



# Agenda

## Regular Meeting of the City Commission

City of Kalamazoo

Monday, May 6, 2019

7:00 PM

City Commission Chambers at City Hall - 241 W. South Street

### **A. CALL TO ORDER/ROLL CALL**

### **B. OPENING CEREMONY**

1. Invocation: Bishop Daniel S. Cunningham, Greater Faith Empowerment Center
2. Pledge of Allegiance
3. Introduction of Guests
  - a. Presentation on the Tax Foreclosure Prevention Program
4. Proclamations
  - a. Arbor Day 2019
  - b. Department of Public Services Week

### **C. ADOPTION OF FORMAL AGENDA**

### **D. COMMUNICATIONS**

1. Calendar of Upcoming Meetings

### **E. PUBLIC HEARINGS**

1. Public hearing to receive comments on the 2019-2023 Consolidated Plan and 2019 Action Plan.

**[Action: Motion to 1) approve the 2019-2023 Consolidated Plan; 2) approve the 2019 Action Plan, including the budget recommended by the Community Development Act Advisory Committee; and 3) authorize the Director of Community Planning and Economic Development to act as the official representative of the City and to sign all required U.S. Department of Housing and Urban Development documents]**

### **F. CONSENT AGENDA**

**(Action: Motion to approve Items "1-14" and authorize the City Manager to sign all documents on behalf of the City)**

1. Approval of a contract with J.L. Milling for Cold Milling of City Streets for the 2019 season in the amount of \$102,790.64.

2. Approval of a contract with Cornerstone Construction for constructing an aggregate storage bin at the City of Kalamazoo Wastewater Treatment Plant, in the amount of \$360,400.
3. Approval of a sole source purchase of an outdoor public restroom from Portland Loo in the amount of \$107,440.
4. Approval of a contract with Balkema Construction for improvements at Reed Street Park in the amount of \$310,000.
5. First reading of additions to Chapter 50, The Zoning Code, to Create the Natural Features Protection Overlay District; and schedule a public hearing for May 20, 2019.
6. First reading of an ordinance to rezone properties throughout the City with the Natural Features Protection (NFP) Overlay District; and schedule a public hearing on May 20, 2019.
7. First reading of an ordinance to amend Chapter 2- Article X Employee Retirement System § 2-224 Definitions.
8. Adoption of a RESOLUTION to terminate the Amended Restated Development Plan and Tax Increment Financing Plan for the City of Kalamazoo Downtown Development Authority and to repeal the following ordinances: 1450, 1457, 1468, 1492, 1523, 1643, 1817, and a portion of ordinance 1679.
9. Adoption of a RESOLUTION from the Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission (MLCC) recommending approval of a Joint Off-Premises Tasting Room License for the Winery at Black Star Farms, LLC within Grand Traverse Distillery located at 224 E. Michigan Avenue in the City of Kalamazoo.
10. Recision of Restolution 18-29 and adoption of a RESOLUTION from the Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission, recommending approval of a Small Wine Maker License for The Roche' Collection LLC at 1627 South Burdick Street.
11. Approval of a Memorandum of Understanding with Kalamazoo Regional Education Services Agency/Youth Opportunities Unlimited in the amount of \$825,000 to provide summer employment and



training opportunities for City of Kalamazoo youth ages 14-21.

12. Approval of a Public Utility Easement with Kalamazoo Properties, LLC associated with the Cork Street Road and Culvert Project.
13. Approval of the Mayor's reappointments to the following boards and commissions:
  - the reappointment of **Grant Fletcher** to the Downtown Development Authority for a one-year term expiring on March 31, 2020;
  - the reappointment of **Bob Miller** to the Downtown Economic Growth Authority Board of Directors for a one-year term expiring on March 31, 2020; and
  - the reappointment of **Patti Owens** to the Downtown Economic Growth Authority Board of Directors for a one-year term expiring on March 31, 2020.
14. Approval of the minutes from the City Commission meetings on March 23, April 1, and April 15, 2019.

#### **G. REGULAR AGENDA**

1. Adoption of an ORDINANCE amending the fireworks ordinance so as to reflect recent changes in State law regarding the days and times when fireworks may be discharged. **(Action: Motion to adopt the ordinance)**
2. Acceptance of the recommendations of the Shared Prosperity Kalamazoo (SPK) Organizing Committee and approval of the SPK Goal Team Proposals and Budgets to access the SPK High Impact Fund. **(Action: Motion to accept the recommendations; approve the proposals and budgets; and authorize the City Manager to sign all documents related to the implementation of the proposed programs)**

#### **H. REPORTS AND LEGISLATION**

1. City Manager's Report
2. City Clerk's Report

#### **I. UNFINISHED BUSINESS**

#### **J. POLICY ITEMS**

1. Filling a Vacancy on the City Commission

## **K. NEW BUSINESS**

1. Consideration of a **RESOLUTION** to support human rights for Israelis and Palestinians by ending US military aid to Israel.

## **L. CITIZEN COMMENTS**

## **M. MISCELLANEOUS COMMENTS BY COMMISSIONERS**

## **N. CLOSED SESSION**

## **O. ADJOURNMENT**

### **ADDITIONAL INFORMATION**

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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](http://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 Knott, and City Commissioners

**FROM:** Scott A. Borling, City Clerk

**PREPARED BY:** Shelby Moss, Deputy City Clerk

**DATE:** 2/19/2019

**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 | 20190506 Calendar of Meetings |



# **Calendar of Upcoming Meetings**

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City of Kalamazoo

## **City Commission (next 30 days)**

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

May 20<sup>th</sup> and June 3<sup>rd</sup>

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

May 20<sup>th</sup>

## **Advisory Boards, Commissions and Committees (next two weeks)**

The **Tree Committee** will meet on Tuesday, May 7, 2019 at 2:00 p.m., in the Public Services Conference Room, located at 415 Stockbridge Avenue.

The **Parks and Recreation Advisory Board** will meet on Tuesday, May 7, 2019 at 5:30 p.m., in the Parks and Recreation Community Room at Mayors' Riverfront Park, located at 251 Mills Street.

The **Traffic Board** will meet on Thursday, May 9, 2019 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 9, 2019 at 6:30 p.m., in the Community Room at City Hall.

The **Zoning Board of Appeals** will meet on Thursday, May 9, 2019 at 7:00 p.m., in the City Commission Chambers at City Hall.

The **Citizen-Public Safety Review and Appeals Board** will meet on Tuesday, May 14, 2019 at 6:00 p.m. in the Parks and Recreation Community Room at Mayors' Riverfront Park, located at 251 Mills Street.

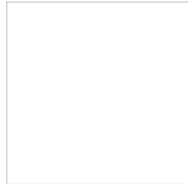
The **Kalamazoo Historic Preservation Commission** will meet on Tuesday, May 14, 2019 at 6:00 p.m., in the Community Room at City Hall.

The **Environmental Concerns Committee** will meet on Wednesday, May 15, 2019 at 4:30 p.m., in the Community Room at City Hall.

The **Economic Development Corporation** will meet on Thursday, May 16, 2019 at 7:30 a.m., in the Community Room at City Hall. The **Brownfield Redevelopment Authority** will meet immediately following.

The **Building Board of Appeals** will meet on Thursday, May 16, 2019 at 4:00 p.m., in the City Commission Chambers at City Hall.

The **Downtown Development Authority Board** will meet on Monday, May 20, 2019 at 3:00 p.m., in the Community Room at City Hall. The **Downtown Economic Growth Authority Board** will meet immediately following.



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** Dorla Bonner, Community Investment Manager

**PREPARED BY:** Venessa Collins-Smith, Compliance Specialist 2

**SUBJECT:** Public Hearing and Final Approval of Plans and Budgets required by the U.S. Department of Housing and Urban Development

## RECOMMENDATION

It is recommended that the City Commission:

1. Approve the 2019-2023 Consolidated Plan,
2. Approve the 2019 Action Plan, including the budget recommended by the Community Development Act Advisory Committee (CDAAC),
3. Authorize the Director of Community Planning and Economic Development to act as the official representative of the City and to sign all required U.S. Department of Housing and Urban Development (HUD) documents.

## BACKGROUND

### 2019-2023 Consolidated Plan

The Consolidated Plan is designed to help the City make data-driven investment decisions supported by an assessment of affordable housing, community development needs, and market conditions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align with HUD's national objectives. These objectives include benefiting low to moderate-income persons and aiding in the prevention or elimination of slum and blight.

Due to the ever decreasing amount of federal funds received by the City, it was important that the planning process for the Consolidated Plan result in a set of priorities, goals and objectives that was focused and addressed the City's unmet needs. The results of this process was a draft set of priorities, goals and objectives that will allow the City to be more strategic in its funding choices while permitting flexibility for future decisions. The full draft 2019-2023 Consolidated Plan is available through a link on the Community Development website under "What's New" at <http://www.kalamazoo-city.org/community-development2>

### 2019 Action Plan

HUD requires the 2019 Action Plan to be developed as part of the 2019-2023 Consolidated Plan. Therefore, decisions about which projects to fund in 2019 had to be made before the priorities of the Consolidated Plan were approved. With that in mind, CP&D staff proposed a competitive application process that focused on

housing and neighborhood investment for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) grants.

A copy of the complete draft 2019 budget recommendations is provided as **Attachment A**. The full draft 2019 Action Plan is available as part of the 2019-2023 Consolidated Plan through a link on the Community Development website under “What’s New” at <http://www.kalamazoocity.org/community-development2>

#### Authorization of CP&D Director as Official HUD Representative

Each year, there are a number of documents that must be signed by the City to ensure proper contracts and agreements are in place after the City Commission approval of the annual Action Plan. These include all contracts received from HUD; required reporting documents to HUD; all agreements between the City and any subrecipients who may receive Federal funding; and, between CP&D and other City departments who are awarded funds. Allowing the Director of Community Planning and Development to be the authorized signatory streamlines the process for both staff and our sub recipients.

On March 21, 2019, CDAAC held their public hearing on the Consolidated Plan, and PY2019 Action Plan. After further discussion CDAAC made a motion to send the 2019-2023 Consolidated Plan, and PY2019 Action Plan to City Commission who will hold a public hearing prior to voting to send to HUD.

### **POLICY CONSIDERATIONS**

The initiative and efforts supported through Housing and Urban Development Funds directly impact and answers items lifted up from the engagement of IK2025 and are found in the Master Plan, Shared Prosperity Plan and most neighborhood plans. Activities include but are not limited to home owner repairs, increased affordable housing, removing lead in homes, and youth development

### **COMMUNITY RESOURCES CONSULTED**

A community process was developed for the 2019-2023 Consolidated Plan. Over 600 community stakeholders were consulted either one-on-one or in larger stakeholder events. 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. Community voices heard during the Imagine Kalamazoo 2025 process were also considered.

CDAAC held a public hearing prior to the City Commission public hearing to take additional public comment 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. 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. Funding for the City of Kalamazoo activities is detailed in Attachment C.

### **ALTERNATIVES**

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. 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. Funding for the City of Kalamazoo activities is detailed in Attachment C.

**ATTACHMENTS:**

| Type | Description                                                    |
|------|----------------------------------------------------------------|
| □    | Report 2019-2023 Draft Consolidate Plan/2019 Draft Action Plan |



**Disclaimer:** This document is a draft, and provided as a courtesy. This document is not to be considered the final FY 2019-2023 ConPlan/ 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

# Kalamazoo Consolidated Plan and Action Plan

## FY 2019 – FY 2023 Five Year Consolidated Plan and FY 2019 Annual Action Plan



Prepared for:  
Community Planning &  
Economic Development  
Community Investment  
Division

Approved on:



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# Executive Summary

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

### 1. Introduction

The 2019-2023 Consolidated Plan is a collaborative planning process between the City, the community at large, social service agencies, housing providers, community development groups, economic development agencies and the City's strategic approach to housing and community activities over the next five years. The process was implemented through a series of public meetings, stakeholder surveys, statistical data, and reviews of the City's Master Plan and Shared Prosperity Plan.

Using the latest available data, the plan reviews priority needs in affordable housing, homelessness, and non-housing community development. The plan also considers market conditions for a wide range of housing characteristics, including the number of available housing units, cost and condition of housing, homeless facilities and services, special needs facilities and services, and barriers to affordable housing.

In addition to a detailed review of needs and the market assessment, this Consolidated Plan presents a strategic set of goals that the City will pursue over a five-year time period for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funding that is provided by the U.S. Department of Housing & Urban Development (HUD). These goals target the City's most pressing needs in housing and community development, and will be used as a benchmark for performance evaluations over the five-year time period.

The goals established represent a balanced approach to housing and community development for low and moderate income families and individuals. The City will pursue strategies focused on affordable housing, rehabilitation, relocation, and new builds; funding of organizations which support low-income and special needs populations; maintenance of affordable housing stock through code enforcement; and administration and operation of public service projects and programs. These strategies are intended to ensure the continuing success of the City of Kalamazoo's population, neighborhoods, and businesses.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

There is a need to improve the quality of the housing stock in the community by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.

### Goals/Strategies:

The City of Kalamazoo is expected to receive an average annual award of around \$2.1 million from HUD through the CDBG, HOME and ESG programs. These federal funds will be used to address the following housing and community development goals to advance opportunities for the low and moderate income families in the City:

*Affordable Housing* - 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 for low-moderate families.

*Homeless Assistance* - 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. As Emergency Solution Grant (ESG) funding is received and/or CDBG funds are available.

*Neighborhood Enhancement* - 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.

*Youth Development* - Develop well-adjusted and productive youth through supporting youth programs and activities that fosters positive experiences, creative expression and opportunities to enhance interests, skills and abilities into adulthood.

### **3. Evaluation of past performance**

The City of Kalamazoo has made every effort over the last four years to increase the impact of its HUD funding, placing as many resources as possible directly into the development or rehabilitation/repair of housing and community services. The City focused programs within six core CDBG-eligible neighborhoods, which included Eastside (Census tract 1.00), Edison (Census tracts 9.00 and 10.00), Douglas (part of Census tract 5.00), Northside (Census tracts 2.02 and 3.00), Stuart (part of Census tract 5), and Vine (Census tract 6.00). These neighborhoods were determined through the 2000 Census to have a minimum of 51 percent low to moderate income persons as defined by HUD and were the primary focus area of the 2010–2019 Consolidated Plan. Residents of these neighborhoods continue to face many interrelated social issues such as poverty; lack of affordable housing; substandard housing; higher incidence of criminal activity; and a need for support services.

