeless; the availability and accessibility of existing housing and services; and the opportunities for linkages with mainstream housing and service resources.
- LISC Local Advisory Board (LAB): Meet bi-monthly, serves as the CoC's governing body and establishes the policy and process to ensure the submission of the competitive application(s) for state and federal Homeless Assistance funding available through the HEARTH Act. The City of Kalamazoo's Deputy City Manager serves on the LAB.
- Semi-Annually, community-wide CoC meetings are also held in the City.

The CoC provides notice of the meetings through a variety of venues including email distribution lists, announcement at CoC committee meetings, through the LISC Local Advisory Board (LAB), and postings on the CoC website. Email lists are inclusive of a broad range of community partners both CoC members, formerly homeless and non-members. Additionally, housing professionals participate in the affiliated LISC Community Housing Committee that considers and provides feedback about community needs and initiatives and CoC activities and plans.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Continuum of Care has a 10-year plan to end chronic homelessness and yearly action plans that assist with strategic decision making regarding program outcomes. In 2014, the Allocations & Accountability Team (CoC committee with City staff member) and the CoC Board approved three CoC policies that expanded previous "guiding principles" and provide written standards for specific programs, projects and activities that address the needs of homeless persons including:

- i. **Prioritization of Permanent Housing Beds for the Chronically Homeless***
- ii. **Policy Advocating Community Housing First Principles***
- iii. **Policy on Rapid Re-Housing Principles***

The policy for Prioritization of Permanent Housing Beds for the Chronically Homeless, addresses, in detail, how CoC permanent housing beds as prioritized to serve the chronically homeless and other homeless with higher acuities.

Additionally, the following CoC organizations address the needs of homeless individuals and families, families with children, veterans, and unaccompanied youth:

Catholic Family Services has five distinct programs: the Ark Shelter is a short term emergency shelter serving youth 10-17, the Ark Community Services & Street Outreach program providing transitional living services to youth 16-21 from nine counties, the Caring Network program for pregnant women and their families, Baraga Manor a 48 unit housing complex for older and mobility impaired adults, and Bridges Mental Health Counseling providing mental health counseling to individuals and families.

Housing Resources Inc., operates the Eleanor House Rapid Re-Housing Center-a 24 bed facility serving homeless families with children. HRI also operates the 49-unit Rickman House that provides permanent housing and supportive services for previously chronically homeless, mentally ill single adults. They also own and operate three family housing developments with a total of 249 affordable housing units.

Kalamazoo Community Mental Health & Substance Abuse Services (KCMHSAS) serves individuals and families through person/family centered planning to persons within the priority populations as defined in the Michigan Mental Health Code including: persons with serious mental illness; addictive disorders; children with severe emotional disturbances; and persons with developmental disabilities. The range of programs available includes Crisis Residential Placement, Respite Services, Assertive Community Treatment, Club House Programs, Assessment and Evaluation, Medication Administration, Skill Building Assistance, Substance Abuse Services and Case Management.

The YWCA offers victims of domestic violence and their dependent children a secure on-site shelter (52 bed capacity), counseling, referral and advocacy services for residential and non-residential clients, and two intensive post-shelter programs (Families First and Transitional Supportive Housing) that address the ongoing housing needs of clients and their children.

Volunteers of America provides supportive Services for Veteran Families (SSVF) funding and support and contacts veterans with other housing options at the VA Center in nearby Battle Creek.

Other local agencies including MI Works, Goodwill Services, Salvation Army, Lutheran Family Services, CARES (Housing Opportunities for Persons with Aids), Ministry with Community participate in the CoC and provide valuable resources for homeless and vulnerable households.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Continuum of Care (MI-507 Portage/Kalamazoo City and County CoC) was instrumental in the development of the City of Kalamazoo's 2014-2018 Consolidated Plan. In conjunction with a comprehensive communitywide planning process and implementation strategy known as, "Open Doors," a 10-Year Plan to End Homelessness, the Emergency Solutions Grant (ESG) program, offers financial assistance to organizations that serve the homeless.

The CoC and the City of Kalamazoo Community Planning & Development Department combine their Emergency Solutions Grants (ESG), funded by the United States Department of Housing & Urban Development (HUD) and the Michigan State Housing Development Authority (MSHDA), into a single local application process.

The City's consultation with the CoC serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, develop funding, policies and procedures for the operation and administration of HMIS to include:

- City Administrative and Community Development staff are appointed to permanent seats on the CoC's governing body, LISC's Local Advisory Board (LAB), and the Allocations & Accountability Team (AAT CoC Committee); this enables the City to interact with agencies that work to end homelessness and the development of strategies and goals of the Continuum of Care.
 - The LISC Local Advisory Board (LAB) approves the ESG Local Application Form (LAF), scoring guidance and grant schedule. The LAB appointed Allocations and Accountability Team (AAT) establishes CoC policies and procedures and meets to review aggregated information from the LAF and HMIS and makes agency funding recommendations to the LAB for approval. The LAB approves the final ESG allocations levels for each agency.
- The City of Kalamazoo utilizes a Sub recipient Agreement with ESG service providers to determine overall performance by receipt of monthly accomplishment reports and meeting annual outcomes detailed in their Agreement.
- A Performance Tracking System to help sub recipients meet their monthly, bi-annual, and yearly goals. The submission of quarterly HMIS reports and data to be reviewed by the Allocations and Accountability and Data Teams.

All agencies serving or intending to serve Kalamazoo County residents experiencing homelessness or those at risk of becoming homeless, and are eligible according to the Notice of Funding Availability's (NOFA) and the Grantor's defined rules, are encouraged to apply for funding. The ESG Notice of Funding Availability (NOFA) is distributed by email to more than 100 "Community Partners" and is posted in the local newspaper and on the CoC Web-Site.

In order for an agency to be selected for funding, they must be able to illustrate that their organization:

1. Will abide by the ESG NOFA, the ESG/MSHDA Policies and Procedures and all adopted CoC policies.
2. Adopted the 10-year Plan to End Homelessness at the board level.
3. Understands that they cannot discriminate (CoC Fair Housing Policy) or require clients to participate in any religious activities (CoC Funding Policies and Procedures).
4. Participates in HMIS data entry through Service Point and is participating in the community-wide QSOBAA to allow sharing within HMIS.
5. Designated a "Navigator", who works to eliminate barriers to housing services by participating in the Systems of Care Team.

6. At least one member of the organization has been an active member of the CoC; and has attended at least 50% of the team meetings for which they are members (if new applicant, will attend 50% of the team meetings for which they become members).
7. Have demonstrated capacity for sound financial, program management; and
8. Are in compliance with all federal, state and local programs for which they receive funding.

The CoC priorities for funding are, but not limited to, the following:

1. **Ensure emergency housing needs are met.**
2. **Adoption of proven tools to prevent and end homelessness:** Use of a comprehensive community-based prevention and rapid re-housing systems that embrace Progressive Engagement and Housing First activities.
3. **Promote program models:** With successful measureable outcomes that are supported by data.
4. **Break down silos:** Collaborate and coordinate across the CoC to ensure that local, state, and federal resources are used effectively and efficiently to end homelessness.
5. **Re-align Programs:** Work as a community to re-align program dollars to keep people housed or to rapidly re-house them.
6. **Build Public Support and Political will for ending homelessness** by sharing data and best practices with mayors, county officials, schools, and other interested parties.
7. **Data collection, analysis, and reporting:** Collect and analyze data via the Homeless Management Information System (HMIS); (Domestic Violence Agencies use alternative systems.) Staff is trained on entering data and how to share data with referral organizations.
8. **Implement Continuous Quality Improvement** and at a minimum the performance measure outcomes as required and outlined in quarterly progress reports;
9. **Use of shelter beds and transitional housing only when necessary and with a Housing First approach;** i.e. shelter diversion;
10. **Collaborate within the Interagency Service Teams** (Systems of Care Committee and Navigators) **to assist the hardest to serve.**

The CoC adopted the HUD developed system-level performance measures to help communities gauge their progress in preventing and ending homelessness. In addition to the Local Application Form, agency, project and HMIS data related to these performance measures are considered by the AAT and LAB when recommending and approving funding including;

1. Length of time persons remain homeless;
2. The extent to which persons who exit homelessness to permanent housing destinations return to homelessness;

3. Number of homeless persons;
4. Jobs and income growth for homeless persons in CoC Program-funded projects;
5. Number of persons who become homeless for the first time;
6. Successful housing placement.

The Continuum of Care also has an evaluation monitoring process to determine whether agencies are performing satisfactorily and effectively addressing homeless needs. Attention is also given to grantees rate of spending, consistency with designated Emergency Solution Grant goals and data entry quality.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 5 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with Senior Services through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
2	Agency/Group/Organization	Fair Housing Center of Southwest Michigan
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with the Fair Housing Center of Southwest Michigan to carry out fair housing training activities for area landlords and tenants. Fair Housing provides complaint data. This consultation has and will continue to provide direction for future fair housing training, outreach and testing.
4	Agency/Group/Organization	Kalamazoo Valley Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with Kalamazoo Valley Habitat through work on individual projects. In addition, agency participated in the 2014 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
5	Agency/Group/Organization	Local Initiative Support Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with Kalamazoo Valley Habitat through work on individual projects. In addition, agency participated in the 2014 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
6	Agency/Group/Organization	Community Homeworks
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with Community Homeworks through work on individual projects. In addition, agency participated in the 2014 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.