The City designated CDBG and HOME funds to aggressively support housing-related activities. During the past four years, those resources supported the efforts of the City's Anti-Blight Team, homeowner rehabilitation and minor repair, new owner occupied housing construction, rental rehabilitation and rental subsidies. The Anti-Blight Team's dual function is to reduce housing code violations and identify abandoned and vacant housing in the community with the goal of restoring them to a functional use as affordable housing. Subrecipients like Kalamazoo Valley Habitat for Humanity, Kalamazoo Neighborhood Housing Services, Community Homeworks and Senior Services provided repair and rehabilitation services to low income homeowners. Residents in need of rental housing assistance could turn to

Housing Resources, Inc., Catholic Charities Dioceses of Kalamazoo (formerly Catholic Family Services) and the YWCA.

On September 29, 2008, the Kalamazoo City Commission created two Strategic Neighborhood Enterprise Zone tax-relief plan (NEZs); one homestead NEZ in the Vine neighborhood (Census tract 6.00), and one new construction NEZ in the Edison neighborhood (Census Tract 10.00). The program provides tax incentives for citizens to own and occupy homes in the NEZ and requires a financial investment by the owner toward improving the property. Within each zone, homeowners or builders are required to apply for a certificate for each property in order to obtain the tax benefits. All of the applications received by the city must be approved by the City Commission. The approval takes effect in the following tax year.

The City has a strategic Neighborhood Enterprise Zone tax-relief plan within targeted areas to encourage both new development and rehabilitation of existing housing stock.

The City utilized the model Outcomes Performance Measurement System designed by the federal government to assess its activities and those of its Subrecipients for the past four years. Activities funded through the CDBG, ESG and HOME programs are defined under this system in the Annual Action Plan and reported in the Consolidated Annual Performance and Evaluation Report.

The City of Kalamazoo has made every effort over the last four years to increase the impact of its HUD funding, placing as many resources as possible directly into the development or rehabilitation/repair of housing and community services. The City focused programs within six core CDBG-eligible neighborhoods, which included Eastside (Census tract 1.00), Edison (Census tracts 9.00 and 10.00), Douglas (part of Census tract 5.00), Northside (Census tracts 2.02 and 3.00), Stuart (part of Census tract 5), and Vine (Census tract 6.00). These neighborhoods continue according to the 2010 Census to have a minimum of 51 percent low to moderate income persons as defined by HUD and are the primary focus area of the 2019–2023 Consolidated Plan. Residents of these neighborhoods continue to face many interrelated social issues such as poverty; lack of affordable housing; substandard housing; higher incidence of criminal activity; and a need for support services.

The City designated CDBG and HOME funds to aggressively support housing-related activities. During the past four years, those resources supported the efforts of the City's Anti-Blight Team, homeowner rehabilitation and minor repair, new owner occupied housing construction, rental rehabilitation and rental subsidies. The Anti-Blight Team's dual function is to reduce housing code violations and identify abandoned and vacant housing in the community with the goal of restoring them to a functional use as affordable housing. Subrecipients like Kalamazoo Valley Habitat for Humanity, Kalamazoo Neighborhood Housing Services, Community Homeworks and Senior Services provided repair and rehabilitation services to low income homeowners. Residents in need of rental housing assistance could turn to

Housing Resources, Inc., Catholic Charities Dioceses of Kalamazoo (formerly Catholic Family Services) and the YWCA.

The City also continues its strategic Neighborhood Enterprise Zone tax-relief plan within targeted areas to encourage both new development and rehabilitation of existing housing stock. There are two programs currently in place. The first zone is located in Census tract 6.00 in the Vine Neighborhood. Under this program, a homebuyer who purchases a housing unit receives a 50 percent reduction in both City and County taxes for ten years, so long as it remains their principal residence. The second Zone is located in Census tract 10.00 in the Edison Neighborhood where new Neighborhood Stabilization 2 homes were constructed. The resident of the new housing units in the Marketplace subdivision will pay only about one-third of their property taxes for the remaining time of their 10-year period.

The City utilized the model Outcomes Performance Measurement System designed by the federal government to assess its activities and those of its Subrecipients for the past four years. Activities funded through the CDBG, ESG and HOME programs are defined under this system in the Annual Action Plan and reported in the Consolidated Annual Performance and Evaluation Report.

#### **4. Summary of citizen participation process and consultation process**

The Department of Community Planning and Development sought out participation and consultation in the development of this Plan from City residents, nonprofit organizations, human service providers, the Continuum of Care, government employees, elected officials, neighborhood associations, and businesses.

The City of Kalamazoo approved a new Strategic Vision and Imagine Kalamazoo 2025 Master Plan in 2017. These documents were created through an extensive engagement process that began in 2015. The City utilized multiple techniques to ensure that engagement had a wide reach and open process that welcomed comments and ideas from all residents. Techniques used included; living walls so participants were able to quickly and easily provide feedback by writing on a wall, pop-up engagement at existing events so that residents were met where they already were, large community meetings, surveys both paper and electronic, and meetings on the go which were packets created to enable residents to facilitate their own Imagine Kalamazoo meeting. Translators were at community meetings and surveys were also provided in Spanish to further ensure an inclusive and welcoming process. These efforts resulted in over 4,000 points of contact, ten times more than the previous Master Plan.



Additional engagement occurred in 2018 with financial support from the City of Kalamazoo as well as an Innovation Grant from the Government Alliance on Race and Equity (GARE) granted to the Michigan Department of Civil Rights, a community collaborative hired a contractor to conduct qualitative and quantitative research in Kalamazoo to better understand the housing experiences of Kalamazoo residents, especially the experiences of residents of color. The partners included the Michigan Department of Civil Rights (MDCR), City of Kalamazoo, Fair Housing Center of Southwest Michigan, Kalamazoo Community Foundation, and Interfaith Strategy for Advocacy & Action in the Community (ISAAC). Engagement for this project included community events, focus groups, conversations with service providers and printed surveys and open data sources. Over 700 completed surveys were received. Questions were also asked via housing question boards. Residents were asked to write comments regarding their experiences with housing on post it notes and place them on the boards. 71 post-it notes were received. The input from the community informed the Consolidated Plan and will be the foundation for the 2019-2023 Analysis to Impediments to Fair Housing. This report will be published summer of 2019.

A 30-day comment period was opened in February 2019 allowing citizens to comment. After the comment period, a public hearing was held by the Community Development Act Advisory Committee and then a final Public Hearing by the City of Kalamazoo City Commission on May 6, 2019. Notices of the public comment period and public hearings were posted in the local newspaper and at various public City locations.

## **5. Summary of public comments**

The Consolidated Plan and Action Plan were informed throughout development of the city's Imagine Kalamazoo plan, Shared Prosperity Plan and GARE project. Engagement with local nonprofits, stakeholder organizations, neighborhood groups and residents, community funders, housing providers, community leaders and residents who access public services provided an array of comments addressing the needs of the City during these engagements and through a Community Needs Survey. This input provided the foundation for the development of the priorities, goals and objectives of the Plan.

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

All comments during engagements were accepted. The City evaluated and compiled public input to develop a focused set of priorities and goals that would address the most urgent needs and not duplicate efforts.

## **7. Summary**

The 2019-2023 City of Kalamazoo Consolidated Plan reflects the coordinated efforts of City staff, a wide network of community stakeholders, City residents, Community Development Act Advisory Committee members and the City Commission. Through priorities outlined in this Plan, the impact of any federal funds received by the City will be maximized through a focused approach to addressing community needs and delivering services to the low and moderate income residents of Kalamazoo. The goals and objectives of the Plan will improve the overall quality of life in the City of Kalamazoo, particularly in our core neighborhoods.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role        | Name                                   | Department/Agency                                                                            |
|--------------------|----------------------------------------|----------------------------------------------------------------------------------------------|
| Lead Agency        | City of Kalamazoo                      | Community Planning and Development                                                           |
| CDBG Administrator | City of Kalamazoo                      | Community Planning and Development                                                           |
| HOME Administrator | City of Kalamazoo                      | Community Planning and Development                                                           |
| ESG Administrator  | City of Kalamazoo<br>Continuum of Care | Community Planning and Economic<br>Development with Local Initiatives Support<br>Corporation |

### Narrative

The City of Kalamazoo, Department of Planning and Economic Development (CPED) is the department that is responsible for preparing the Consolidated Plan and administration of CDBG, HOME, and ESG programs through. As the lead agency, the City is responsible for overseeing the development and implementation of the 2019-2023 Consolidated Plan, Annual Action Plans and Consolidated Annual Performance Evaluation Reports. Community Investment 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 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

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **Introduction**

**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(I)).**

In accordance with 24 CFR Part 91, and the City's Citizen Participation Plan, the participants conducted a comprehensive community participation process in a manner to ensure inclusion of all residents of the region, target areas, beneficiary communities of federal resources awarded through the public awards process, and public and private agencies operating in the region.

The City advertised public meetings in newspapers of general circulation in the City, published an online survey, consulted directly with key stakeholders, and hosted public and stakeholder forums.

#### **Direct Agency Consultation**

The City developed a list of over 100 stakeholders to provide outreach to during the Consolidated Plan process. Stakeholders were invited to participate in the public meetings, on-line survey, and comment period via direct email to organization contacts. Additionally, participants conducted interviews with pertinent stakeholders to gather supplemental information for the Consolidated Plan

The City developed engaged with over 100 stakeholders to provide outreach to during the Consolidated Plan process.

#### **Advertisement of Outreach Activities**

To maximize engagement, the City implemented various methods of advertisement for the outreach activities listed above. The City focused its efforts on reaching the broadest audience possible, while also employing methods specific to underserved populations.

Interested parties notices were advertise the public meetings, and on-line survey. Flyers were distributed electronically to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and persons with a disability. Flyers were also distributed at public offices, public libraries, and City Hall.

During the preparation of the Consolidated Plan, The City of Kalamazoo Division of Community Investment (CI) sought input from members of the public, private and public agencies, and other interested parties at various stages to ensure that their views and interests are represented in the document. Specifically, these entities are invited to public meetings held by CI to disseminate information about the CDBG, ESG and HOME Programs and to solicit feedback about the community's housing and community development needs. The City's Consolidated Plan is presented to the public and City Commissioners at public meetings. CI accepts public feedback at all meetings, both in writing (Community Needs Survey) and orally. A notification process is also established to advise each stage of the process. This process includes public notices, announcements on the City of Kalamazoo website and direct correspondence to interested parties. The outcomes of the Consolidated Plan represent the information collected from this collaboration, as well as from public comment and public

**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(I)).**

Many of the local housing providers, health and mental health agencies and homeless service providers are members of the Continuum of Care. Coordination between these agencies and the City occurs primarily through interaction of Continuum of Care Teams: Allocations and Accountability Team, Data Users Group and the Systems of Care Team.

The Systems of Care Team works towards addressing the needs of the homeless and those that may become homeless by reducing or eliminating the barriers to services. Systems of Care Team members also serve as Navigators for their respective agencies. The role of a Navigator is to resolve systems induced barriers between service providers. The Systems of Care Team, through the Navigator program, is working to assure a comprehensive community-wide outreach, service and housing system program.

**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 Kalamazoo County Continuum of Care is a community-based, county wide housing partnership that oversees the planning and coordination of the community's response to the continuum of housing needs, as well as activities within the homeless assistance system. Membership is required to receive funding through the Continuum of Care. There are currently 46 member organizations, including the City of Kalamazoo, in the Continuum of Care who contributes to the coordination of homeless prevention, shelter and re-housing services. Specifically, the Community Development Manager sits on the Allocations and Accountability Team, which helps to ensure positive outcomes from homeless service providers that receive funding.

The Continuum of Care has developed a 10-year plan to end chronic homelessness and yearly action plans that assist with strategic decision making regarding program outcomes. To help accomplish the goals of the 10-year plan, the City of Kalamazoo will continue to provide its Emergency Solutions Grant

funding to the Continuum of Care. These funds are then allocated to local nonprofits that are members of the Continuum through a competitive application process.

The local priority to address the needs of the homeless is to create/retain transitional and permanent housing units. It is a Continuum goal to reduce the number of emergency shelter beds and, using a rapid re-housing model, move homeless residents quickly from homelessness into permanent housing. Both transitional and permanent supportive housing programs operating under a rapid re-housing model or prevention model is prioritized within the 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.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**  
**Consultation with the Continuum of Care in Allocating ESG Funds, Performance Standards Evaluation of Outcomes, and HMIS**

The Continuum of Care was instrumental in the development of the City of Kalamazoo’s 2019-2023 Consolidated Plan. Priorities, strategies and objectives were included in the Consolidated Plan which mirrored those from the 10-Year Plan to End Homelessness. These strategies are then implemented each year through the activities funded in the Annual Action Plan.

City staff from the Community Planning and Economic Development sits on the Continuum of Care’s Allocation and Accountability Team. The manager’s interaction with this team allows the City to not only interact with vital community organizations that work to end homelessness but to have direct input in the development of strategies and goals of the Continuum of Care.

In Program Year 2013, the City made a decision to have a joint funding process with the Continuum of Care. The City’s ESG funds are included with other the funding the Continuum receives from HUD to allow for one grant application process to the local homeless providers. The award process includes a Notice of Intent that details the sub grantee’s funding request, program description, expected outcomes, quality improvement and reporting.

The City of Kalamazoo utilizes a Subrecipient Agreement with the nonprofit organization to determine overall performance. An annual outcome is detailed in the Agreement which must be met by the end of the program year. Monthly accomplishment reports are reviewed as part of the request for reimbursement process to assist the City in monitoring goal achievement. In

addition, bi-annual reports are required detailing the successes and missed opportunities of the funded activity.