7	Agency/Group/Organization	Urban Alliance
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	UA participated in the 2014 HUD Roundtable to discuss City needs surrounding health homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
8	Agency/Group/Organization	Kalamazoo Neighborhood Housing Services
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with KNHS through work on individual projects. In addition, agency participated in the 2014 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
9	Agency/Group/Organization	Kalamazoo Community Mental Health
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in 2014 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development.
10	Agency/Group/Organization	Vine Neighborhood Association
	Agency/Group/Organization Type	Housing Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets quarterly with the Vine Neighborhood Association to address community needs. This consultation has and will continue to provide direction for needed services and outreach. In addition, this association participated in the 2014 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development.
11	Agency/Group/Organization	MSHDA
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the 2014 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development. This consultation has and will continue to provide direction for needed services and outreach.
12	Agency/Group/Organization	Edison Neighborhood Association
	Agency/Group/Organization Type	Housing Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets quarterly with the Edison Neighborhood Association to address community needs. This consultation has and will continue to provide direction for needed services and outreach. In addition, this association participated in the 2014 HUD Roundtable to discuss City needs surrounding healthy homes, youth and economic development.
13	Agency/Group/Organization	Northside Neighborhood Association Community Development
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets quarterly with the NCAD to address community needs. This consultation has and will continue to provide direction for needed services and outreach.

Identify any Agency Types not consulted and provide rationale for not consulting - N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Local Initiatives Support Corporation	Share common outcomes

Table – 6 Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Community Planning and Development met monthly with the Community Development Act Advisory Committee (CDAAC), which is comprised of citizen representatives from the six core low/mod neighborhoods and four at-large city representatives. Each of these representatives shared opportunities offered by the city with their neighborhoods organizations and in-turn shared community concerns and needs as reflected in the city's 2014/2018 Consolidated Plan. Information shared heavily impacted the development of the 2017/2018 Action Plan due to current needs continue to reflect the five year Consolidated Plan.

Table - 7. Citizen Participation Outreach – To be updated after 30-day comment period

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Neighborhood Meetings	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Neighborhood meetings were held monthly and opened to the public. Representatives from the communities were present and engaged.	CDAAC areas of discussions resulted in feedback addressing the following: lack of affordable housing, homeless needs, poverty, economic development and the need for more youth programs.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Two public hearings were held (March 9th & April 13th) which followed the City's 30 day public comment period and welcomed continued input from the community regarding the Action Plan. The action plan posted for public comment mimics CP&D 2014/2018 Consolidated Plan and the needs addressed by the community through CDAAC for the 2017/2018 year.	Citizens voiced support for the City's drafted Action Plan to provide funding for the following areas: lack of affordable housing, homeless needs, economic development and the need for more youth programs.	There were no comments that were not accepted.	

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Each year the City of Kalamazoo is required to submit an Action Plan to HUD. The intent of the plan is to identify how federal grant funds received by the City will be utilized during that program year to address the priority needs acknowledged in the City's Consolidated Plan. Program Year (PY) 2017 Annual Action Plan (July 1, 2017 through June 30, 2018) represents the **fourth program year** in which to address the needs identified in the City of Kalamazoo's 2014 - 2018 Consolidated Plan, approved by the Kalamazoo City Commission on May 19, 2014.

The Action Plan constitutes the City's application to HUD for its Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funding allocations, which are the primary resources for addressing Kalamazoo's housing and community development needs. The City expects to receive approximately **\$1,843,810** in PY2017 funding through the **CDBG (\$1,339,087)**, **HOME (\$380,205)**, and **ESG (\$124,518)** federal entitlement grants. The City and its Subrecipients will also utilize approximately **\$85,404 in anticipated program income** in PY2017. The City has unallocated CDBG funds from prior years in the amount of **\$196,854** to be allocated in FY 2018. The complete available budget to include unallocated funds for **PY2017 totals \$2,360,436**.

The Community Planning and Development Department will also report, to the extent possible, on other resources expected to be used in ways consistent with the Consolidated Plan. This includes both funds and resources of other organizations and agencies, local nonprofits, and for-profits which address the housing and community development needs of the City and its residents.

Decisions about the annual allocation of federal resources is based upon the 2014 - 2018 Consolidated Plan, which was developed after a thorough public participation process conducted both informally with community partners, stakeholders, neighborhood organizations and residents and formally via public hearings. The priorities, goals and objectives outlined in the Consolidated Plan were developed based on the feedback received during this public process, as well as the evaluation of housing, homeless, special needs population, and other relevant community development data.

Based on the analysis of needs and the input received, the City's priority needs and expected resources for 2017 are as follows:

Table Priority - 8 Expected Resources - Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	· Administration · Housing Rehabilitation · Minor/Emergency Home Repair · Support of TBRA · Support Fair Housing · Public infrastructure improvements · Code Enforcement · Crime Prevention · Transformative Neighborhood Projects · Youth programming	\$ 1,339,087	\$ 85,404	\$ 196,854	\$ 1,621,345	\$ 2,196,242	These funds will leverage City dollars through public infrastructure investment and other City services. In addition, other local, state, and federal funds will be leveraged by City sub recipients for housing activities.

ESG	Public - Federal	· Administration support for Continuum of Care · Prevention · Rapid Re-Housing · Shelter Operational Support · Supportive services	\$ 124,518	\$ -	\$ -	\$ 124,518	\$ 128,227	The Continuum of Care will leverage City funds with other HUD ESG funding
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$380087			\$ 380,087	\$288,162	HOME dollars will leverage additional HOME funds from other local funders, MSHDA and federal sources

Table 1 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Often, additional resources are leveraged by our Subrecipients and partners to complete a project. These leveraged funds often come from the State of Michigan through the Michigan State Housing Development Authority or through foundations like the Kalamazoo Community Foundation. However, these funds are not known until the Subrecipient submits an application through the City's competitive application process.

Community Development Block Grant funds will leverage additional resources as follows:

- Public Infrastructure projects will be supported with additional City and State infrastructure dollars.
- Code enforcement, crime prevention and youth services will leverage additional City general fund dollars. Subrecipients of the City will leverage Michigan State Housing Development Authority and other State funds, as well as nongovernmental funding to expand the scope of rehabilitation assistance.

HOME Investment Partnership Funds will leverage additional public and private investment:

Homeownership investment will be supported by other agencies such as the Michigan State Housing Development Authority and community foundation grants.

- Rental projects may leverage additional funding from HUD; the Federal Home Loan Bank programs; the application of Low Income Housing Tax Credits; private equity investment, private construction and acquisition financing; and other private sources.
- HOME match requirements will be achieved through the donation of property, labor and materials, as well as payments in lieu of taxes for affordable housing developments in the City.

Emergency Solutions Grant funding will leverage additional investment as follows:

- The Kalamazoo County Continuum of Care receives approximately \$1.8 million in grant funding from HUD and approximately \$300,000 from the Michigan State Housing Development Authority each year.
- City Subrecipients also receive grants from funders like The United Way and other nongovernmental organizations. Match requirements will be met through these funders.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publicly owned land will be utilized.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) Goals Summary Information

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) Goals Summary Information

Table - 9 Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2014	2018	Affordable Housing	City-wide low-income households CDBG-Eligible Census Tracts	Rehabilitation of Existing Units Rental Assistance	CDBG: \$331,375 HOME: \$422,450	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 112 Household Housing Unit Tenant-based rental assistance: 41Households Assisted

2	Homeless Assistance	2014	2018	Homeless	City-wide low-income households	Rapid Re-Housing Home less Prevention	ESG: \$124,518	Homeless Person Overnight Shelter: 149 Persons Assisted Homelessness Prevention: 126 Persons Assisted
3	Neighborhood Enhancement	2014	2018	Non-Housing Community Development (NE, Demolition, Code, Parks & Rec)	CDBG-Eligible Census Tracts	Public Improvements/Infrastructure Public Services	CDBG: \$727,591	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28884 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 28884 Persons Assisted Buildings Demolished: 7 Buildings Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit

4	Youth Development	2014	2018	Non-Homeless Special Needs	City-wide low-income households CDBG-Eligible Census Tracts	Public Services	CDBG: \$12,304	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
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Table 1 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

A total of 153 families/households are planned to be assisted with housing during FY 2017-2018 (41 renters (TBRA) and 112 homeowners). All households benefitting are extremely- low, low, or moderate income. The 41 rental units and 112 homeowners will be assisted under the CDBG, HOME and ESG programs. The criteria established by the City of Kalamazoo for households to benefit under this program conforms to the CDBG and HOME Program affordability requirements.