To facilitate the evaluation of performance, the City has implemented a Performance Tracking System, which is detailed in the Agreements, to help subrecipients meet their monthly, bi-annual, and yearly goals. The intent is to provide a more formalized approach to tracking performance of Subrecipients that would offer more than anecdotal information when evaluating future funding applications. The system assigns a point value of 100 at the beginning of the program year and points are deducted when expectations are not reached.

The Continuum of Care also has an evaluation monitoring process to determine whether agencies are performing satisfactorily and effectively addressing homeless needs. The monitoring process requires all Continuum of Care grantees to submit quarterly HMIS reports. The focal areas for review include the following:

- Increasing housing stability/sustainability as measured through an increase in income.
- Increasing the percentage of homeless persons staying in permanent housing over six months to at least 77 percent.
- Increasing the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- Increasing the percentage of persons employed at exit to at least 20 percent.
- Reducing the average Length of Stay in shelters to less than 30 days.

These areas are reviewed quarterly by the Allocations and Accountability Team of the Continuum of Care and every other month by the Data Team. 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 jurisdictions consultations with housing, social service agencies and other entities**

The City of Kalamazoo held a number of meetings with community stakeholders who represented a wide variety of community needs. In addition, a Community Needs Survey was administered to the clients the organizations serve.

During the Consolidated Plan development process a community-wide stakeholder and city partners meeting held on July 23, 2018. In attendance were a number of nonprofits, service providers, neighborhood representatives and the religious community. Activities held at the meeting were designed to get to a prioritized list of projects the stakeholders and partners thought to be priority.



In addition to the stakeholder meeting, City staff attended both Housing Matters Forum meeting and Project Connect. The Housing Matters Forum is a group of nonprofit organizations that meet once a month to discuss affordable housing issues. Staff presented on the development of the Consolidated Plan and had dialogue on community needs. Staff also administered the Community Needs Survey to attendees and asked them to dispense the survey to their clients and program participants.

Project Connect is an event that connects individuals and families to free on-site services that include parenting and children's services; employment and education; financial and legal services; health and medical screening; housing and food assistance; and personal services. The City set up a booth at Project Connect to reach out to these service providers, as well as the Kalamazoo County residents accessing the event. Typically 600-1,000 people access the Project Connect event.

**Table 2 – Agencies, groups, organizations who participated**

| Agency/Group/Organization          | Agency/Group/Organization Type                         | Sections of the Plan Addressed                                                                                                                                                                                                                                                                    |
|------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bronson Hospital</b>            | Housing;<br>Services - Homeless                        | Housing Need Assessment; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied Youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy |
| <b>Building Blocks</b>             | Housing; Neighborhood Organization                     | Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy                                                                                                                               |
| <b>Community Homeworks</b>         | Housing                                                | Housing Needs Assessment; Market Analysis; Economic Development; Lead-Based Paint                                                                                                                                                                                                                 |
| <b>CARES</b>                       | Services - Persons with Disabilities                   | Housing Needs Assessment; Market Analysis; Homelessness Strategy; Anti-poverty Strategy                                                                                                                                                                                                           |
| <b>CDAAC</b>                       | Civic Leaders                                          | Housing Need Assessment; Homelessness Strategy; Homeless Needs - Chronically homeless; Homeless Needs - Families with Children; Homelessness Needs - Non-Homeless Special Needs; Anti-poverty Strategy                                                                                            |
| <b>Continuum of Care</b>           | Housing;<br>Services - Housing;<br>Services - Homeless | Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Market Analysis; Anti-poverty Strategy                                                                  |
| <b>Disability Network of SW MI</b> | Services - Persons with Disabilities                   | Housing Needs Assessment; Non-Homeless Special Needs                                                                                                                                                                                                                                              |

| Agency/Group/Organization                          | Agency/Group/Organization Type                                                                                                                  | Sections of the Plan Addressed                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>El Concilio</b>                                 | Services - Housing;<br>Services - Children;<br>Services - Health;<br>Services - Education;<br>Services - Employment;<br>Services - Fair Housing | Housing Need Assessment; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-Poverty Strategy                                                                                                                                                                                                            |
| <b>Edison Neighborhood Association</b>             | Housing; Neighborhood Organization                                                                                                              | Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy                                                                                                                                                          |
| <b>Fair Housing Center</b>                         | Service - Fair Housing                                                                                                                          | Housing Needs Assessment                                                                                                                                                                                                                                                                                                     |
| <b>GFM</b>                                         | Services - Youth                                                                                                                                | Families with Children; Homelessness Needs - Unaccompanied youth; Non-Homeless Special Needs; Market Analysis; Anti-poverty Strategy                                                                                                                                                                                         |
| <b>Gospel Mission</b>                              | Housing;<br>Services - Housing;<br>Services - Homeless                                                                                          | Housing Needs Assessment; Homeless Needs; Homeless Strategy; Market Analysis; Anti-Poverty Strategy                                                                                                                                                                                                                          |
| <b>Housing Resources Inc.</b>                      | Housing;<br>Services - Housing;<br>Services - Homeless                                                                                          | Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Market Analysis; Anti-poverty Strategy                                                                                             |
| <b>ISAAC</b>                                       | Civic Leaders                                                                                                                                   | Housing Needs Assessment; Homeless Needs; Homeless Strategy; Market Analysis; Anti-Poverty Strategy                                                                                                                                                                                                                          |
| <b>KNHS</b>                                        | Housing;<br>Services - Housing                                                                                                                  | Housing Need Assessment; Lead-based Paint Strategy; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy                                                                                                                                                                                 |
| <b>Kalamazoo Eastside Neighborhood Association</b> | Housing;<br>Neighborhood Organization                                                                                                           | Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy |
| <b>Kalamazoo Valley Habitat for Humanity</b>       | Housing;<br>Services - Housing                                                                                                                  | Housing Need Assessment; Lead-based Paint Strategy; Economic Development; Market Analysis                                                                                                                                                                                                                                    |

| Agency/Group/Organization                   | Agency/Group/Organization Type                                     | Sections of the Plan Addressed                                                                                                                                                                                                                                                                    |
|---------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kalamazoo Gospel Mission</b>             | Services - Homeless                                                | Housing Need Assessment; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied Youth; Anti-poverty Strategy                                                                    |
| <b>Local Initiative Support Corporation</b> | Housing;<br>Services - Homeless                                    | Housing Need Assessment; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied Youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy |
| <b>Ministry With Communities</b>            | Services - Homeless                                                | Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied Youth; Non-Homeless Special Needs; Market Analysis                                                          |
| <b>Momentum</b>                             | Services - Employment                                              | Housing Needs Assessment; Market Analysis; Economic Development; Anti-Poverty Strategy                                                                                                                                                                                                            |
| <b>Oakwood Neighborhood Association</b>     | Neighborhood Organization                                          | Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically homeless; Homeless Needs - Families with Children; Homelessness Needs - Unaccompanied youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy     |
| <b>Senior Services</b>                      | Services - Elderly Person;<br>Services - Persons with Disabilities | Non-Homeless Special Needs                                                                                                                                                                                                                                                                        |

| Agency/Group/Organization              | Agency/Group/Organization Type | Sections of the Plan Addressed                                                                                                                                                                                                                                                                |
|----------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stuart Neighborhood Association</b> | Neighborhood Organization      | Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically homeless; Homeless Needs - Families with Children; Homelessness Needs - Unaccompanied youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy |
| <b>Urban Alliance, Inc.</b>            | Housing;<br>Services - Housing | Housing Need Assessment; Lead-based Paint Strategy; Economic Development; Market Analysis                                                                                                                                                                                                     |

### Identify any Agency Types not consulted and provide rationale for not consulting

The City of Kalamazoo believes in a multi-faceted, collaborative approach to community development and strives to include all agencies from varied backgrounds to provide input essential to successful community development planning. This includes public service agencies, developers, community organizations, local governments/municipalities, and the public. The City adheres to its Citizen Participation Plan as an effective and comprehensive means for deriving local information for planning/community development needs. CI endeavored to include all local pertinent agencies in the consultation process by extending an invitation to partnership meetings and survey participation.

The City did not consult with other federal agencies when developing the Consolidated Plan.

### 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 | The goals of the 10-Year Plan to End Homelessness are supported by the Homeless Assistance priority of the Consolidated Plan.                        |
| Kalamazoo Master Plan      | City of Kalamazoo                     | The City of Kalamazoo Master Plan shares common objectives with the Consolidated Plan, particularly related to housing and neighborhood enhancement. |
| Assessment of Fair Housing | City of Kalamazoo                     | The Assessment of Fair Housing Plan was developed at the same time as the Consolidated Plan. They share similar research, goals and action items.    |

**Table 1 – Other local / regional / federal planning efforts**

### Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City actively partners with many local non-profit and for profit community agencies to support the goals of the provision of affordable, safe and sanitary housing; a suitable living environment, and expanded economic opportunities for low and moderate-income persons within the City.

At a minimum, implicit in these goals is the City's commitment to providing coordinated community, housing and supportive services to its low-income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts. The City of Kalamazoo will continue to encourage building partnerships between governments, lenders,

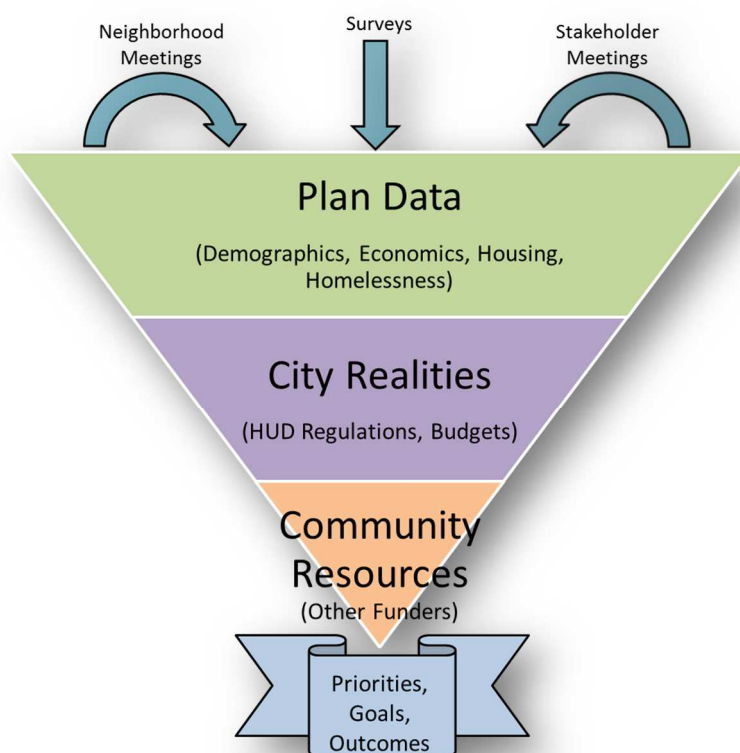
builders, developers, real estate professionals, and advocates for low-income persons. The City of Kalamazoo will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

## PR-15 Citizen Participation

Summarize citizen participation process and how it impacted goal-setting

The development of the priorities, goals and objectives for the 2019-2023 Consolidated Plan was determined through a review process developed by the City, which included the following steps:

- Solicitation of public input;
- Review of input against required data sets (Needs Assessment and Market Analysis);
- Review of public input and data against City realities and requirements; and
- Review of public input, data sets and City realities with other local community funders to address possible duplicative efforts.



To reach out to the broad Kalamazoo community, the City conducted a Community-based Needs Survey. The survey was provided directly to citizens, local nonprofit organizations to reach out to low income residents who access community services, service providers and community activists. This allowed the City to target specific populations like the homeless, elderly, disabled, Section 8 voucher holders, etc.

Preparation for the 2019-2023 Consolidated Plan started when the City of Kalamazoo approved a new Strategic Vision and Imagine Kalamazoo 2025 Master Plan in 2017. These documents were created through an extensive engagement process that began in 2015. The City utilized multiple techniques to ensure that engagement had a wide reach and open process that welcomed comments and ideas from

all residents. Techniques used included; living walls so participants were able to quickly and easily provide feedback by writing on a wall, pop-up engagement at existing events so that residents were met where they already were, large community meetings, surveys both paper and electronic, and meetings on the go which were packets created to enable residents to facilitate their own Imagine Kalamazoo meeting. Translators were at community meetings and surveys were also provided in Spanish to further ensure an inclusive and welcoming process. These efforts resulted in over 4,000 points of contact, ten times more than the previous Master Plan.

Additional engagement occurred in 2018 with financial support from the City of Kalamazoo as well as an Innovation Grant from the Government Alliance on Race and Equity (GARE) granted to the Michigan Department of Civil Rights, a community collaborative hired a contractor to conduct qualitative and quantitative research in Kalamazoo to better understand the housing experiences of Kalamazoo residents, especially the experiences of residents of color. The partners included the Michigan Department of Civil Rights (MDCR), City of Kalamazoo, Fair Housing Center of Southwest Michigan, Kalamazoo Community Foundation, and Interfaith Strategy for Advocacy & Action in the Community (ISAAC). Engagement for this project included community events, focus groups, conversations with service providers and printed surveys and open data sources. Over 760 completed surveys were received. Questions were also asked via housing question boards. Residents were asked to write comments regarding their experiences with housing on post it notes and place them on the boards. 71 post-it notes were received. The input from the community informed the Consolidated Plan and will be the foundation for the 2019-2023 Analysis to Impediments to Fair Housing. This report will be published summer of 2019.

The following plans and engagements informed the 2019-2023 Consolidated Plan and 2019 Action Plan:

#### **Government Alliance for Race and Equity - 2018**

- 760 completed surveys
- Housing Question Boards
  - “What do you look for when you have or are looking for housing?” 71 responses
  - “What will promote fair and safe housing in Kalamazoo?” 88 responses
- Focus Groups
  - Senior Services
  - CARES
  - Disability Network
  - El Concilio
  - Ministry with Community
  - ISAAC

#### **Shared Prosperity Kalamazoo**

- Four month community planning process
- Organizing Committee
- Goal teams – Family, Youth and Jobs



## **Imagine Kalamazoo 2025 – 2016-17**

- Community Events
- Neighborhood Meetings
- Flyers
- Social Media
  - 4,058 points of contact

The final steps of citizen participation were the 30-day public comment period and public hearings held by the Community Development Act Advisory Committee and the City Commission.

## **Meetings**

To ensure wide-spread citizen participation, Community Planning and Community Investment worked together in conducting City in conducting meetings city-wide with emphasizes being placed on the six core Community Development Block Grant-eligible neighborhoods to generate discussion and input on City and neighborhood needs. The information provided below are the common themes heard from the neighborhoods:

**Table 3. Citizens Responses**

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Single-Family Housing</b>    | <ul style="list-style-type: none"> <li>○ Removal of blighted houses – demolition</li> <li>○ Rehabilitation and sale of vacant houses</li> <li>○ Inspections of single-family housing before sale</li> <li>○ Homeowner rehabilitation/lead based paint abatement – grants or low-interest loans</li> <li>○ New homeownership – grants or loans</li> <li>○ Lease/purchase program</li> <li>○ Weatherization/energy efficiency programs for homeowners</li> </ul> |
| <b>Additional Housing Types</b> | <ul style="list-style-type: none"> <li>○ Transitional housing for homeless, particularly young adult</li> <li>○ Transitional housing for ex-offenders</li> </ul>                                                                                                                                                                                                                                                                                               |
| <b>Infrastructure</b>           | <ul style="list-style-type: none"> <li>○ Repair/fix alleyways</li> <li>○ Improve streets (pot holes)</li> <li>○ Increased/improved streets</li> <li>○ Safe bike lanes and walking paths</li> <li>○ Tree maintenance, particularly in rights-of-way</li> <li>○ Sidewalk maintenance</li> <li>○ Better management of neighborhood parks (trash, mowing, etc.)</li> <li>○ ``</li> </ul>                                                                           |
| <b>Services</b>                 | <ul style="list-style-type: none"> <li>○ <b>Fair, consistent and equitable code enforcement</b></li> <li>○ Community policing – community building with police</li> <li>○ Ex-offender re-entry programs – felony expungement</li> <li>○ Job training/education</li> <li>○ Business assistance – attract businesses to neighborhoods</li> </ul>                                                                                                                 |
| <b>Youth</b>                    | <ul style="list-style-type: none"> <li>○ After school/summer programs</li> <li>○ Structured activities</li> </ul>                                                                                                                                                                                                                                                                                                                                              |

A meeting was held with community stakeholders and city partners on July 23, 2018. In attendance were a myriad of nonprofits, service providers, neighborhood representatives and the religious

community. An activity was conducted to gather their input on the main categories of community development available for grant funding. The participants indicated an activity they felt should be funded on a post-it note and then placed the note under the most appropriate category. The list below includes the area of interest identified:

The final steps of citizen participation were the 30-day public comment period and public hearings held by the Community Development Act Advisory Committee and the City Commission. Information related to these events is outlined below:

### Citizen Participation Outreach

|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mode of Outreach:</b>                           | <u>30-Day Public Comment Period</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Target of Outreach:</b>                         | Nonprofits, local funders, neighborhood organizations, City residents, 2019 applicants and any other stakeholders                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Response/Attendance<br/>Comments Received:</b>  | Responses received during the comment period addressed support of affordable housing, homeless prevention, Continuum of Care, housing for prisoner returnees and encouraged accessibility improvements for both housing and infrastructure.                                                                                                                                                                                                                                         |
| <b>Comments not Accepted:</b>                      | All comments were accepted                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Mode of Outreach:</b>                           | <u>Community Development Act Advisory Committee Public Hearing</u>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Target of Outreach:</b>                         | Nonprofits, local funders, neighborhood organizations, City residents, 2019 applicants and any other stakeholders                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Response/Attendance<br/>Comments Received:</b>  | Thirteen individuals were in attendance.<br>There was general support of priorities, goals and objectives. Discussions were centered on the plan still being in the draft format. City staff explained that the plan would remain in draft format until HUD notified the City of Kalamazoo of its 2019 allocation. Once submitted to the City Commission the Commission would vote to forward giving permission to make the necessary changes upon receipt of HUD's 2019 allocation |
| <b>Comments not Accepted:</b>                      | All comments were accepted                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Mode of Outreach:</b>                           | <u>City Commission Public Hearing (5/6/2019)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Target of Outreach:</b>                         | Nonprofits, local funders, neighborhood organizations, City residents, 2019 applicants and any other stakeholders                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Response/Attendance:<br/>Comments Received:</b> | <u>TBD</u> members were in attendance.<br>Comments received centered around the directly related to the priorities, goals or objectives of the Consolidated Plan.                                                                                                                                                                                                                                                                                                                   |
| <b>Comments not Accepted:</b>                      | TBD - [REDACTED]                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**Table 4. 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          | CDAAC Public Hearing           | Non-targeted<br><br>Broad Community<br><br>Community Stakeholders Database List | <b>TBD</b><br>The first public hearing was held by the Community Development Act Advisory Committee on March 21, 2019. A total of thirteen persons attended and spoke at the hearing. | <b>TBD</b><br>Attendees were in support of the Consolidated Plan priorities and the Action Plan allocation of funds. Most of the concerns noted were for the use of program income. | <b>TBD</b><br>[REDACTED]                     |                     |
| 2          | City Commission Public Hearing | Non-targeted<br><br>Broad Community<br><br>Community Stakeholders Database List | <b>TBD</b><br>[REDACTED]                                                                                                                                                              | <b>TBD</b><br>[REDACTED]                                                                                                                                                            | <b>TBD</b><br>[REDACTED]                     |                     |

| 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) |
|------------|------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 3          | Newspaper Ad     | Non-targeted<br><br>Broad Community<br><br>Community Stakeholders Database List | <u>TBA</u><br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED] | <u>TBA</u> [REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED] | <u>TBA</u><br>[REDACTED]<br>[REDACTED]       |                     |

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Consolidated Plan Housing Needs Assessment is a look at the City of Kalamazoo's needs for housing assistance throughout the community. This section includes data that describes levels of housing need by income range, family type, and type of housing problems.

Data and tables provided throughout this section are in most cases pre-populated by HUD as a data output from the HUD Integrated Disbursement and Information System (IDIS). This data is required to complete the Consolidated Plan and is not available through alternate sources.

The Comprehensive Housing Affordability Strategy (CHAS) 2000 and 2010 data provided by HUD was utilized, depending on the available data source. In addition, the U.S. Census and American Community Survey data was used to complete this section. Consultation with local housing agencies and other City documents were also considered.

The Housing Needs Assessment portion of this document evaluates the City's current needs for housing assistance for the following income groups based on area median income (AMI):

Very Low Income (0-30 percent AMI)

Low Income (30-50 percent AMI)

Moderate Income (50-80 percent AMI)

Area median income is based on the 2018 HUD Income Limits Documentation System which became effective on April 01, 2018.

**Table 5. 2018 HUD Income Limits**

**FY 2019 Income Limits Summary**

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

| FY 2019 Income Limit Area        | Median Family Income<br><a href="#">Explanation</a> | FY 2019 Income Limit Category                                    | Persons in Family |        |        |               |        |        |        |        |
|----------------------------------|-----------------------------------------------------|------------------------------------------------------------------|-------------------|--------|--------|---------------|--------|--------|--------|--------|
|                                  |                                                     |                                                                  | 1                 | 2      | 3      | 4             | 5      | 6      | 7      | 8      |
| <b>Kalamazoo-Portage, MI MSA</b> | \$73,900                                            | Very Low (50%) Income Limits (\$)<br><a href="#">Explanation</a> | 25,900            | 29,600 | 33,300 | <b>36,950</b> | 39,950 | 42,900 | 45,850 | 48,800 |
|                                  |                                                     | Extremely Low Income Limits (\$)*<br><a href="#">Explanation</a> | 15,550            | 17,750 | 21,330 | <b>25,750</b> | 30,170 | 34,590 | 39,010 | 43,430 |
|                                  |                                                     | Low (80%) Income Limits (\$)<br><a href="#">Explanation</a>      | 41,400            | 47,300 | 53,200 | <b>59,100</b> | 63,850 | 68,600 | 73,300 | 78,050 |

Source: HUD Data Sets, effective 01/27/2019

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

This section of the Consolidated Plan details the characteristics of the City of Kalamazoo's households and housing stock. The data provide an estimated number and types of families in need of housing assistance by income levels, tenure type, and household type, and by housing problem (costs burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates needs determined from consultation and public outreach.

| Demographics  | Base Year: 2000 | ACS-Most Recent Year: 2017 | % Change |
|---------------|-----------------|----------------------------|----------|
| Population    | 77,145          | 75,807                     | -1.7     |
| Households    | 31,798          | 28,996                     | -8.9     |
| Median Income | \$31,189.00     | \$51,945                   | 49.9%    |

**Table 6 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), ACS (Most Recent Year)

**Demographics: The following three tables represent**

### Number of Households Table

|                                                             | 0-30%<br>HAMFI | >30-50%<br>HAMFI | >50-80%<br>HAMFI | >80-100%<br>HAMFI | >100%<br>HAMFI |
|-------------------------------------------------------------|----------------|------------------|------------------|-------------------|----------------|
| Total Households                                            | 5,750          | 4,725            | 5,110            | 2,370             | 10,365         |
| Small Family Households                                     | 1,545          | 1,215            | 1,640            | 785               | 4,420          |
| Large Family Households                                     | 320            | 250              | 355              | 65                | 620            |
| Household contains at least one person 62-74 years of age   | 485            | 515              | 575              | 405               | 1,685          |
| Household contains at least one person age 75 or older      | 365            | 655              | 645              | 205               | 1,020          |
| Households with one or more children 6 years old or younger | 1,305          | 685              | 735              | 345               | 720            |

**Table 7 - Total Households Table**

**Data Source:** 2008-2012 CHAS



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

|                                                                                       | Renter       |                    |                    |                     |       | Owner        |                    |                    |                     |       |
|---------------------------------------------------------------------------------------|--------------|--------------------|--------------------|---------------------|-------|--------------|--------------------|--------------------|---------------------|-------|
|                                                                                       | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total |
| NUMBER OF HOUSEHOLDS                                                                  |              |                    |                    |                     |       |              |                    |                    |                     |       |
| Substandard Housing - Lacking complete plumbing or kitchen facilities                 | 70           | 50                 | 10                 | 10                  | 140   | 10           | 0                  | 35                 | 0                   | 45    |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0            | 45                 | 15                 | 15                  | 75    | 0            | 0                  | 0                  | 0                   | 0     |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems)          | 85           | 55                 | 35                 | 0                   | 175   | 0            | 25                 | 35                 | 10                  | 70    |
| Housing cost burden greater than 50% of income (and none of the above problems)       | 3,105        | 1,210              | 355                | 0                   | 4,670 | 615          | 380                | 155                | 85                  | 1,235 |

|                                                                                 | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---------------------------------------------------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                                                                                 | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 410       | 1,430       | 1,480       | 160          | 3,480 | 105       | 545         | 710         | 410          | 1,770 |
| Zero/negative Income (and none of the above problems)                           | 495       | 0           | 0           | 0            | 495   | 80        | 0           | 0           | 0            | 80    |

**Table 8 – Housing Problems Table**

Data 2008-2012 CHAS  
Source:

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

|                                                                       | Renter    |             |             |              |       | Owner     |             |             |              |       |
|-----------------------------------------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                                                                       | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>                                           |           |             |             |              |       |           |             |             |              |       |
| Having 1 or more of four housing problems                             | 3,255     | 1,355       | 410         | 20           | 5,040 | 625       | 405         | 220         | 90           | 1,340 |
| Having none of four housing problems                                  | 1,140     | 2,005       | 2,700       | 1,155        | 7,000 | 155       | 960         | 1,780       | 1,100        | 3,995 |
| Household has negative income, but none of the other housing problems | 495       | 0           | 0           | 0            | 495   | 80        | 0           | 0           | 0            | 80    |

**Table 9 – Housing Problems 2**

Data 2008-2012 CHAS  
Source:

### 3. Cost Burden > 30%

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |       |           |             |             |       |
| Small Related        | 905       | 875         | 340         | 2,120 | 194       | 255         | 415         | 864   |
| Large Related        | 220       | 105         | 54          | 379   | 15        | 75          | 95          | 185   |
| Elderly              | 379       | 365         | 170         | 914   | 215       | 354         | 225         | 794   |
| Other                | 2,090     | 1,440       | 1,285       | 4,815 | 295       | 245         | 130         | 670   |
| Total need by income | 3,594     | 2,785       | 1,849       | 8,228 | 719       | 929         | 865         | 2,513 |

**Table 10 – Cost Burden > 30%**

Data 2008-2012 CHAS  
Source:

### Cost Burden 30%

### 4. Cost Burden > 50%

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |       |           |             |             |       |
| Small Related        | 795       | 345         | 35          | 1,175 | 190       | 90          | 80          | 360   |
| Large Related        | 205       | 40          | 4           | 249   | 15        | 0           | 0           | 15    |
| Elderly              | 249       | 125         | 50          | 424   | 155       | 109         | 40          | 304   |
| Other                | 1,905     | 705         | 275         | 2,885 | 255       | 185         | 35          | 475   |
| Total need by income | 3,154     | 1,215       | 364         | 4,733 | 615       | 384         | 155         | 1,154 |

**Table 11 – Cost Burden > 50%**

Data 2008-2012 CHAS  
Source:

## 5. Crowding (More than one person per room)

|                                       | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                                       | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS                  |           |             |             |              |       |           |             |             |              |       |
| Single family households              | 100       | 35          | 39          | 15           | 189   | 0         | 20          | 10          | 0            | 30    |
| Multiple, unrelated family households | 0         | 30          | 0           | 0            | 30    | 0         | 4           | 25          | 0            | 29    |
| Other, non-family households          | 0         | 35          | 10          | 0            | 45    | 0         | 0           | 0           | 10           | 10    |
| Total need by income                  | 100       | 100         | 49          | 15           | 264   | 0         | 24          | 35          | 10           | 69    |

**Table 2 – Crowding Information – 1/2**

Data Source: 2008-2012 CHAS

|                                  | Renter    |             |             |       | Owner     |             |             |       |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                                  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0         | 0           | 0           | 0     | 0         | 0           | 0           | 0     |

**Table 3 – Crowding Information – 2/2**

Data Source:  
Comments:

### Describe the number and type of single person households in need of housing assistance.

The data provided by HUD does not indicate single person households. Only, small related, large related, single-family and multi-family are designated.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Based on the tables provided above, we can estimate that approximately 5000 renters and 1300 owners are experiencing a housing problem. The 2008 – 2012 American Community Survey indicates there are 10,640 persons in Kalamazoo who are disabled, which is approximately 14 percent of the total population. Based on this percentage there are approximately 4451 households with a disabled person who are experiencing a housing problem.