AP-35 Projects – 91.220(d)

Introduction

The City of Kalamazoo continues to conduct meetings to address its goals and needs. Goals and needs addressed are either carried out by the City or through one of its Subrecipient nonprofit partners.

Table 10 - Project Information under “AP-35 Projects 91.220(d)” is amended to reflect the cancellations of the Frank B. Lay project and Kalamazoo Collective project at the request of the Subrecipients.

Table - 10 Project Information

#	Project Name
1	CDBG Planning and Administration
2	Code Enforcement
3	Demolition
4	Fair Housing Activities
5	Public Facility & Infrastructure
6	Public Safety - Neighborhood Officers
7	Critical Home Repair
8	TBRA - Administration
9	Home Repair for the Elderly
10	LISC Continuum of Care
11	Tenant Based Rental Assistance (TBRA)
12	Lease Purchase

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The reasons for allocation priorities results from the City of Kalamazoo completing an extensive outreach process as part of the development of the 2014-2018 Consolidated Plan. This outreach was evaluated against the data collected for the plan; the realities that the City must consider when determining priorities like yearly budgets, staff capacity, etc.; and, what other funders are doing in the community. Based on this evaluation, a set of priorities were established and these priorities were vetted by the Community Development Act Advisory Committee and adopted by the City Commission as part of the 2014-2018 Consolidated Plan.

Obstacles to addressing underserved needs are due to the reduction of financial resources, which results in decreased staff and less funding to local nonprofit providers. Kalamazoo continues to experience a number of obstacles in helping those most in need. More innovative and creative partnerships and funding schemes will need to be considered as these obstacles, particularly funding, are likely to continue.

The need for permanent affordable supportive housing continues to be a concern for persons experiencing homelessness and other special needs populations. The gap between the number of affordable units and those in need continues to be significant for the City and the region.

The development of new affordable housing, particularly with supportive services, is a goal of the Continuum of Care. Partnerships with the City of Kalamazoo, local nonprofit housing providers and Michigan State Housing Development Authority, is needed to develop an affordable housing strategy. The City will continue to invest in affordable housing through both the CDBG and HOME grant programs.

Providing services, particularly housing, to the chronically homeless continues to be a challenge in Kalamazoo. The small numbers of people with complex, unmet needs who experience homelessness are frequent users of shelters and emergency health care. They often have long histories of homelessness and untreated or poorly managed mental illnesses and addictions. Their frequent stays in county or city jails, shelters, hospitals, etc. result in extraordinarily high costs in multiple public systems, but fail to improve the outcomes for the individuals or their communities.

To have a more proactive approach to homeless prevention, the Continuum of Care developed the Systems of Care team. They established work groups to address the needs/barriers of those that may become homeless. The team works to promote the adoption of evidence-based and promising program practices in support of a Housing First philosophy of care. They prioritize Continuous Quality Improvement in service delivery and educate and inform members on national and community best practices.

In general, the City, particularly the Department of Community Planning and Development, are making an effort to strengthen its relationship with county partners. The Kalamazoo County Department of Health and Community Services houses the Kalamazoo County Community Action Agency, which provides programs and services to help low income households achieve greater economic self-sufficiency. Working towards intergovernmental cooperation could result in joint community development projects, data sharing and best practices.

Projects

AP-38 Projects Summary

Table 11 - Project Summaries under “AP-38 - Projects Summary” is amended to reflect the cancellations of the Frank B. Lay project and Kalamazoo Collective project at the request of the Subrecipients

Project Summary Information

Table - 11 Project Summaries

1	Project Name	CDBG Planning and Administration
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing Homeless Assistance Neighborhood Enhancement Youth Development
	Needs Addressed	Administration of Programs
	Funding	CDBG: \$267,817
	Description	The CP&D Department will utilize the 20% percent cap available from the entitlement funding for management, monitoring and coordination of CDBG Activities.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There is population of approximately 75,548 residing in the City of Kalamazoo of a non-low/mod and low-mod status will benefit from proposed activity.
	Location Description	415 Stockbridge Avenue Kalamazoo, MI 49001
	Planned Activities	Administration of the CDBG program for the 2017 program year to include: monitoring, reporting, technical assistance, etc.

2	Project Name	Code Enforcement
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Rehabilitation of Existing Units
	Funding	CDBG: \$400,000
	Description	The CP&D Department will fund Housing Inspectors and Anti-Blight staff who work in the CDBG-eligible Census Tracts to reduce slum and blight.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Code Enforcement and Anti-Blight teams work within the CDBG-eligible neighborhoods to reduce the instances of slum and blight in these neighborhoods. There is a population of approximately 26,329 living in the six core (Eastside, Edison, Stuart/ Douglass, Northside, Southside, and Vine) neighborhoods. Approximately 68 percent of these households have incomes at 80 percent or less of the area median income and approximately 43.1 percent live below the federal poverty line.
	Location Description	The activities will take place in the 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 Census tracts.
3	Planned Activities	The City's Code Enforcement and Anti-Blight Team will contribute to the quality of owner housing in the City through their enforcement efforts in the CDBG-eligible neighborhoods. The team will manage the following type of activities: abandoned residential structure cases; secure and board structures open to casual entry; condemn structures; work with the Building Board of Appeals; issue graffiti violations conduct inspections and enforcement of dangerous structures or dilapidated structures, structures found open to casual entry, trash and junk on private property, curb lawn trash, zoning violations, tall grass/weeds, and graffiti.and general blight.
	Project Name	Demolition
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Neighborhood Improvements
	Funding	CDBG: \$43,000
	Description	Spot blight demolition of approximately 5 vacant/blighted residential structures in eligible CDBG neighborhoods.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There is a population of approximately 26,329 living in the six core CDBG-Eligible Census Tracts (Eastside, Edison, Stuart/ Douglass, Northside, Southside, and Vine) neighborhoods. Approximately 68 percent of these households have incomes at 80 percent or less of the area median income and approximately 43.1 percent live below the federal poverty line that will benefit from this proposed activity.

	Location Description	The activities will take place in the 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 Census tracts.
	Planned Activities	Will demolish five vacant, abandoned single-family residential structures.
4	Project Name	Fair Housing Activities
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$18,000
	Description	Public service funding will be provided to support City staff who will conduct fair housing activities to support the 2014 Assessment of Fair Housing Plan.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There is a population of approximately 75,548 residing in the City of Kalamazoo of a non-low/mod and low-mod status that will benefit from proposed activity. Families experiencing discrimination will benefit from this proposed activity.
	Location Description	City wide
	Planned Activities	Public service dollars will be utilized to address the action items from the 2014 Assessment of Fair Housing Plan. In addition, community outreach, provider testing, complaint investigation and technical assistance to the City and federally funded sub recipients will be provided.
5	Project Name	Parks and Recreation
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Public Facilities
	Funding	CDBG: \$12,304
	Description	Infrastructure
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There is a population of approximately 26,329 living in the six core CDBG-Eligible Census Tracts (Eastside, Edison, Stuart/ Douglass, Northside, Southside, and Vine) neighborhoods. Approximately 68 percent of these households have incomes at 80 percent or less of the area median income and approximately 43.1 percent live below the federal poverty line that will benefit from this proposed activity.
	Location Description	The activities will take place in the 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 Census tracts.
	Planned Activities	The City of Kalamazoo Public Service Department will use CDBG funds to enhance the infrastructure of core neighborhoods within CDBG-eligible census tracts.

6	Project Name	Public Safety - Neighborhood Officers
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Public Services
	Funding	CDBG: \$150,000
	Description	The City of Kalamazoo Public Safety Department will use CDBG funds toward the salaries of two public safety officers for crime awareness and prevention in the low- to moderate-income neighborhoods.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Families within the CDBG-eligible neighborhood will benefit from this activity as Community Policing Officers will provide needed crime prevention activities. Partnerships will be established with the neighborhood associations to ensure outreach to the community.
	Location Description	The activities will take place in the 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 Census tracts.
7	Planned Activities	The role of the Community Policing Special Unit is to prevent crime through identification of trends and the creation of action plans for resolution in partnership with neighborhood and community organizations. The KDPS Community Policing Special Unit is intended to partner with the neighborhood associations to identify crime trends that negatively impact the quality of life within the CDBG-eligible neighborhoods, particularly Eastside, Edison and Vine. The Community Police Officers will maintain close relationships with neighborhood directors and associations to stay apprised of problems, "hot-spots," and priorities of the neighborhoods, so they can discuss prevention strategies and develop a comprehensive prevention approach in a timely manner. The Officers will attend monthly neighborhood association meetings and neighborhood watch meetings. They will give presentations within the neighborhoods on an array of topics, mostly geared toward crime prevention and personal safety awareness. The partnership between Public Safety and the citizens of the CDBG-eligible neighborhoods will assist in solving problems creatively to prevent crime.
	Project Name	Critical Home Repair (Community Homeworks)
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Units
	Funding	CDBG: \$200,000
	Description	Community Homeworks will use CDBG funding to complete approximately 80 critical home repairs for low- to moderate-income homeowners.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Eighty (80) low-income households will benefit from this proposed activity.
	Location Description	City-wide low-income households
	Planned Activities	Minor/emergency home repair and moderate housing rehabilitation
8	Project Name	TBRA – Administration (HRI)
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Assistance
	Funding	CDBG: \$56,375
	Description	Housing Resources, Inc. will use CDBG funds to administer the Family Self-Sufficiency/TBRA program. It is estimated that 41 households will receive direct financial assistance through HOME TBRA with related technical and social services. Staff intake and related services/administration will be provided through CDBG.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 41 households will benefit from this propose activity
	Location Description	City wide
	Planned Activities	Housing counseling, rental inspections, and rental assistance.

9	Project Name	Home Repair for the Elderly (Senior Services)
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Units
	Funding	CDBG: \$75,000
	Description	Senior Services, Inc. will use CDBG funds to perform minor home repairs and barrier-free accessibility enhancements to approximately 32 housing units owned by senior citizens in CDBG-eligible Census Tracts throughout the City of Kalamazoo.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Thirty-Two (32) senior households will benefit from this proposed activity.
	Location Description	CDBG-eligible neighborhoods
	Planned Activities	Minor/emergency home repair and ADA accessibility improvements
10	Project Name	LISC Continuum of Care
	Target Area	City-wide low-income households
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$18,000
	Description	LISC will provide technical assistance, capacity building training, and evaluation to approximately four housing and community development non-profit organizations, including CHDOs, operating in the City of Kalamazoo, primarily in the eligible CDBG neighborhoods. LISC will also provide staff for the Affordable Housing Partnership.
	Target Date	06/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Homeless families will benefit from this proposed activity.
	Location Description	City-wide
	Planned Activities	Administration of the Continuum of Care.

11	Project Name	Tenant Based Rental Assistance (TBRA) – (HRI)
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Assistance
	Funding	HOME: \$75,200
	Description	Housing Resources, Inc. will use HOME funds for rental and rent deposit assistance to approximately 55 households through its TBRA program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 41 Low-income families will benefit from this proposed activity.
	Location Description	City-wide
	Planned Activities	Tenant based rental assistance
12	Project Name	Property Development for Homeownership (Fair Housing Center of Southwest Michigan)
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Units
	Funding	HOME: \$70,637
	Description	Fair Housing Center will use HOME funds to rehabilitate and lease one vacant single family homes.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	One (1) low-income family will benefit from this proposed activity.
	Location Description	CDBG-eligible neighborhoods
	Planned Activities	Acquisition and rehabilitation of one vacant single-family housing units to be included in Lease/Purchase program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Kalamazoo has chosen to focus CDBG funds where at least 51 percent of the residents are considered low and moderate income by HUD. These neighborhoods and Census tracts are:

67.9% Eastside – 1.00

67.9% Central Business District – 2.01

80.5% Northside – 2.02 and 3.00

68.7% Douglas/Stuart – 5.00

72.85 Vine – 6.00

68.5% Edison – 9.00, 10.00 and part of 11.00

55.5% Southside – 11.00

52.1% Oakwood – 16.03

HOME and ESG funds are intended to be used throughout the City.

Geographic Distribution

Target Area	Percentage of Funds
City-wide low-income households	56%
CDBG-Eligible Census Tracts	44%

Table- 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The focus of CDBG funding in these areas was not only because of eligibility under HUD rules. Many of the core neighborhoods have additional socioeconomic reasons that warrant concentrating resources. Approximately 32 percent of individuals residing in the City of Kalamazoo are living below the federal poverty level. This is almost double the rate of individuals living below the poverty level for the State of Michigan and Kalamazoo County. While the City is experiencing higher rates of poverty, only three Census tracts meet HUD's definition of "racially or ethnically concentrated areas of poverty." An area must have a non-White/Caucasian population of 50 percent or more and poverty rate that exceeds 40 percent to be considered concentrated.

The three Census tracts are 1.00 (Eastside) and 2.02 and 3.00 (Northside). The Eastside Neighborhood has a poverty rate of 47.5 percent and 76.3 percent of the population is of minority status. The Northside Neighborhood (2.02 and 3.00) averages a poverty rate of 45.4 percent and a minority population of 92.1 percent.

The core neighborhoods also have much older housing stock. Approximately 90 percent of the homes were built prior to 1979, which raises the risk of lead based paint. Over 90 percent of the homes in

Census tracts 2.02 (Northside), 6.00 (Vine), 9.00 (Edison), and 16.03 (Oakwood) were built before 1979. According to the 2012 American Community Survey, approximately 60 percent of the homes found in the CDBG eligible census tracts were built prior to 1939. The advanced age of the housing stock indicates a need for continued maintenance, lead based paint removal, weatherization and energy efficiency upgrades.

It appears that neighborhood disparities in accessing community assets exist between the more affluent neighborhoods in the City and many of the core neighborhoods. The Edison and Northside Neighborhoods struggle with poor performing schools, have higher percentages of poverty and persons receiving public assistance. Not unexpectedly, these same neighborhoods tend to have lower participation in the labor market, lower percentage of persons employed and lower percentage of persons with either a high school or bachelor's degree. Access to employment centers may be more problematic because of difficulties accessing the transit system or limited financial means to own and maintain a car.

HOME and ESG funds are intended to be used throughout the City. HOME funds are predominately utilized to develop affordable housing. Dispersing affordable housing throughout the City helps to prevent concentrating low income residents within one neighborhood. ESG funds are predominately to assist the homeless. Many of the homeless shelters are located within downtown Kalamazoo or the core neighborhoods. However, the homeless prevention and rapid re-housing component of ESG may find funds spent throughout the City.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing continues to be a priority for the City of Kalamazoo. Currently, there are more households in need of affordable housing than units available. For PY2017, the following goals are expected:

One Year Goals for the Number of Households to be Supported	
Homeless	452 ESG
Non-Homeless	41 TBRA – Counseling Housing Quality Insp
Special-Needs	86 ESG
Total	579

Table - 13- One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	41- HRI - TBRA
The Production of New Units	0
Rehab of Existing Units	13 (K Collective/College Tn/FH)
Acquisition of Existing Units	0
Total	54

Table – 14 - One Year Goals for Affordable Housing by Support Type

Discussion

The total numbers between the two tables differ because of the number of households that are expected to receive minor or emergency home repair, which have not been classified as full rehabilitation. In addition, one home is expected to receive down payment assistance which is also not included in the first table.

AP-60 Public Housing – 91.220(h)

Actions planned during the next year to address the needs to public housing

The City of Kalamazoo will continue to be supportive of the Public Housing Commission's 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. No direct funding actions are planned with the Public Housing Commission in PY2017.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will work with the Public Housing Commission to encourage residents to volunteer for the Community Development Act Advisory Committee, which works with the Community Planning and Development staff to advise the City Commission on matters pertaining to housing and community development within the City of Kalamazoo

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The following activities, either supported by the City or our nonprofit community partners, will assist in the reduction or elimination of homelessness in Kalamazoo.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Housing Resources, Inc. and Goodwill Industries sponsor a weekly Community Housing Hour, which includes a number of housing and social service providers that help resolve housing issues. The event reaches out to both the homeless and those in danger of becoming homeless. Organizations include the Department of Human Services, Legal Aid of Southwest Michigan, Kalamazoo Community Mental Health and Kalamazoo Neighborhood Housing Services. The type of services provided include housing search information, prevention of eviction, emergency shelter referrals, foreclosure and homeownership, budgeting and resources for landlords and tenants.

Kalamazoo Community Mental Health and Substance Abuse Services support a Housing Recovery Center, which assists individuals with finding and maintaining affordable housing. One of the services the Recovery Center offers is outreach to people living in emergency shelters and places not meant for human habitation. Ultimately, the outreach is to provide homeless individuals with the services they need and to help them find permanent and supportive housing.

Catholic Charities Dioceses of Kalamazoo utilizes a street outreach program grant from U.S. Department of Health and Human Services. The grant has enabled Catholic Charities to meet homeless youth at their point of need. The street outreach program allowed Catholic Charities to build upon and expand their current drop-in center services to have staff available on the street at designated times, seeking out youth who most need their services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The countywide Coordinated Community Assessment System utilizes Gryphon Place 2-1-1 to provide crisis intervention and perform the initial centralized screening and intake process to determine primary and urgent needs. Individuals are prioritized based on the severity of their housing crisis. Persons with greatest need are referred to Housing Resources, Inc., the Lead Agency/Housing Assessment and Resource Agency (HARA), for housing assessment and development of the Community Housing Assistance Plan (CHAP). Those with an urgent need are referred to area emergency shelters where the CHAP is developed in consultation with the HARA.