According the 2017 Michigan Incident Crime Reporting, there were 3,685 incidences of domestic violence in Kalamazoo County.

As can be expected, the households that make 30 percent or less of the area median income are most affected. A household of four that make 30 percent of the area median income has earnings of \$17,750. The fair market rents for a two bedroom apartment in Kalamazoo is \$715. For a year, this equates to \$8,580, which is 48 percent of the household income without considering utilities and other housing expenses.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Those households that pay 50 percent or more of their income towards housing are at the highest risk of becoming unsheltered. According to the HUD data provided, there are approximately 2,625 households who make 80 percent or less of the area median income that also have children present who are six and under. This is 15 percent of the total number of low income households. Applying this percentage to the number of households that pay 50 percent or more of their income towards housing equates to approximately 962 households with children present.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Although data is available regarding the number of low, very low and extremely low income households; and the number of cost-burdened households estimates are not maintain estimates of at-risk population(s).

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The characteristics of households that are at an increased risk for instability or homelessness are those that make 30 percent or less of the area median income and those that pay 50 percent or more of their income towards housing. The combination of these two characteristics leads to the most instability.

Discussion

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

This section covers the following:

1. *Disproportionately Greater* Housing Problems 0-30% Area Median Income (AMI)
2. Disproportionately Greater Need Housing Problems 30-50% AMI
3. Disproportionately Greater Need Housing Problems 50-80% AMI
4. Disproportionately Greater Need Housing Problems 80-100% AMI
5. Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0-30%, 30-50%, 50-80%, and 80-100% AMI). The default data source is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

### 0%-30% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| Jurisdiction as a whole        | 4,925                                    | 810                                   | 605                                                                      |
| White                          | 2,980                                    | 330                                   | 260                                                                      |
| Black / African American       | 1,425                                    | 385                                   | 174                                                                      |
| Asian                          | 215                                      | 0                                     | 50                                                                       |
| American Indian, Alaska Native | 10                                       | 0                                     | 0                                                                        |
| Pacific Islander               | 0                                        | 0                                     | 0                                                                        |
| Hispanic                       | 210                                      | 60                                    | 100                                                                      |

**Table 4 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| Jurisdiction as a whole        | 3,705                                    | 1,005                                 | 0                                                                        |
| White                          | 2,415                                    | 675                                   | 0                                                                        |
| Black / African American       | 900                                      | 230                                   | 0                                                                        |
| Asian                          | 95                                       | 0                                     | 0                                                                        |
| American Indian, Alaska Native | 4                                        | 0                                     | 0                                                                        |
| Pacific Islander               | 0                                        | 0                                     | 0                                                                        |
| Hispanic                       | 230                                      | 49                                    | 0                                                                        |

**Table 5 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 50%-80% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| Jurisdiction as a whole        | 2,430                                    | 2,700                                 | 0                                                                        |
| White                          | 1,785                                    | 1,875                                 | 0                                                                        |
| Black / African American       | 365                                      | 640                                   | 0                                                                        |
| Asian                          | 0                                        | 40                                    | 0                                                                        |
| American Indian, Alaska Native | 35                                       | 0                                     | 0                                                                        |
| Pacific Islander               | 0                                        | 0                                     | 0                                                                        |
| Hispanic                       | 180                                      | 130                                   | 0                                                                        |

**Table 6 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| Jurisdiction as a whole        | 835                                      | 1,760                                 | 0                                                                        |
| White                          | 635                                      | 1,410                                 | 0                                                                        |
| Black / African American       | 155                                      | 260                                   | 0                                                                        |
| Asian                          | 20                                       | 4                                     | 0                                                                        |
| American Indian, Alaska Native | 0                                        | 4                                     | 0                                                                        |
| Pacific Islander               | 0                                        | 0                                     | 0                                                                        |
| Hispanic                       | 25                                       | 70                                    | 0                                                                        |

**Table 7 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

As noted in the previous section, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. This section of the Plan includes a review of those households experiencing a severe housing problem. Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with severe cost burden of more than 50 percent of income

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level.

### 0%-30% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| Jurisdiction as a whole        | 4,175                                    | 1,565                                 | 605                                                                      |
| White                          | 2,445                                    | 860                                   | 260                                                                      |
| Black / African American       | 1,240                                    | 570                                   | 174                                                                      |
| Asian                          | 205                                      | 10                                    | 50                                                                       |
| American Indian, Alaska Native | 10                                       | 0                                     | 0                                                                        |
| Pacific Islander               | 0                                        | 0                                     | 0                                                                        |
| Hispanic                       | 210                                      | 60                                    | 100                                                                      |

**Table 8 – Severe Housing Problems 0 - 30% AMI**

**Data Source:** 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| Jurisdiction as a whole        | 1,675                                    | 3,035                                 | 0                                                                        |
| White                          | 1,115                                    | 1,970                                 | 0                                                                        |
| Black / African American       | 375                                      | 750                                   | 0                                                                        |
| Asian                          | 50                                       | 45                                    | 0                                                                        |
| American Indian, Alaska Native | 0                                        | 4                                     | 0                                                                        |
| Pacific Islander               | 0                                        | 0                                     | 0                                                                        |
| Hispanic                       | 120                                      | 160                                   | 0                                                                        |

**Table 9 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| Jurisdiction as a whole        | 465                                      | 4,670                                 | 0                                                                        |
| White                          | 300                                      | 3,360                                 | 0                                                                        |
| Black / African American       | 90                                       | 915                                   | 0                                                                        |
| Asian                          | 0                                        | 40                                    | 0                                                                        |
| American Indian, Alaska Native | 15                                       | 20                                    | 0                                                                        |
| Pacific Islander               | 0                                        | 0                                     | 0                                                                        |
| Hispanic                       | 50                                       | 255                                   | 0                                                                        |

**Table 10 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| Jurisdiction as a whole        | 130                                      | 2,470                                 | 0                                                                        |
| White                          | 120                                      | 1,925                                 | 0                                                                        |
| Black / African American       | 10                                       | 405                                   | 0                                                                        |
| Asian                          | 0                                        | 25                                    | 0                                                                        |
| American Indian, Alaska Native | 0                                        | 4                                     | 0                                                                        |
| Pacific Islander               | 0                                        | 0                                     | 0                                                                        |
| Hispanic                       | 0                                        | 95                                    | 0                                                                        |

**Table 11 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section of the Plan will review disproportionate greater need of housing cost burdens. Table 20 displays cost burden information for the City of Kalamazoo and each racial and ethnic group, including no cost burden (less than 30 percent), cost burden (30-50 percent), severe cost burden (more than 50 percent), and no/negative income.

As the data in Table 20 indicates, there are a large number of households who are cost burdened within their current housing situation (15,665). White households have the highest number of cost burdened households within the City of Kalamazoo with 12,145 households. Black/African American households are second with 2,405 households.

Of the homes that are cost burdened, a very high number of these households are severely cost burdened. There are 6,075 households that are considered to be severely cost burdened.

### Housing Cost Burden

| Housing Cost Burden            | <=30%  | 30-50% | >50%  | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole        | 15,665 | 5,960  | 6,075 | 625                                 |
| White                          | 12,145 | 4,180  | 3,790 | 260                                 |
| Black / African American       | 2,405  | 1,205  | 1,620 | 189                                 |
| Asian                          | 245    | 100    | 215   | 50                                  |
| American Indian, Alaska Native | 30     | 35     | 10    | 0                                   |
| Pacific Islander               | 0      | 0      | 0     | 0                                   |
| Hispanic                       | 610    | 295    | 360   | 100                                 |

**Table 12 – Greater Need: Housing Cost Burdens AMI**

**Data Source:** 2008-2012 CHAS

No particular racial or ethnic category experiences a disproportionate housing cost burden (30-50 percent of income). However, in the severe housing cost burden category, two racial or ethnic

categories experience a disproportionate need: Asians at 38.9 percent and American Indian/Alaska Natives at 37.6 percent.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As indicated in the previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to the household need as a whole. As detailed below, these include the American Indian/Alaska Native, Asian and Hispanic racial or ethnic groups.

The American Indian/Alaska Native racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30 percent AMI category (100 percent of American Indian/Alaska Native households versus 81.4 household average for the City)
- Housing problems in the 50-80 percent AMI category (100 percent versus 43.7 percent household average)
- Severe housing problems in the 0-30 percent AMI category (100 percent versus 67.0 percent household average)
- Severe cost burden (37.6 percent versus 23.1 percent household average)

The Asian racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50 percent AMI category (89.5 percent of Asian households versus 73.6 percent household average)
- Severe housing problems in the 0-30 percent AMI category (80 percent versus 67 percent household average)
- Severe housing problems in the 30-50 percent AMI category (63.2 percent versus 32.1 percent household average)
- Severe cost burden (38.9 percent versus 23.1 percent household average)

The Hispanic racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 50-80 percent AMI category (61.3 percent of Hispanic households versus 43.7 percent household average)
- Severe housing problems in the 30-50 percent AMI category (43.5 percent versus 32.1 percent household average)
- Severe housing problems in the 80-100 percent AMI category (23.5 percent versus 4.5 percent household average)

It is unclear why these particular racial and ethnic groups are experiencing more housing burdens than other cohorts. However, targeting of resources to support housing for these racial/ethnic groups needs to be considered, particularly for renters.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Of the racial and ethnic groups having a disproportionate greater need, only the Hispanic community is more centralized in one neighborhood. Around 6.6 percent of Kalamazoo's population is Hispanic. Of this percentage, approximately 56 percent live in the Edison Neighborhood.

## NA-35 Public Housing – 91.205(b)

### Introduction

**The Consolidated Plan must provide a concise summary of needs of public housing residents. Information should be collected through consultations with the public housing agency or agencies located within the City's boundaries. The City of Kalamazoo and Kalamazoo County contain no public housing and therefore do not have a Public Housing Authority.**

However, Kalamazoo County did create a Public Housing Commission primarily for the purpose of administering the Section 8 housing voucher program for the area. The Commission does not oversee any public housing facilities.

Although the City of Kalamazoo does not have public housing, rental vouchers are administered. Data provided in this chapter covers several program types and types of vouchers in use. These vouchers are:

- Certificate: The total number of Section 8 certificates administered
- Mod-Rehab: The total number of units in developments that were funded under the moderate rehabilitation program administered locally
- The total number of Section 8 vouchers administered (project based plus tenant based)
- Special Purpose: Veterans Affairs Supportive Housing: The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA)
- Special Purpose: Family Unification Program: Family Unification Program funding is allocated through a competitive process
- Special Purpose: Disabled: In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition



The following three tables provide an in depth look at voucher totals, characteristics of participants, and race.

### Totals in Use

|                            | Program Type |           |                |          |                 |                |                                     |                            |            |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|                            | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                            |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                            |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0            | 344       | 0              | 23,858   | 898             | 22,453         | 318                                 | 0                          | 113        |

Table 13 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

|                                         | Program Type |           |                |          |                 |                |                                     |                            |   |
|-----------------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|---|
|                                         | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |   |
|                                         |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |   |
|                                         |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program |   |
| Average Annual Income                   | 0            | 8,236     | 0              | 10,907   | 8,600           | 10,983         | 9,522                               |                            | 0 |
| Average length of stay                  | 0            | 3         | 0              | 6        | 1               | 6              | 0                                   |                            | 0 |
| Average Household size                  | 0            | 1         | 0              | 2        | 1               | 2              | 1                                   |                            | 0 |
| # Homeless at admission                 | 0            | 0         | 0              | 104      | 30              | 21             | 53                                  |                            | 0 |
| # of Elderly Program Participants (>62) | 0            | 52        | 0              | 3,469    | 168             | 3,229          | 29                                  |                            | 0 |

|                                                 | Program Type |           |                |          |                 |                |                                     |                            |
|-------------------------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
|                                                 | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |
|                                                 |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |
|                                                 |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program |
| # of Disabled Families                          | 0            | 209       | 0              | 8,327    | 317             | 7,816          | 85                                  | 0                          |
| # of Families requesting accessibility features | 0            | 344       | 0              | 23,858   | 898             | 22,453         | 318                                 | 0                          |
| # of HIV/AIDS program participants              | 0            | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |
| # of DV victims                                 | 0            | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |

**Table 14 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

| Program Type                  |             |           |                |          |                 |                |                                     |                            |            |
|-------------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Race                          | Certificate | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                               |             |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                               |             |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White                         | 0           | 182       | 0              | 11,658   | 444             | 10,987         | 91                                  | 0                          | 85         |
| Black/African American        | 0           | 159       | 0              | 11,802   | 420             | 11,105         | 226                                 | 0                          | 28         |
| Asian                         | 0           | 0         | 0              | 101      | 4               | 97             | 0                                   | 0                          | 0          |
| American Indian/Alaska Native | 0           | 3         | 0              | 262      | 25              | 234            | 1                                   | 0                          | 0          |
| Pacific Islander              | 0           | 0         | 0              | 35       | 5               | 30             | 0                                   | 0                          | 0          |

| Program Type                                                                                           |             |           |                |          |                 |                |                                     |                            |            |
|--------------------------------------------------------------------------------------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Race                                                                                                   | Certificate | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                                                                                                        |             |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                                                                                                        |             |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Other                                                                                                  | 0           | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          | 0          |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |             |           |                |          |                 |                |                                     |                            |            |

**Table 15 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

T

## Ethnicity of Residents

| Program Type                                                                                           |             |           |                |          |                 |                |                                     |                            |            |
|--------------------------------------------------------------------------------------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Ethnicity                                                                                              | Certificate | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                                                                                                        |             |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                                                                                                        |             |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic                                                                                               | 0           | 18        | 0              | 692      | 37              | 643            | 6                                   | 0                          | 0          |
| Not Hispanic                                                                                           | 0           | 326       | 0              | 23,166   | 861             | 21,810         | 312                                 | 0                          | 113        |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |             |           |                |          |                 |                |                                     |                            |            |

**Table 16 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

The ethnic composition of residents for each public housing program. The ethnic group defined as “Not Hispanic” by far utilizes more of the current in use vouchers. The vast majority of vouchers used are tenant based residents.