The HARA schedules the housing assessment visit within two days of initial contact. The HARA Housing Resource Specialist creates the CHAP utilizing the Homeless Management Information System (HMIS) and prioritizes strength based case management principles. Resources are provided based on need and may include: case coordination, financial assistance, landlord/tenant education/engagement, linkage to community partner resources, and referrals to mainstream service providers.

Emergency shelter services, with the goal of rapid re-housing, are provided to homeless households. These services include a shelter diversion assessment, shelter entry with the goal of rapid exit, financial assistance in the form of rental subsidy, and tenant-landlord engagement. Emergency shelters with rapid re-housing services have the goal of achieving sustainable permanent affordable housing.

The City of Kalamazoo continues to provide ESG funds through the Kalamazoo County Continuum of Care to support emergency shelter and transitional housing needs. Exact outcomes will not be known until the application process, which will occur in the summer of 2017.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Housing Resources Inc. (HRI), as the CoC's, Housing Assessment and Resource Center (HARA), hosts a Housing Stabilization Program providing community wide centralized intake and assessment and/or shelter diversion services, homeless prevention, focusing on reducing evictions for low income residents, rapid re-housing, rapidly exiting homeless households from emergency shelter to new sustainable housing options to avoid repeat episodes of homelessness, and permanent supportive housing, serving households where the head of household has a disability and who are chronically vulnerable to housing instability and repeat episodes of homelessness. Families and individuals are referred to the HARA for assessment and development of the Community Housing Assistance Plan (CHAP). Walk-in services are provided through centrally located satellite locations and at Ministry with Community, the local drop-in day shelter. Connections to services are also available at the weekly "Community Housing Hour"; located at the Goodwill Human Services Campus, multiple agencies participate in providing housing related information.

Gryphon Place's 2-1-1 Information and Referral service provides quick and easy access to information about service agencies (Dial 2-1-1 24 hours a day, 365 days a year) in Kalamazoo County. Community Resource Advisors work with callers to assess their needs, determine their options and provide appropriate programs/services, give support and advocate for the caller as needed.

The 2-1-1 Advisors have after-hour contacts for local housing agencies and shelters, the Access Center (Community Mental Health), Mobile Crisis Response (Youth), and public safety (welfare check, adult/child protective services). The local YWCA (Domestic Violence) and the ARK Youth Shelter maintain a 24-hour Hotlines; (269) 385.3587 and (800) 873-8336, respectively.

The CoC's prevention work includes a "homeless preference" vouchers registry and it works closely with the Michigan State Housing Development Authority's (MSHDA) agent who administers 947 Housing Choice Vouchers (HCV), 95 project-based, and HUD-VASH (veteran) vouchers.

In addition, the following programs have been developed to help prevent individuals and families from becoming homeless:

- The Eviction Diversion program is designed to prevent rental evictions, reducing the number of families and individuals who are at jeopardy of becoming homeless. This is a unique partnership between the court system and the Continuum of Care to prevent rental eviction.
- The Navigator Program is a results oriented program that strives to eliminate barriers to housing and services for those in most need. A nonprofit partner that provides housing and homeless services designates a person who is able to cut through barriers to resolve difficult situations when a client is in crisis, when repeated requests for service have not been addressed, or when

a client is repeatedly referred from agency to agency without action.

- Project Connect is a program that provides a day of assistance for families and individuals living in our community that are in need of services, ranging from haircuts, to Department of Human Services applications, from resume building to housing services. One important service that is provided is the ability to obtain birth certificates and personal identification, which is often a serious barrier to receiving other necessary benefits. More than 50 organizations come together and offer services at a single location.

In addition, the City funds Housing Resources, Inc. and Catholic Family Services with tenant based rental assistance (TBRA). These agencies expect to support up to 55 clients, some of which may be experiencing homelessness or in jeopardy of becoming homeless. Funds will also be provided through the ESG program toward rapid re-housing and homeless prevention.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Stakeholders and/or collaborating agencies that are responsible for ensuring that persons being discharged from a system of care are not routinely discharged into homelessness. In 2012, the CoC developed and adopted a formal CoC Discharge Planning policy statement, and in 2013 the CoC's Systems of Care Team "Discharge Workgroup," including a representatives from Bronson Healthcare the Michigan Department of Health & Human Services (foster care discharges) studied local discharge policies; they work to identify issues, gaps, and barriers to a systematic approach to discharge. Additionally, providers of youth services work closely with the resources of the Coordinated Assessment and Referral Agency (HRI); the CoC assessment/discharge planning process identifies and coordinates individualized supports and services needed to live successfully in the community for any Kalamazoo County citizen with a disability, condition, or problem related to any life transition. Individuals frequently note they will stay with family or friends upon discharge; housing options may include placement with family, enrollment in transitional housing programs funded by faith based providers, subsidized housing, project based housing, and room and board facilities.

The Continuum of Care and related policies regarding discharge includes:

HEALTH CARE. The two regional hospitals serving the CoC have multi-disciplinary teams with comprehensive protocols that consider the need for housing with an individualized discharge plan. Kalamazoo Community Mental Health and Substance Abuse Services Emergency Mental Health outreach workers also provide on call emergency mental health evaluation and program placement. The CoC provides a single coordinated assessment and referral point of entry for all housing related emergencies in partnership with 2-1-1 to ensure appropriate housing and other community resources eligibility is assessed. Services may include access to emergency, transitional and permanent housing options, case management, landlord liaisons, and emergency financial assistance.

MENTAL HEALTH CARE. Kalamazoo Community Mental Health and Substance Abuse Services (KCMHSAS) has the responsibility for ensuring that persons being discharged from a system of care are not routinely discharged into homelessness. As the CoC's provider of public mental health and substance abuse services in Kalamazoo County, as required by state statute, KCMHSAS has a comprehensive discharge and

planning policy. An individual written discharge plan is prepared for each client in order to provide continuity of services. One component of the Comprehensive Individualized Discharge Plan is related to housing and shelter. KCMHSAS also operates a Homeless/Housing Resource Center. The local options for housing range from market rate units, subsidized project-based, subsidized specialized supportive housing, SRO residences, room and board homes, adult foster care, specialized residential, crisis residential, transitional and emergency shelter.

FOSTER CARE. Providers of CoC funded youth services, Catholic Charities and Lutheran Services in Kalamazoo adhere to the formal foster care policy of the Michigan Department of Health and Human Services which directs the treatment of youth in foster care including discharge. Person centered planning is completed early in the assessment 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. 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 and coordinate individualized support. Youth who are permanent wards may stay in foster care up to age 19 and possibly beyond if the youth is unstable. Youth are discharged to their own apartment, to live with friends, relatives or permanent foster parents, to college dorms and other arrangements, as called for in their housing plan.

CORRECTIONS. The Kalamazoo County Jail (Sheriff's Department), has discharge planning responsibility for those who are at risk of becoming homeless. The Sheriff's Department implemented a discharge policy in 2008 and assistance on housing and other supports to sustain housing is made available at or near discharge, if requested by the inmate. The Chaplin's office works with individuals to identify and coordinate community resources to meet the unique needs of each inmate. Information about housing assistance and other community based services are posted on boards internally within the jail. Inmates, at their option, are encouraged to take advantage of the information about housing or other related services. The CoC also works with faith based organizations that reach out to those with a history of criminal sexual conduct.

Veterans: The regional Veteran's Administration (VA) follows a set of discharge criteria when releasing patients into the community. VA social workers and case managers assess and work with the patients who are homeless to find them appropriate shelter before their release. The VA works with emergency shelters, other homeless housing, and supportive services providers in the Continuum of Care to assure suitable placement is achieved after discharge

Discussion

Table - 15

One year goals for the number of households to be provided housing through the use of HOPWA for: N/A
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Barriers to affordable housing are varied and complex. Possible barriers to the development or retention of affordable housing are public policies, particularly those of the City. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment. In addition to public policies, larger social issues and outside forces impact the ability to access affordable housing. Social issues like poverty and lack of employment, and outside forces like reductions in Federal and State funding to develop new housing, present a barrier to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The following information reviews some of the possible barriers in Kalamazoo:

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 “green fields” in the unpolluted, outlying communities than it is to develop the “brownfields” in the City.

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.

The four single family residential districts allow for small minimum lot sizes, which permits higher density of development than in many of the jurisdictions surrounding the City of Kalamazoo. In adjacent jurisdictions, large lot zoning does create a barrier to affordable housing and establishes pressures that force some low income populations into the City of Kalamazoo. The low densities found in adjacent jurisdictions create increased prices and barriers to affordability.

Additionally, the City of Kalamazoo Zoning Ordinance allows for multifamily development in several commercial districts to allow for mixed use and to encourage walkability.

Housing and Building Codes

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

the State.

The City employs an anti-blight and building code enforcement team. As a result, blight and abandonment issues are addressed more quickly. The rental certification program continues to be administered, which helps to improve the quality of rental housing. Concerns have been raised that the rental certification program is a barrier to affordable housing because it adds an additional cost to the management of rental properties. However, in a city where over half of the residential units are rental, a program of this type is necessary to not only maintain the health, safety and welfare of those who rent in Kalamazoo, but to maintain or improve property values in City neighborhoods.