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 requires that 5 percent of all public housing units be accessible to persons with mobility impairments and another 2 percent be accessible to persons with sensory impairments. While the City of Kalamazoo does not have public housing, it does have housing that has been subsidized for seniors and the disabled. Approximately 24 complexes or scattered site developments provide around 180 accessible units. There are approximately 9,573 persons in Kalamazoo with a disability. Currently, there are 8,327 vouchers being utilized by disabled households, which indicate a continued need for accessible units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As the City does not have a public housing authority or public housing units, Section 8 and other subsidized housing waiting lists are maintained by the Michigan State Housing Development Authority. According to staff at the Authority, Kalamazoo currently has 494 on the “homeless list” and 1,508 on the “low income living or working in the county list” (also known as the “regular waiting list”). This totals 2,002 applicants waiting for the Housing Choice Voucher Program.

The Michigan State Housing Development Authority also maintains some subsidized apartment complexes throughout Kalamazoo County. They maintain 95 project based rental assistance units, which currently have 37 applicants on the waiting list.

The Authority does not keep demographic information for the families on the waiting lists.

According to the Michigan State Housing Development Authority, 2,039 Kalamazoo residents are waiting for either Housing Choice Vouchers or project based rental assistance. The addition of affordable housing units is the greatest need for these residents.

For residents currently receiving subsidized housing, incomes are well below the average for the City. The average income for a household utilizing a tenant based housing voucher is \$10,983. The 2008-2012 American Community Survey indicates that the median income for nonfamily households Kalamazoo is \$23,622 and \$43,122 for families. This is considerably higher than the average housing voucher households. Determining ways to increase wealth is the most immediate need for these residents.

How do these needs compare to the housing needs of the population at large

Based on the information provided, there seems to be a correlation between a resident’s race, income and disability status and the need for housing assistance through these various public housing program types. The data indicates that both White and Black/African American

households have a high demand for the identified program types. Among racial groups, tenant based housing is the most common type of assistance.

Families identified as “Families with Disabilities” have a high need for tenant based housing, while at the same time being in need of improved accessibility within existing housing.

Affordable housing is an ongoing issue for Kalamazoo, particularly those of extremely low and very low incomes. More than 44 percent of the households in Kalamazoo are experiencing a housing cost burden, which indicates a continued need for affordable and subsidized housing.

### **Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Local Initiatives Support Corporation (LISC) is a national non-profit with a focus on community development. The Continuum of Care of Kalamazoo County 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 work towards creating a comprehensive and integrated approach to end homelessness and insure permanent housing for low income people.

Collaboration occurs in strategic planning meetings with partners, and with the work of volunteers serving on the:

The Allocations and Accountability Team (A Team):

HMIS Data User Group (Data Team)

Systems of Care (SOC) Committee

The LISC Local Advisory Board serves as the governing body for the Continuum of Care.

### Homeless Needs Assessment

| Population                                         | Estimate the # of persons experiencing homelessness on a given night |             | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|----------------------------------------------------|----------------------------------------------------------------------|-------------|----------------------------------------------------|--------------------------------------------|-----------------------------------------------|--------------------------------------------------------|
|                                                    | Sheltered                                                            | Unsheltered |                                                    |                                            |                                               |                                                        |
| Persons in Households with Adult(s) and Child(ren) | 0                                                                    | 231         | 3,282                                              | 693                                        | 1,142                                         | 17                                                     |
| Persons in Households with Only Children           | 4                                                                    | 8           | 58                                                 | 64                                         | 42                                            | 17                                                     |
| Persons in Households with Only Adults             | 27                                                                   | 281         | 1,566                                              | 884                                        | 1,653                                         | 17                                                     |
| Chronically Homeless Individuals                   | 1                                                                    | 20          | 312                                                | 0                                          | 258                                           | 365                                                    |
| Chronically Homeless Families                      | 0                                                                    | 1           | 0                                                  | 0                                          | 0                                             | 0                                                      |

| Population          | Estimate the # of persons experiencing homelessness on a given night |             | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|---------------------|----------------------------------------------------------------------|-------------|----------------------------------------------------|--------------------------------------------|-----------------------------------------------|--------------------------------------------------------|
|                     | Sheltered                                                            | Unsheltered |                                                    |                                            |                                               |                                                        |
| Veterans            | 1                                                                    | 22          | 128                                                | 42                                         | 0                                             | 17                                                     |
| Unaccompanied Child | 0                                                                    | 0           | 58                                                 | 64                                         | 42                                            | 17                                                     |
| Persons with HIV    | 0                                                                    | 2           | 0                                                  | 0                                          | 0                                             | 17                                                     |

**Table 17 - Homeless Needs Assessment**

Data Source Comments:

**Indicate if the homeless population is rural:**

The homeless data represents Kalamazoo County

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The following data identifies homeless individuals and families, families with children, veterans and their families, and unaccompanied youth for the 2019 point-in-count.

| County                                   | Overall Unduplicated Category 1 Homeless | Adult Single (25 and Over) | Total Unaccompanied Youth (18-24) | Unaccompanied Youth (Under 18) | Total Adults in Families | Total Children in Families | Total Veterans | Total Seniors (55+) |
|------------------------------------------|------------------------------------------|----------------------------|-----------------------------------|--------------------------------|--------------------------|----------------------------|----------------|---------------------|
| Kalamazoo                                | 3065                                     | 1180                       | 175                               | 62                             | 1033                     | 950                        | 68             | 306                 |
| <b>Sum (duplicated):</b>                 | <b>3065</b>                              | <b>1180</b>                | <b>175</b>                        | <b>62</b>                      | <b>1033</b>              | <b>950</b>                 | <b>68</b>      | <b>306</b>          |
| <b>Consumers Served in Multiple CoCs</b> | <b>0</b>                                 | <b>0</b>                   | <b>0</b>                          | <b>0</b>                       | <b>0</b>                 | <b>0</b>                   | <b>0</b>       | <b>0</b>            |
| <b>Unduplicated Count</b>                | <b>3065</b>                              | <b>1180</b>                | <b>175</b>                        | <b>62</b>                      | <b>1033</b>              | <b>950</b>                 | <b>68</b>      | <b>306</b>          |

The following data identifies chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

| County                                   | Overall Unduplicated Chronic Homeless | Adult Single | Total Unaccompanied Youth | Total Adults in Families | Total Chronic Veterans | Total Seniors |
|------------------------------------------|---------------------------------------|--------------|---------------------------|--------------------------|------------------------|---------------|
| Kalamazoo                                | 176                                   | 143          | 5                         | 47                       | 4                      | 34            |
| <b>Sum (duplicated):</b>                 | <b>176</b>                            | <b>143</b>   | <b>5</b>                  | <b>47</b>                | <b>4</b>               | <b>34</b>     |
| <b>Consumers Served in multiple CoCs</b> | <b>0</b>                              | <b>0</b>     | <b>0</b>                  | <b>0</b>                 | <b>0</b>               | <b>0</b>      |
| <b>Unduplicated Count</b>                | <b>176</b>                            | <b>143</b>   | <b>5</b>                  | <b>47</b>                | <b>4</b>               | <b>34</b>     |



### Nature and Extent of Homelessness:

| Race:                                           | Sheltered:         | Unsheltered (optional) |
|-------------------------------------------------|--------------------|------------------------|
| Black or African American (HUD)                 | 1487               | 61.83%                 |
| White (HUD)                                     | 828                | 34.43%                 |
| American Indian or Alaska Native (HUD)          | 44                 | 1.83%                  |
| Client refused (HUD)                            | 12                 | 0.50%                  |
| Asian (HUD)                                     | 11                 | 0.46%                  |
| Client doesn't know (HUD)                       | 11                 | 0.46%                  |
| Data not collected (HUD)                        | 6                  | 0.25%                  |
| Native Hawaiian or Other Pacific Islander (HUD) | 4                  | 0.17%                  |
| Other Multi-Racial                              | 2                  | 0.08%                  |
| <b>Sum:</b>                                     | <b>2405</b>        |                        |
|                                                 | <b>Percentage:</b> | <b>100.00%</b>         |

Data Source  
Comments: 2018  
Point-In-Time Count

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2018, there were 2405 individuals, either adults or children, in families (former households) that were tracked by HMIS for the Kalamazoo Continuum of Care. This number had decreased from the 2017 count by 1128 individuals. Approximately 33 percent of these individuals were children. Of those children, only 3.45 percent were over the age of 15. The majority were 14 years of age or younger. Of the adults in households, approximately 52 percent were female indicating that most families seeking assistance are single parent households. During a 2018 point-in-time survey conducted 64.11 percent of homeless individuals counted were persons within a family unit (adults and children). Veterans Over the past couple of years, there has been increased attention within the Department of Housing and Urban Development and the Veterans Administration to end homelessness amongst our nations' veterans. During the 2018 calendar year, a total of 154 veterans in the Kalamazoo area were counted in HMIS, of which 184 were homeless. The total number of homeless veterans counted in 2018 increased by 20 percent from the 2017 count. Veterans seeking services remained predominantly male (90 percent), however females seeking services tended to be younger than their male counterparts. The average age

of female vets seeking services was 36 years old, while the average age of male vets seeking services was 52 years old. Most veterans served appeared to be single (161), as compared to veterans in families (30). Over half of the vets seeking services had disabilities (53 percent). 3

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

During 2018, the majority (56 percent) of the homeless population in the Kalamazoo area reported as Black or African American. A smaller percentage (39 percent) reported as White. Less than five percent reported as other races. Of adults, 56 percent were Black or African American adults in families and 38 percent of adults in families reported as White. Of single adults, 45 percent reported as Black or African American, while 49 percent reported as White. No data was available for ethnicity or for shelter/unsheltered status.

### **Chronically Homeless**

| <b>Race</b>                                     | <b>Total</b>       | <b>Percentage</b> |
|-------------------------------------------------|--------------------|-------------------|
| Black or African American (HUD)                 | 98                 | 55.68%            |
| White (HUD)                                     | 68                 | 38.64%            |
| American Indian or Alaska Native (HUD)          | 9                  | 5.11%             |
| Native Hawaiian or Other Pacific Islander (HUD) | 1                  | 0.57%             |
| <b>Sum:</b>                                     | <b>176</b>         |                   |
|                                                 | <b>Percentage:</b> | <b>100.00%</b>    |

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Point-in-time survey is currently being conducted by the Continuum of Care and partner agency Housing Resources, Inc. Upon completion counts will be documented in this ConPlan

### **Chronically Homeless**

| <b>Project Type Formula</b>                                         | <b>Total Chronic</b> |
|---------------------------------------------------------------------|----------------------|
| Coordinated Assessment (HUD)                                        | 24                   |
| Emergency Shelter (HUD)                                             | 90                   |
| Homelessness Prevention (HUD)                                       | 0                    |
| Other (HUD)                                                         | 14                   |
| PH - Housing only (HUD)                                             | 1                    |
| PH - Housing with services (no disability required for entry) (HUD) | 0                    |

|                                                                         |            |
|-------------------------------------------------------------------------|------------|
| PH - Permanent Supportive Housing (disability required for entry) (HUD) | 27         |
| PH - Rapid Re-Housing (HUD)                                             | 4          |
| Services Only (HUD)                                                     | 5          |
| Street Outreach (HUD)                                                   | 68         |
| Transitional housing (HUD)                                              | 0          |
| <b>Unduplicated Count:</b>                                              | <b>176</b> |

### Discussion:

Nearly 2403 people in the Kalamazoo area were at one point homeless in. The majority of these people were in households with at least one adult and one child, and the number of homeless people in families is increasing.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The Non-Homeless Special Needs Assessment describes, to the extent practicable, the housing needs of persons who are not homeless but require supportive housing. Non-Homeless Special Needs includes but is not limited to:

- The elderly (defined as 62 and older);
- The frail elderly (defined as an elderly person elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework);
- Persons with mental, physical, and/or developmental disabilities;
- Persons with alcohol or other drug addiction;
- Persons with HIV/AIDS and their families; and
- Victims of domestic violence, dating violence, sexual assault, and stalking.

Describe the characteristics of special needs populations in your community:

*Elderly/Frail Elderly:* According to HUD's Comprehensive Housing Affordability Strategy (CHAS), "elderly" is defined as individuals over the age of 62 and "frail elderly" as individuals over the age of 75. The 2011 Kalamazoo County Senior Needs Assessment prepared by the National Research Center for the Kalamazoo County Area Agency on Aging, most seniors are flourishing in Kalamazoo County. However, there are needs evident that are likely to increase dramatically as the aging population increases over the next decades. According to the Kalamazoo county's FY2019 Annual Implementation Plan: Area Agency on Aging Region III-A (AAAIIA), Kalamazoo's senior population senior poverty has increase to 16.% or 7,961 people. The Elder Economic Security Index also points to a significant number of elder, 37%, who are economically insecure, not having the financial ability to meet all their needs. The largest needs identified in the assessment include: choices being adult day/dementia adult day services, home delivered meals, personal care, medication management and respite care. There was also a high need mentioned for escorted transportation to medical appointments. With regard to caregivers, the greatest need was knowledge of or access to respite care services

*Elderly and Frail Elderly:* According to the U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates there are 2902 disabled individuals over the age of 65 living in the City of Kalamazoo. Due to

age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life.