Discussion

The City will utilize a variety of strategies and support from community partners to help address barriers to affordable housing. Generally, the City utilizes 50 percent or more of the total HUD grant award towards housing activities. These funds will help to increase the supply of affordable housing, as well as helping those in affordable units to remain housed. In addition, the City has encouraged, through the competitive application process, that housing providers form partnerships in the hopes of avoiding duplication of services that would allow assistance to larger numbers of low income households.

Most of these partners also provide needed social services that help households with long term housing sustainability. The nonprofit partners receiving funding to assist with affordable housing in PY2017 are:

- Housing Resources, Inc.
- Community Homeworks
- Senior Services, Inc.
- Fair Housing Center of Southwest Michigan

The Kalamazoo Brownfield Redevelopment Initiative has been a tremendous resource in addressing the issue of contaminated properties that may have the ability to be redeveloped. Using captured tax revenue, the Brownfield Initiative has purchased many 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.

Some additional actions planned for PY2017 are:

- Work with local nonprofit housing providers on the development of new and/or rehabilitated housing. Encourage variety in housing types like duplexes, townhomes, 4-unit apartments to provide a wider range of rents and mortgage costs.
- Improve financial options for Kalamazoo residents to increase homeownership and homeowner maintenance by working with local lending institutions and nonprofits to develop loan types and/or underwriting requirements that would allow for nontraditional home loans.
- Work with local nonprofit housing providers to provide homeowner subsidies to help low income families with down payment assistance.
- Improve access to quality rental housing in Kalamazoo through continued support of tenant based rental assistance programs. In addition, consider the development of a program where vacant and/or tax foreclosed properties are sold to landlords who maintain exceptional rental properties and will rehabilitate the home for rental use. Work with local nonprofit housing

providers on free and/or reduced-cost financial literacy for households from the Eastside, Edison or Northside Neighborhoods. Focus CDBG funding on substandard housing and/or deferred maintenance of affordable housing units, particularly in the Eastside, Edison and Northside Neighborhoods.

AP-85 Other Actions – 91.220(k)

Introduction

The City of Kalamazoo will continue to engage in a variety of activities during the 2017 program year, which are intended to further local housing and community development goals.

Actions planned to address obstacles to meeting underserved needs

The Community Planning and Development Department will continue to collaborate with our local community housing and human service providers, government officials, business leaders and citizens to identify areas of need in the community. Coordinated efforts have been improved and will continue to be enhanced through PY2017 with local funders and other governmental entities to try and address underserved needs.

Based on the information gathered for the development of the 2014-2018 Consolidated Plan, one of the more underserved populations is the very low income, particularly in regards to housing. Low income renters experience the greatest housing cost burden in Kalamazoo. The tenant based rental assistance programs supported by the City and sponsored by Housing Resources, Incorporated will help us address this underserved need.

Actions planned to foster and maintain affordable housing

In PY2017, the City will continue to place an emphasis on affordable housing as part of the competitive grant application process. A total of four nonprofits and one for profit organization will receive CDBG, ESG and HOME funding to expand new and maintain existing affordable housing. Approximately 753 thousand (CDBG/HOME) of the total funds provided to the City will be used towards the improvement of affordable housing in the City.

Actions planned to reduce lead-based paint hazards

One single-family home will be completely rehabbed with PY2017 funds. The removal of lead based paint, if found, will be a requirement of these rehabilitations. In addition, the City plans to utilize \$83,627 to demolish blighted residential structures in the City. It is likely that these homes may contain lead based paint because they tend to be older structures where lead is more prevalent. The removal of approximately five structures will reduce the chances of a household living with lead contamination.

The City will also continue to work with the Michigan Department of Community Health, Division of Environmental Health, and Healthy Homes Program to reduce lead-based paint hazards. The Division provides grant funding to homeowners to remediate lead based paint. Through the City, local nonprofits and neighborhood associations are kept apprised of available funding and the process to receive grant funds.

Actions planned to reduce the number of poverty-level families

Reduction in poverty has recently become a priority for the Kalamazoo City Commission. They have decided to take a leadership role in fostering collective action to reduce poverty in the City, especially for children.

To that end, the City Commission is actively involved with and supportive of, the Kalamazoo County Poverty Reduction Initiative. This initiative is a coalition of local business, education, human service, economic development, philanthropic, government, legal, academic, and faith-based leaders whose mission is “to foster collaborative and mutually accountable public-private partnerships that increase both access to and resources for individuals and families living in poverty.”

The Poverty Reduction Initiative has long-range plans to raise funds to invest in the rehabilitation of substandard rental units and homes owned by low income households. They intend to encourage and assist in the conversion of existing market rate units to affordable housing, and add permanently affordable rental units with an investment in rental subsidies.

For PY2017, the City of Kalamazoo will continue to work towards helping those in poverty access affordable housing. In addition, the City has developed a Section 3 preference policy to promote the procurement of Section 3 businesses. The intent is to improve the economic circumstances of local low income business owners and residents.

Actions planned to develop institutional structure

Local Initiatives Support Corporation (LISC) will continue to coordinate housing and community development efforts through the Sustainable Communities Initiative. They have reached out to other service providers, neighborhood organizations and funders to help them achieve the goals of the Initiative, which are expanded capital investment in housing, increasing family income and wealth, stimulating the local economy, improving access to quality education and developing healthy environments and lifestyles. The Deputy City Manager will continue to sit on the Board of LISC Kalamazoo. The Continuum of Care is operated as a compliment to the LISC Sustainable Communities Initiative. This collaboration of nonprofit, business, governmental, education, health, human service, advocacy entities, and constituent groups are creating a comprehensive and integrated approach to end homelessness and insure permanent housing for low income people. The Continuum of Care has three volunteer groups that help improve provision of services, eliminate barriers to housing, improve the management of data, and allocate funding. The Community Development Manager will sit on the Allocations and Accountability Team.

The City will continue to host bi-monthly meetings with the core CDBG-eligible neighborhoods during PY2017. The executive directors of each neighborhood organization attend the meetings along with representatives from City departments like Public Safety, Public Services, Parks and Recreation, and Community Planning and Development. The meetings focus on neighborhood issues, the coordination of services, updates on City improvements, etc. The intent is to provide an open forum for neighborhood leaders to work cooperatively with the City on addressing neighborhood needs.

The City, particularly the Department of Community Planning and Development, could benefit from stronger relationships with our county partners. The Kalamazoo County Department of Health and Community Services houses the Kalamazoo County Community Action Agency, which provides programs and services to help low income households achieve greater economic self-sufficiency. The City will work towards more intergovernmental cooperation in PY2017 to work towards joint community development projects, data sharing and best practices.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Kalamazoo has indicated that the priorities that should be addressed during the five year period of this Plan are affordable housing, homeless assistance, neighborhood enhancement and youth development. The institutional structure for the neighborhood enhancement and youth development priorities is internal to the City and has no gaps to providing services. The affordable housing priority could benefit from a stronger relationship with the Kalamazoo County Community Action Agency. Community Planning and Development staff at the City plan to engage with the housing programs staff to review possible areas of partnership that will improve affordable housing outcomes.

The development of new affordable housing, particularly with supportive services, is also a goal of the Continuum of Care. Partnerships with the City of Kalamazoo, local nonprofit housing providers and the Michigan State Housing Development Authority will need to be an affordable housing development strategy. The City will continue to invest in affordable housing through both the CDBG and HOME grant programs. The development of new units will continue to be considered based on successful financial statements and plans.

To have a more proactive approach to homeless prevention, the Continuum of Care developed the Systems of Care team. They established work groups to address the needs/barriers of those that may become homeless. The Team works to promote the adoption of evidence-based and promising program practices in support of a Housing First philosophy of care. They prioritize Continuous Quality Improvement in service delivery and educate and inform members on national and community best practices.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Table - 16

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

- | | |
|---|---|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 1 |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not plan any other forms of investments except for those identified in Section 92.205 of the HOME Investment Partnership Program Final Rule.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Per the requirements of 24 CFR 92.254, the City will require Subrecipients and developers to recapture all, or a portion of, the HOME investment if the homeowner decides to sell the house within the affordability period at whatever price the market will bear. The homebuyer may sell the

property to any willing buyer. However, the sale of the property during the affordability period triggers repayment of the HOME funds utilized when it was originally purchased.

a. Reduction during the Affordability Period (Forgiveness):

The Subrecipient or developer will forgive the direct HOME subsidy during the time of the affordability period. The total amount of the direct HOME subsidy will be equally divided among the years of the affordability period. For example, a \$40,000 direct HOME subsidy would be equally forgiven over the 10 year affordability period, reducing by \$4,000 each year.