According to the 2017 American Community Survey In terms of poverty, approximately 37.9 percent of the elderly living in the City of Kalamazoo lives below the poverty level. This indicates that approximately 2795 residents over the age of 62 are experiencing some form of housing problem and may require some form of housing assistance.

*Mental, Physical, and/or Developmental Disabilities:* The specific number of disabled persons currently living within the City of Kalamazoo cannot be determined, however, U.S. Census data may provide an approximate number for consideration. The 2017 American Community Survey shows approximately 12.6 percent of the civilian non-institutionalized population in the City of Kalamazoo had some kind of disability. Of the youth (under 18 years of age), approximately 453 had some type of disability, as well as 6271 of the working age residents (18 to 64 years of age). Of the elderly, approximately 7180 had some kind of disability, the majority of which were ambulatory.

The lack of data on housing needs of individuals with special needs, severely limits the ability to adequately assess housing needs among special populations. There is not a sufficient way to precisely measure housing needs among special populations separately from the housing needs of the general population.

*Youth and Young Adults:* Approximately 14,925 children live in the City of Kalamazoo. According to the 2007-2011 American Community Survey, 20.0 percent of the City of Kalamazoo's population is under 18 years of age. Of the population under 18 years of age, 40.1 percent are children living in poverty.

Approximately 27.4 percent of the households within the City are households with children.

*Alcohol or Other Drug Addiction:* Alcohol and other drug abuse are defined as having an excessive and impairing use of alcohol or other drugs, which includes addiction. The City of Kalamazoo is unable to determine if a special needs population exists. According to the Substance Abuse and Mental Health Services Administration (SAMHSA), 9.1 percent of our national population has either an alcohol or illicit drug abuse problem. Since the City of Kalamazoo has a 2011 population of 74,372 persons, there are an estimated 6,767 individuals in the City that may have a substance abuse addiction.

*HIV/AIDS:* According to the 2013 Michigan Department of Community Health Biannual HIV Surveillance Report for Kalamazoo County, there have been 500 new diagnoses since 1983. Additionally, 182 of these

reported cases have resulted in death. Currently, there are 420 persons living in Kalamazoo County with HIV that is Non-Stage 3. Approximately 151 persons are living in Kalamazoo County with a Stage 3 HIV infection (AIDS).

**What is the housing and supportive service needs of these populations and how are these needs determined?**

*Elderly/Frail Elderly:* According to the 2011 Kalamazoo County Senior Needs Assessment prepared by the National Research Center for the Kalamazoo County Area Agency on Aging, most seniors are flourishing in Kalamazoo County. However, there are needs evident that are likely to increase dramatically as the aging population increases over the next decades. According to the Kalamazoo county's FY2018 Annual Implementation Plan: Area Agency on Aging Region III-A (AAAIIIA), Kalamazoo's senior population senior poverty has increase to 16.% or 7,961 people. The Elder Economic Security Index also points to a significant number of elder, 37%, who are economically insecure, not having the financial ability to meet all their needs. The largest needs identified in the assessment include: choices being adult day/dementia adult day services, home delivered meals, personal care, medication management and respite care. There was also a high need mentioned for escorted transportation to medical appointments. With regard to caregivers, the greatest need was knowledge of or access to respite care services

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Public facilities are not defined by either the CDBG statute or the grant regulations. However, in the CDBG program, public facilities are broadly interpreted to include all improvements and facilities that are either publicly owned or that are traditionally provided by the government, or owned by a nonprofit, and operated so as to be open to the general public. New public facilities are not a high priority for the City of Kalamazoo.

### **How were these needs determined?**

The need for public facilities was determined through discussions with internal City departments, the Community Needs Survey and the neighborhood outreach meetings. While youth centers, park and recreational facilities and child care centers received some attention through the Survey and the meetings, they were ultimately not considered the highest priority.

### **Describe the jurisdiction's need for Public Improvements:**

Public improvements are similarly broadly defined as those facilities that are publicly owned. Street and sidewalk improvements and improvements to existing parks received priority in the Consolidated Plan.

### **How were these needs determined?**

Street and sidewalk improvements were included in the Consolidated Plan because of the overwhelming need in the City to improve this infrastructure. The capital improvement project budget is struggling to keep up with needed repairs. This is particularly true within the core neighborhoods, which are CDBG-eligible. Improvements to City infrastructure, including parks, were a high priority at many of the neighborhood meetings and in the Community Needs survey.

### **Describe the jurisdiction's need for Public Services:**

Public service needs in the City of Kalamazoo encompass the gamut of social services. Typical past requests included financial literacy, child care, after school programs, homeless assistance, fair housing activities, legal aid, support for the disabled, crime prevention and senior services. For the duration of the Consolidated Plan, the City of Kalamazoo will be focusing on fair housing activities to support the new Assessment of Fair Housing Plan; crime prevention and graffiti in our core neighborhoods; support of the Continuum of Care to end homelessness; and youth programs to ensure the development of well-adjusted and productive adults.

**How were these needs determined?**

The public services supported by the priorities and goals were determined through the plan process developed to assist the City in reaching focus for the Consolidated Plan. Not all public service activities outlined by City residents in the stakeholder and neighborhood meetings and the Community Needs Survey could be addressed. Crime prevention, affirmatively furthering fair housing and youth programs are all important functions of the City. The support of the Continuum of Care is to ensure leadership in ending homelessness in Kalamazoo.



# Housing Market Analysis

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## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City of Kalamazoo must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Most of the data tables in this section are populated with a default data set based on the most recent data available from HUD. Additional data has been obtained from various sources, including more current American Community Survey (ACS) estimates and local data sources from the City of Kalamazoo and Kalamazoo County.

This section is based on HUD regulations and covers the following broad topics:

General Characteristics of the Housing Market – The general characteristics of the City’s housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units; Cost of Housing; and, Condition of Housing.

Lead-based Paint Hazards – The Condition of Housing section provides an estimate of the number of housing units within the City of Kalamazoo that are occupied by low or moderate income families that contain lead-based paint hazards.

Public and Assisted Housing – A description and identification publicly assisted housing units in the City of Kalamazoo is provided in the Public and Assisted Housing section. This narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs, and the strategy for improving the management and operation of public housing and for improving the living environment of low and moderate income families living in public housing.

Assisted Housing -- The information collected in the Number of Housing Units section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or Federally funded programs and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such expiration of Section 8 contracts.

Facilities, Housing, and Services for Homeless Persons – A brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City is provided in the Homeless Facilities and Services section.

Special Need Facilities and Services – The Special Needs Facilities and Services section describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Barriers to Affordable Housing – This section provides an assessment of the regulatory barriers to affordable housing that exist within the City of Kalamazoo. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, Kalamazoo is working to ensure that a mix of housing types exists within each community to accommodate households of all types and income levels. The City housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The housing stock in Kalamazoo is principally single-family and owner-occupied (50%. The majority of multi-family units are located in medium (5 to 19 units) or large (20 or more units) buildings, and the highest concentrations of such buildings are in areas around the urban core of Kalamazoo. With a high percentage of the City's population living in poverty, the need for more affordable housing, both owner- and renter-occupied, is strong throughout the community.

### All residential properties by number of units

| Property Type                   | Number        | %           |
|---------------------------------|---------------|-------------|
| 1-unit detached structure       | 16,229        | 50%         |
| 1-unit, attached structure      | 1,551         | 5%          |
| 2-4 units                       | 3,591         | 11%         |
| 5-19 units                      | 5,705         | 18%         |
| 20 or more units                | 4,750         | 15%         |
| Mobile Home, boat, RV, van, etc | 615           | 2%          |
| <b>Total</b>                    | <b>32,441</b> | <b>100%</b> |

**Table 18 – Residential Properties by Unit Number**

Data Source: 2008-2012 ACS

Of the 13,217 owner-occupied units in the City, 72% consist of three or more bedrooms. This is in stark comparison to renter-occupied units, of which only 28% include three or more bedrooms. One- and two-bedroom units are the smallest category of owner-occupied housing, but the majority of renter households live in these types of units.

### Unit Size by Tenure

|                    | Owners        |             | Renters       |             |
|--------------------|---------------|-------------|---------------|-------------|
|                    | Number        | %           | Number        | %           |
| No bedroom         | 0             | 0%          | 414           | 3%          |
| 1 bedroom          | 333           | 3%          | 4,824         | 32%         |
| 2 bedrooms         | 3,380         | 26%         | 5,707         | 38%         |
| 3 or more bedrooms | 9,504         | 72%         | 4,160         | 28%         |
| <b>Total</b>       | <b>13,217</b> | <b>101%</b> | <b>15,105</b> | <b>101%</b> |

**Table 19 – Unit Size by Tenure**

Data Source: 2008-2012 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The City of Kalamazoo and Kalamazoo County contain no public housing and therefore do not have a Public Housing Authority. However, Kalamazoo County has a Public Housing Commission with the responsibility of administering the Section 8 housing voucher program for the area. The Public Housing Commission also provides services related to affordable housing for the general region.

The lack of affordable housing in the City or County is a major obstacle for residents. This lack of affordable housing particularly affects low- and moderate-income households, seniors, people with disabilities, single head of households, and young adults. To foster the development of affordable housing, the City utilizes HOME resources to expand housing opportunities. In HUD program year 2018, the City of Kalamazoo used HOME funding to assist in the construction and rehabilitation of three new rental units for low-income families. Two existing housing units were rehabbed for low-income, two rental units were transformed in to unity for disabled residents with HOME funding.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units assisted with Federal, state or local programs are expected to be lost for any reason, including expiration of Section 8 contracts.

If past trends continue, where median household incomes in the City have declined and median housing prices have increased, it is likely that housing within the City will generally become less affordable to households. This could result in a loss of affordable housing from the City's current inventory. (For a more detailed assessment of the expected change of housing affordability, refer to the next section of the Plan, Cost of Housing.)

**Does the availability of housing units meet the needs of the population?**

A shortage of affordable housing exists for several household income groups, including low and moderate income households earning less than 80 percent AMI.

As demonstrated by the CHAS data analyzed in the Needs Assessment, more renters as a whole than owners experience one or more housing problems. However, cost- burden is a problem for both owners and renters. Affordability is a major barrier for most residents in the City, renters and homeowners.

**Describe the need for specific types of housing:**

There is a need for safe, sanitary, accessible, and affordable housing throughout the County. Specifically, there is a strong need for housing affordable to households earning less than 50% of

the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section provides an overall picture of housing costs within the City of Kalamazoo. Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

### Cost of Housing

|                      | Base Year: 2000 | Most Recent Year: 2012 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value    | 80,700          | 97,600                 | 21%      |
| Median Contract Rent | 476             | 600                    | 26%      |

**Table 20 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

| Rent Paid       | Number        | %             |
|-----------------|---------------|---------------|
| Less than \$500 | 4,754         | 31.5%         |
| \$500-999       | 8,811         | 58.3%         |
| \$1,000-1,499   | 1,022         | 6.8%          |
| \$1,500-1,999   | 242           | 1.6%          |
| \$2,000 or more | 276           | 1.8%          |
| <b>Total</b>    | <b>15,105</b> | <b>100.0%</b> |

**Table 21 - Rent Paid**

**Data Source:** 2008-2012 ACS

### Cost of Housing

The cost of housing trends for the City of Kalamazoo is displayed in Table 34 below. According to the 2008-2012 American Community Survey conducted by the Census, the current median home value for Kalamazoo is \$97,600. This figure increased by 21 percent from the median home value of \$80,700 as of the 2000 Census. However, since the 2005-2009 ACS, as a result of a nation-wide housing market decline, the median home value of Kalamazoo has declined to \$ 97,600 (according to 2011 ACS 1-year estimates).

Between the 2000 Census and the 2005-2009 ACS, the median contract rent within the City increased by 19 percent, from \$476 to \$566. The median contract rent for the City has continued to increase and now stands at \$604 as of the 2010 ACS (1-year estimates).

## Rent Paid

The overall distribution of rents paid within the City of Kalamazoo is detailed in Table 35 below, according to 2008-2012 ACS data. Of the 15,390 total rental units within the City, the majority (10,300) have rent between \$472 and \$1,135. A significant percentage of rental units have a rent less than \$472, which helps contribute to the affordable housing stock in the City. Less than 20 percent of the City's rental units have rents that exceed \$1,000.

## Housing Affordability

| % Units affordable to Households earning | Renter        | Owner         |
|------------------------------------------|---------------|---------------|
| 30% HAMFI                                | 1,305         | No Data       |
| 50% HAMFI                                | 3,785         | 1,805         |
| 80% HAMFI                                | 10,300        | 4,185         |
| 100% HAMFI                               | No Data       | 5,395         |
| <i>Total</i>                             | <i>15,390</i> | <i>11,385</i> |

Table 22 – Housing Affordability

Data Source: 2008-2012 CHAS

## Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent  | 503                     | 612       | 769       | 1,027     | 1,234     |
| High HOME Rent    | 472                     | 573       | 728       | 958       | 1,135     |
| Low HOME Rent     | 472                     | 573       | 711       | 821       | 917       |

Table 23 – Monthly Rent

Data Source: HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

No. The table above shows that there is insufficient housing for extremely low- and low-income households in the City. According to CHAS data analyzed in the Needs Assessment, there are a large number of households earning between 0% and 50% of the median family income in the City.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

According to the table above, between 2000 and 2012 the median home value and median contract rent in Kalamazoo increased respectively, after adjusting for inflation. Over the same time period, the median household income has decreased in terms of real dollars for homeowners and renters. This means that housing has become less affordable overall during the past ten years. If these trends continue, then housing affordability will become an even higher barrier for most County residents.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The City's current median contract rent stands at \$476 (according to the 2016 City-Data.com). This median contract rent is lower than the HUD Fair Market Rents and HUD HOME Rents for 2 bedroom, 3 bedroom and 4 bedroom units, as well as the HUD Fair Market Rents and HUD HOME Rents for efficiency units and 1 bedroom units (see Table 36).

### **Discussion**

In reviewing listed data it is apparent that housing costs in the City are increasing at much faster rates than incomes. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing.



## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

### Definitions

For the purposes of this housing condition assessment, the City established the following definitions:

“Standard condition” – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.