Forgiveness will only be given to the homebuyer for each year they occupy the home as their primary residence.

b. Amount of Repayment and Net Proceeds:

Net proceeds are defined as the sale price minus superior non-HOME loan repayments and any closing costs. If there are no net proceeds or insufficient proceeds to recapture the full amount of HOME investment due, the amount subject to repayment must be limited to what is available from net proceeds.

c. Homebuyer Agreement

Recapture of the HOME investment and forgiveness over time is required to be detailed in the Homebuyer Agreement signed by the homebuyer and recorded on a deed restriction with the County Clerk/Register of Deeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

The period of affordability is detailed in either the Subrecipient or developer agreement with the City of Kalamazoo. The agreement also requires the Subrecipient or developer to ensure compliance with the affordability period by placing a covenant or deed restriction that runs with the property and is recorded with the County Clerk/Register Office. A copy of the recorded document is provided to the homeowner and the City of Kalamazoo.

Per the requirements of 24 CFR 92.254, the Subrecipient or developer will recapture all or a portion of the HOME investment if the homeowner decides to sell the house within the affordability period at whatever price the market will bear. The homebuyer may sell the property to any willing buyer. However, the sale of the property during the affordability period triggers repayment of the direct HOME subsidy provided to the homeowner when it was originally purchased.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Kalamazoo does not utilize HOME funds to secure existing debt for multifamily

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Source of Funding. All CoC programs are funded by the McKinney-Vento Homeless Assistance Act of 1987 and administered by HUD; some ESG funds are passed through to the Michigan State Housing Development Authority (MSHDA). McKinney-Vento programs provide outreach, shelter, transitional housing, supportive services, rent subsidies, and permanent housing for people experiencing homelessness and/or at risk of homelessness.

- Additionally, in 2009, Congress passed the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act to consolidate HUD homelessness programs (Supportive Housing Program, Shelter Plus Care, and Moderate Rehabilitation/Single Room Occupancy). The Hearth Act amended and reauthorized the McKinney-Vento Homelessness Assistance Act, and is intended to further assist people in regaining stable, permanent housing and supports a coordinated intake process, effective data collection, performance measurement and program evaluation systems.
- The dollar amount of available funding is determined competitively for the Continuum of Care Program Competition and by formula to each jurisdiction (State of Michigan, Kalamazoo City and County) for the Emergency Solutions Grants program. The CoC and the City of Kalamazoo combine their Emergency Solutions Grants, funded by MSHDA and HUD, respectively, into a single application process.
- Funding is subject to federal appropriations, state and local allocations and terms of the relevant Notice of Funding Availability (NOFA); *funding is not guaranteed by the CoC, City of Kalamazoo, HUD or MSHDA until grant agreements are finalized and executed.*

Eligible Uses of Funding. CoC and/or ESG funding is available for projects that provide:

- Homeless outreach, assessment, and prevention; Emergency shelter (ES); Transitional housing (TH); Permanent housing with supportive services (PSH); Permanent Housing-Rapid-Rehousing (PH-RR)Permanent housing only (PH); Supportive services only (SSO), and Planning, HMIS, and Grant Administration.

Ineligible Uses of Funding

Funds cannot be allocated to any organization that:

1. Does not comply with the nondiscrimination provisions of local, State and Federal civil rights laws (see CoC Fair Housing Policy); or
2. Requires participation in religious activities as a condition for receiving services; or
3. Does not comply with the Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity Final Rule (2012 Equal Access Rule).

CoC Collaborative Applicant

The Local Initiatives Support Corporation (LISC) employs the CoC Director and serves as Kalamazoo County's Lead Agency and Collaborative Applicant. The City of Kalamazoo's Deputy City Manager serves on the LISC Board; the LISC Board serves as the CoC's governing body.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care formalized a “No Wrong Door” countywide Coordinated Community Assessment System in 2009. Gryphon Place 2-1-1 provides crisis intervention 24/7 and performs the initial Centralized Screening and Intake process to determine primary and urgent needs. Individuals are prioritized based on the severity of their housing crisis. Persons with primary need are referred to Housing Resources, Inc., the Lead Agency/Housing Assessment and Resource Agency (HARA) for housing assessment and development of the Community Housing Assistance Plan (CHAP). Those with an urgent need are referred to area emergency shelters where the CHAP is developed in consultation with the HARA. Walk-in services are provided through centrally located satellite locations and through the weekly Community Housing Hour at the Goodwill Human Services Campus where multiple agencies participate in providing housing related information.

Through enhancements and expansion of the coordinated access and assessment process and the implementation of the CHaMP (Community Housing Matching and Planning) process, families becoming homeless will be prioritized for services and housing placement.

In addition, through a partnership with United Way and the YWCA, a “Liaison to Success” pilot program will be implemented in 2017 that serves 20 “underemployed” households specifically identified as to receive intensive supportive services for the purpose of improving financial and housing stability in the household with specialized services for families exiting the YWCA family shelter who will have an additional Victim Services case management component. These actions are dependent on the availability of housing units for those experiencing homelessness. The CoC’s newly formed HART (Housing Action Response Team) includes a team member dedicated to Housing Location and Landlord Engagement to find available units for these households.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations) will be allocated

The City of Kalamazoo currently renews funding for nonprofit agencies carrying out ESG-funded emergency shelter activities, provided that the contractual obligations have been met and project outcomes have been successful. The City may choose to reduce or eliminate funding to an agency that does not meet contractual obligations, or that administers a project that fails to meet outcome goals. If an existing program does not fit with the City's objectives, the agency may be asked to change its program design. The City may also transition to a competitive RFP process. The City does not plan to initiate other large ongoing ESG-funded emergency shelter programs. The City of Kalamazoo currently subcontracts all ESG funding to Housing Resources, Inc., which administers the ESG Program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

In order to meet the requirements under § 576.405(b), the City of Kalamazoo have partnered with the Local Initiatives Support Corporation (the local CoC Board). The local CoC Board and its multiple subcommittees each include participation by multiple people with lived experience of homelessness. One CoC Board subcommittee (the Community Advisory Forum) specifically provides a solutions-driven forum for those with lived experience of homelessness and front-line service workers to listen and support each other. It also brings consumers, providers and interested community members together to share information, and identify emerging issues and trends.

5. Describe performance standards for evaluating ESG

The procedures outlined in the ESG Monitoring Plan are designed specifically to apply to the monitoring of ESG-funded projects in the City of Kalamazoo.

Through on-site and desk monitoring, the reviewer can determine whether the program participant's performance meets program requirements and improve program participant performance by providing guidance and making recommendations. The specific purposes of monitoring are to:

- Validate the accuracy of information presented by the program participants;
- Follow-up on problems identified during the monitoring visit;
- Determine compliance for those activities where there is sufficient information to make eligibility and/or national objective determinations;
- Evaluate the reasonableness of judgments made for those activities that necessarily involve high levels of program participant judgment;
- Ascertain the Subrecipient's ability to ensure that activities carried out meet compliance requirements;
- Verify the accuracy of the program participant's records; and,
- Identify apparent causes of any problem(s) and offer recommendations for corrective actions.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Steve Brown, FFE Coordinator, Resource Specialist

DATE: 4/19/2017

SUBJECT: Resolution in Support of Fountain of the Pioneers Grant Application

RECOMMENDATION

It is recommended that the City Commission adopt a resolution to apply to receive a Michigan Council for Arts and Cultural Affairs Capital Improvement Grant for \$100,000 for restoration / historic preservation of Alfonso Iannelli's National Register of Historic Places-listed Fountain of the Pioneers located in Bronson Park, which is supported by the Bronson Park 21st Century Campaign master plan.

BACKGROUND

The grant application has been prepared this spring by staff as part of the project's funding strategy and is needed in order to support 2018 capital improvements.

COMMUNITY RESOURCES CONSULTED

The Bronson Park 21st Century Campaign Master Plan; Parks and Recreation 5-Year Plan.

FISCAL IMPACT

The City will match the grant at a rate of one-to-one, or \$100,000 maximum, from its General Fund, through the Bronson Park fundraising efforts. This Grant will make significant progress toward the \$1.25 million fundraising goal for Fountain restoration / historic preservation.

ALTERNATIVES

This is a unique funding opportunity for capital improvements in 2018.

ATTACHMENTS:

Type	Description
□	Resolution Fountain of the Pioneers Capital Grant Application Authorizing Resolution

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 16-

**A RESOLUTION REQUESTING A CAPITAL IMPROVEMENT GRANT
FOR THE FOUNTAIN OF THE PIONEERS**

Minutes of a special meeting of the Kalamazoo City Commission held on _____ at ____ o'clock p.m., local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

RECITALS:

- A. The City of Kalamazoo is submitting an application to receive a Michigan Council for Arts and Cultural Affairs Capital Improvement Grant for \$100,000 for restoration / historic preservation of Alfonso Iannelli's National Register of Historic Places-listed Fountain of the Pioneers located in Bronson Park, which is supported by the Bronson Park 21st Century Campaign.
- B. The grant applicant is the City of Kalamazoo, which is the sole historic lessor of Bronson Park and will be the sole recipient, administrator, fund matcher, and fiscal agent of the Grant, including paying vendors, and receiving reimbursement from the State of Michigan. Contact City Manager Jim Ritsema, (269) 334-8047; ritsemaj@kalamazoocity.org; 241 West South Street, Kalamazoo, MI 49007.
- C. The owner of Bronson Park, The County of Kalamazoo, will not receive, administer, fund match, or act as a fiscal agent paying vendors or receiving reimbursement from the State of Michigan for the Grant, and will resolve its support for the Grant, and authorize the City to do all transactions as they pertain to any award which may be made as a result of the Grant application, at its February 7, 2017 County Board meeting. Contact County Administrator Tracie Moored, (269) 384-8111; 201 W. Kalamazoo Ave., Room 207, Kalamazoo, MI 49007.
- D. The Fountain of the Pioneers restoration / historic preservation project component of the Bronson Park 21st Century Campaign has a total fundraising goal of \$1.25 million.

The City will match the Grant at a rate of one-to-one, or \$100,000, from the General Fund.

THEREFORE IT IS RESOLVED:

That the City Manager is authorized and directed to apply for the Michigan Council for Arts and Cultural Affairs grant, and shall be authorized to sign the grant contract and any related documents.

IT IS FURTHER RESOLVED:

That the City of Kalamazoo shall provide the matching funds at the rate of one-to-one, or \$100,000, from the City's General Fund.

The above resolution was offered by _____ and supported by _____.

AYES, Commissioners:

NAYS, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on September 26, 2016. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Scott A. Borling, City Clerk



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Steve Brown, FFE Coordinator, Resource Specialist

DATE: 4/24/2017

SUBJECT: An Amendment to Resolution 17-05 Approving Application to A Grant for Improvements to Bronson Park

RECOMMENDATION

It is recommended that the City Commission adopt a resolution amending Resolution 17-05 to amend the City's match for the Michigan Department of Natural Resources Trust Fund Grant application for Bronson Park, from 30% or \$100,000 to 87% or \$718,100.

BACKGROUND

Resolution 17-05 was adopted on February 6, 2017 with the minimum grant match required. The amendment is needed because of a clarification from the DNR that the City's resolution must comport with the actual submitted project budget as opposed to the minimum match required by the application. Total project cost is \$2,418,400; grant amount requested is \$300,000; match amount is \$718,000. Matching dollars of \$718,000 have already been included in the Adopted FY 2017 Budget.

COMMUNITY RESOURCES CONSULTED

None.

FISCAL IMPACT

There is no fiscal impact as a result of this change. However, this adjustment will make the City's application score more competitively in the DNR's assessment model.

ALTERNATIVES

The changes could be ignored, to the disadvantage of the application and park improvement project.

ATTACHMENTS:

Type	Description
□	Resolution Amendment to Resolution 17-05

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. __

**AN AMENDMENT TO RESOLUTION 17-05
APPROVING APPLICATION TO A GRANT
FOR IMPROVEMENTS TO BRONSON PARK**

Minutes of a special meeting of the Kalamazoo City Commission held on _____, at _____ o'clock p.m., local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

RECITALS:

- A. At 7:00 o'clock p.m. on February 6, 2017, the City Commission of Kalamazoo passed a resolution approving submission of an application to receive a Michigan Natural Resources Trust Fund Grant, (DNR) for \$300,000, for development of Bronson Park according to the Bronson Park Master Plan, which is supported by the 5-Year Recreation Plan.
- B. In Item "E" the City agreed to match the grant at a rate of at least 30-percent, or \$100,000.
- C. The City agrees to adjust its match amount up to 87-percent / \$718,100 in order to comport with the existing sums applied for by the City in "Section B" of its grant application. Total project cost is \$2,418,400; grant amount requested is \$300,000; match amount is \$718,000. Matching dollars of \$718,000 have already been identified in the General Fund by the City's CFO.
- D. This change does not represent an alteration to the scope or budget of the Henderson Tot Lot Park development project itself.

THEREFORE IT IS RESOLVED:

That the City of Kalamazoo shall provide matching funds of 87-percent / \$718,100 from the General Fund.

The above resolution was offered by _____ and supported by

_____.

AYES, Commissioners:

NAYES, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DEVLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on _____. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Scott A. Borling, City Clerk



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Jeff Chamberlain, AICP, Deputy City Manager

PREPARED BY: Steve Brown, FFE Coordinator, Resource Specialist

DATE: 4/21/2017

SUBJECT: Amendment to Resolution 17-20 Approving Application to DNR Grant for Henderson Tot Lot

RECOMMENDATION

It is recommended that the City Commission amend Resolution 17-20 to adjust the City's grant match from 25% or \$18,750 to 75% or \$250,000 required for the DNR Recreation Passport grant application for Henderson Tot Lot.

BACKGROUND

Resolution 17-20 was approved on March 20, 2017 and included the minimum grant match required. An amendment is needed because of a clarification from the DNR that the City's resolution must comport with the actual submitted project budget as opposed to the minimum match required by the application. Total project cost is \$325,000; grant amount requested is \$75,000; match amount is \$250,000. Matching dollars of \$250,000 exist in the City's FY 2017 Adopted budget.

COMMUNITY RESOURCES CONSULTED

None.

FISCAL IMPACT

There is no fiscal impact as a result of this change. However, this adjustment will make the City's application score more competitively in the DNR's assessment model.

ALTERNATIVES

The changes could be ignored, to the disadvantage of the application and park improvement project.

ATTACHMENTS:

Type	Description
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▣ Resolution Resolution to Amend resolution 17-21

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. __

**AN AMENDMENT TO RESOLUTION 17-20
APPROVING APPLICATION TO A GRANT
FOR IMPROVEMENTS TO HENDERSON TOT LOT PARK**

Minutes of a special meeting of the Kalamazoo City Commission held on _____, at _____ o'clock p.m., local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

RECITALS:

- A. At 7:00 o'clock p.m. on March 20, 2017, the City Commission of Kalamazoo passed a resolution approving submission of an application to receive a Department of Natural Resources (DNR) Recreation Passport Grant, for \$75,000, for development of Henderson Tot Lot Park according to the approved Parks and Recreation 5-Year Plan.
- B. In Item "D" the City agreed to match the grant at a rate of at least 25-percent, or \$18,750, with dollars identified in the General Fund by the City's CFO.
- C. The City agrees to adjust its match amount up to "76-percent / \$250,000 in order to comport with the existing sums applied for by the City in "Section B: Project Funding and Explanation of Match Source" of its grant application. Total project cost is \$325,000; grant amount requested is \$75,000; match amount is \$250,000. Matching dollars of \$250,000 have already been identified in the General Fund by the City's CFO.
- D. This change does not represent an alteration to the scope or budget of the Henderson Tot Lot Park development project itself.

THEREFORE IT IS RESOLVED:

That the City of Kalamazoo shall provide matching funds of 76-percent / \$250,000 from the General Fund.

The above resolution was offered by _____ and supported by

_____.

AYES, Commissioners:

NAYES, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DEVLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on _____. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Scott A. Borling, City Clerk



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Cooney, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Sean Fletcher, CPRP, Parks & Recreation Director

DATE: 4/26/2017

SUBJECT: Approve lease and the temporary (1 year) placement of a sculpture at the Arcadia Festival Place.

RECOMMENDATION

It is recommended that the City Commission approve a lease and the temporary (1 year) placement of "Slices of Heaven", a piece of public art at the Arcadia Creek Festival Place, and allow the City Manager or his designee to sign any documents for the leased sculpture.

BACKGROUND

Late in 2016, the County Public Art Commission approached the City and a few individuals about an opportunity to place a piece of public art in the downtown area. "Slices of Heaven" is several orange slices stacked on top of each other created by artist Craig Gray. A private donor and the Parks & Recreation Department agreed to fund the lease of the sculpture and began to look for locations. The location was chosen based on high visibility, number of people who may see it; the location is the southwest corner of the festival site in a round planting bed. The sculpture will be leased to the City Building Authority for a term of 1 year at a cost of \$2,500.00.

POLICY CONSIDERATIONS

COMMUNITY RESOURCES CONSULTED

The City of Kalamazoo Building Authority approved the request to place the art at the Arcadia Festival Place. Downtown Kalamazoo Incorporated supports the placement of a piece of public art at the festival site.

FISCAL IMPACT

Downtown Kalamazoo Inc. is paying for the cement pad the art will be placed upon. The leased sculpture is being funded by private donations and \$1,000.00 from the Parks & Recreation budget.

ALTERNATIVES

There is the alternative to not approve the lease of this piece of art.

ATTACHMENTS:

	Type	Description
▣	Aerial Photo	Public Art Location Map
▣	Background Material	Photo of artwork



E Kalamazoo Avenue

N Rose Street

Eleanor Street

E Water Street

N Edwards Street

N Pitcher Street

E Michigan Ave