“Substandard condition but suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 9, Article VIII of the Kalamazoo City Code, but which is both structurally and financially feasible to rehabilitate.

“Substandard condition not suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 9, Article VIII of the Kalamazoo City Code, and which is not structurally or financially feasible to rehabilitate.

### Condition of Units

| Condition of Units             | Owner-Occupied |             | Renter-Occupied |            |
|--------------------------------|----------------|-------------|-----------------|------------|
|                                | Number         | %           | Number          | %          |
| With one selected Condition    | 3,670          | 28%         | 8,432           | 56%        |
| With two selected Conditions   | 11             | 0%          | 212             | 1%         |
| With three selected Conditions | 0              | 0%          | 47              | 0%         |
| With four selected Conditions  | 0              | 0%          | 0               | 0%         |
| No selected Conditions         | 9,536          | 72%         | 6,414           | 42%        |
| <i>Total</i>                   | <i>13,217</i>  | <i>100%</i> | <i>15,105</i>   | <i>99%</i> |

Table 24 - Condition of Units

Data Source: 2008-2012 ACS

## Year Unit Built

| Year Unit Built | Owner-Occupied |             | Renter-Occupied |             |
|-----------------|----------------|-------------|-----------------|-------------|
|                 | Number         | %           | Number          | %           |
| 2000 or later   | 312            | 2%          | 1,179           | 8%          |
| 1980-1999       | 828            | 6%          | 3,137           | 21%         |
| 1950-1979       | 5,502          | 42%         | 6,709           | 44%         |
| Before 1950     | 6,575          | 50%         | 4,080           | 27%         |
| <i>Total</i>    | <i>13,217</i>  | <i>100%</i> | <i>15,105</i>   | <i>100%</i> |

Table 25 – Year Unit Built

Data Source: 2008-2012 CHAS

## Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard                       | Owner-Occupied |     | Renter-Occupied |     |
|-------------------------------------------------------|----------------|-----|-----------------|-----|
|                                                       | Number         | %   | Number          | %   |
| Total Number of Units Built Before 1980               | 12,077         | 91% | 10,789          | 71% |
| Housing Units build before 1980 with children present | 700            | 5%  | 175             | 1%  |

Table 26 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

## Vacant Units

|                          | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units             | 0                           | 0                               | 3867  |
| Abandoned Vacant Units   | 0                           | 0                               | 0     |
| REO Properties           | 0                           | 0                               | 0     |
| Abandoned REO Properties | 0                           | 0                               | 0     |

Table 27 - Vacant Units

Data Source: 2005-2009 CHAS

According to 2013-2017 American Community Survey data, there are a total of 32,863 housing units within the City of Kalamazoo. Of this number 3,867 are vacant (11%). However, it not known how many

are habitual or not. The homeowner vacancy rate is 2.3 percent and the rental vacancy rate is 4.1 percent.

An abandoned vacant unit is defined as a home or residential property that is either:

90 days delinquent on the mortgage, tribal leasehold, or tax payments.

A code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies.

The age of the housing stock in Kalamazoo is slightly younger than the U.S. overall. According to 2008-2012 CHAS, the number of older housing stock in the City of Kalamazoo's is over 50%.

Owner- and renter-occupied housing units have different percentages of households built in the four time periods presented in the table below. Although both owner and rental units may require rehabilitation from normal wear and tear, the need is slightly greater for rental units –27% were built prior to 1950, compared to 50% for owner-occupied units. However, the rental market has also seen more new construction since 2000 compared to owner-occupied units.

#### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

As of the 2017, American Community Survey, there are 32,863 total households within the City of Kalamazoo, of which approximately 29% percent with children under 18, 31.7% with children under 5 that are low or moderate income (earn less than or equal to 80 percent AMI). Thus, it can be assumed that approximately between 19% and 31.7% percent of the owner and renter occupied units having a higher risk of lead based paint hazards are occupied by low and moderate income families.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of Kalamazoo does not have a Public Housing Authority and no public housing is located within the City. Kalamazoo County has a Public Housing Commission with the responsibility of administering the Section 8 housing voucher program for the area.

### Totals Number of Units

|                                                                                                        | Program Type |           |                |        |               |              |                                     |                            |            |
|--------------------------------------------------------------------------------------------------------|--------------|-----------|----------------|--------|---------------|--------------|-------------------------------------|----------------------------|------------|
|                                                                                                        | Certificate  | Mod-Rehab | Public Housing | Total  | Project-based | Tenant-based | Vouchers                            |                            |            |
|                                                                                                        |              |           |                |        |               |              | Special Purpose Voucher             |                            |            |
|                                                                                                        |              |           |                |        |               |              | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available                                                                          | 0            | 333       |                | 24,609 | 843           | 23,766       | 2,313                               | 0                          | 1,064      |
| # of accessible units                                                                                  |              |           |                |        |               |              |                                     |                            |            |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |              |           |                |        |               |              |                                     |                            |            |

**Table 28 – Total Number of Units by Program Type**

**Data** PIC (PIH Information Center)

**Source:**

### Describe the supply of public housing developments:

The City does not have public housing.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City does not have public housing.

### Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
|                            |                          |

Table 29 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

**No public housing units are found in the City.**

Note applicable.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

No public housing units are found in the City.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

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

The Continuum of Care (CoC) of Kalamazoo is operated as a compliment to the Local Initiatives Support Corporation 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.

Collaboration occurs in strategic planning meetings with partners, and with the work of volunteers serving on the:

The Allocations and Accountability Team (A Team):

HMIS Data User Group (Data Team)

Systems of Care (SOC) Committee

These systems are working toward homeless prevention and with the Continuum of Care in reserving vouchers for homeless households.

### Facilities and Housing Targeted to Homeless Households

|                                         | Emergency Shelter Beds          |                                    | Transitional Housing Beds | Permanent Supportive Housing Beds |                   |
|-----------------------------------------|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
|                                         | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New             | Current & New                     | Under Development |
| Households with Adult(s) and Child(ren) | 165                             | 0                                  | 351                       | 305                               | 0                 |
| Households with Only Adults             | 277                             | 0                                  | 44                        | 41                                | 0                 |
| Chronically Homeless Households         | 0                               | 0                                  | 0                         | 0                                 | 0                 |
| Veterans                                | 0                               | 0                                  | 0                         | 0                                 | 0                 |
| Unaccompanied Youth                     | 13                              | 0                                  | 5                         | 0                                 | 0                 |

**Table 30 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Many social service agencies in Kalamazoo provide benefits to LMI individuals and families in order to prevent homelessness. These services are essential in the Continuum of Care process and also serve the needs of those who have already become homeless. These organizations provide many services to their clientele, including but not limited to counseling, case management, life skills training, financial literacy classes, and victim advocacy, all of which help residents to develop the skills and knowledge to transition into permanent supportive housing or independent living and to maintain steady employment. The ultimate goal of providing supportive services is self-sufficiency.

In addition, many of the homeless service providers have internal programs that connect homeless persons to needed services. Ministry with Community is a day shelter in Kalamazoo that not only provides basic needs services like showers, laundry, meals, etc., but also offers appointments with social workers and help in obtaining a birth certificate or state identification. Identification can be a barrier to receiving mainstream services. Obtaining these needed documents supports long term self-sufficiency.

Finally, the homeless providers assist with connections to the Michigan Department of Human Services to determine eligibility for benefits like Supplemental Nutrition Assistance Program assistance and Medicaid. Case managers are also trained in the SSI/SSDI Outreach, Access and Recovery process to ensure that people who are eligible can receive disability payments.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

**Eleanor House** is a 24-bed emergency shelter that provides homeless families a safe place to stay while working towards independent housing. Rapid re-housing is emphasized at the Eleanor House to stabilize families. Residents also receive referrals to appropriate community agencies, advocacy services and may receive limited financial assistance.

**Kalamazoo Gospel Mission** located at 448 N. Burdick assists homeless people and families of all ages. Additional services include long term programming which has two different tracks: New Life Recovery

and Job Skills. Both programs allow people to stay at the Mission for a longer period of time to allow them to gain life skills for a more permanent road to recovery and housing stability.

**Emergency Overnight Shelter** located at 440 ½ N. Church Street is operated by Kalamazoo County Health and Community Services and assists adults 18 years and older. This facility provides a 12-bed emergency shelter for vulnerable, hard to place single persons. Housing search and job search assistance is provided. Meals are also provided at this facility.

**Next Door Shelter for Women** is a facility located at 1215 W. North Street and is operated by Open Doors. This facility offers shelter to six single women between the ages of 17 and 35 years old. The shelter requires a structured individualized program including job search, budgeting and goal setting.

**Open Door Shelter for Men** is a facility located at 414 Ranney Street and is also operated by Open Doors. This facility shelters six single males between the ages of 17 and 35. Like Next Door for Women, this shelter requires a structured individualized program.

**Bethany House Shelter for Women** managed by Kalamazoo Community Mental Health and Substance Abuse Services is located at 722 S. Rose Street. The facility is available to women 20 years and older. Services that are provided include room and board for women in a peaceful, supportive, nonviolent environment. The facility incorporates goal setting and support services toward those goals.

**The ARK** is the only facility in Kalamazoo that assists adolescent homeless youth between the ages of 10 and 17 years. 24-hr emergency shelter and crisis intervention is provided. This is a voluntary shelter for up to 14 days that offers counseling and outreach services, including workshops and support groups.

**YWCA Domestic Assault Program** provides shelter and services to domestic violence victims and their children. While in the shelter, women and children can receive counseling, support groups, advocacy and information and referral services to outside organizations. There is a maximum stay of five weeks at this facility.

**Oakland House** managed by Kalamazoo Community Mental Health and Substance Abuse Services is an emergency shelter located at 1207 Oakland Drive that provides housing for “hard to serve” homeless persons. Priority is given to mental health clients.

**Ministry with Community**, located at 440 West Church Street, is a haven in Kalamazoo for people who need assistance, particularly the homeless. This is not an overnight shelter but one that provides services to persons needing support in their recovery from homeless or poverty. The drop-in shelter offers laundry services, showers, haircuts, a place for mail pick up, meals, support for addiction recovery, help searching for birth records and access to social workers.



## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section describes, to the extent information was available, facilities and services that assist persons who are not homeless but require supportive housing or other social service programs. The City of Kalamazoo has available to residents in need an Emergency Services Guide. The special needs population includes individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has severe or persistent mental illness, development and/or physical disabilities. Several organizations provide facilities and services for special needs populations in Kalamazoo:

2-1-1/HELP-Line provides crisis intervention and referrals to health and human service agencies in Kalamazoo County, as well as to communities across the State of Michigan. The 2-1-1 call center has highly trained employees that specialize in linking people to appropriate community resources. A listing of specific services available to the City of Kalamazoo residents is provided. Especially those special needs populations, including the elderly, frail elderly, persons with disabilities (mental physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and persons in need of assistance.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

### **Elderly/Frail Elderly**

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance.

The Area Agency on Aging provides leadership and advocacy on aging issues in Kalamazoo County. Their goal is to provide quality services that enable older persons to live independently in their own homes or chosen places of residence. Emphasis is placed on assisting those with the greatest economic or social need.

Senior Services is one of the largest and most comprehensive organizations serving older adults in Kalamazoo County. Senior Services employs an integrated model of care that assists seniors to live safely

within their own homes. The integrated model includes information and assessment, personal enrichment, community and home based services, and behavioral services.

In addition, Kalamazoo has a number of skilled care or total care facilities, as well as assisted living facilities for the elderly. Approximately 23 facilities are located within the City.

### **Persons with Disabilities**

Rickman House, managed by Housing Resources, Inc. offers permanent supportive housing through 49 efficiency apartments for primarily mentally ill adults. Hope Network Behavioral Health Services provides psychiatric residential services and crisis intervention. Community Living Options manages group homes and assisted independent living programs throughout the City. The LIFT Foundation builds, operates, and maintains housing for the disabled including the Douglas (20 units) and Azure Heights Apartments (10 units). Residential Opportunities, Inc. is a nonprofit organization that owns and manages 18 group homes, serving 130 persons, throughout the County and the City. Finally, My Own Home provides independent living arrangements to adults with developmental disabilities.

Two organizations in Kalamazoo, Disability Network of Southwest Michigan and Homestead Housing Services provide disability-related information and referral services, including helping disabled individuals locate safe, affordable housing options.

### **Persons with Alcohol/Drug Addictions**

The James Gilmore Jr. Community Healing Center, Open Doors, Kalamazoo Gospel Mission and Community Healing Center offer transitional housing to persons trying to recover from substance abuse. The Kalamazoo Gospel Mission offers a longer-term program that includes services like relocation assistance and life skills.

### **Persons with HIV/AIDS**

Community AIDS Resource & Education Service (CARES) facilitates access to HUD money through the Housing Opportunities for People with AIDS (HOPWA) Program for HIV positive clients and their families. CARES utilizes three sources of funds to provide direct financial assistance to its client base. Tenant based rental assistance funds assist clients who have stable housing, but need financial assistance to maintain it. Short term rent, mortgage and utility funds assist clients who are in a temporary situation rendering them unable to pay a rent or mortgage payment, or a utility bill. Permanent housing placement funds are used to assist clients with stable housing by covering the security deposit and/or first month's rent.

## **Domestic Assault Victims**

The YWCA provides temporary emergency shelter and supportive services for victims of domestic violence and their dependent children. Additionally, the YWCA offers three non-emergency longer-term housing opportunities: transitional supportive housing, tenant based rental assistance and (developing) permanent supportive housing, all for victims of domestic violence and their dependent children.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Kalamazoo County Multi-Purpose Collaborative Body passed a resolution to work cooperatively with the Kalamazoo Continuum of Care to ensure a discharge policy for persons leaving publicly funded institutions or systems of care.

**Mental Health:** The Kalamazoo County Mental Health and Substance Abuse Services agency follows the dictates of Section 330.1209b of the Mental Health Code, which states that “the community mental health services program will produce in writing a plan for community placement and aftercare services that is sufficient to meet the needs of the individual.”

Finally, there are strong "guidelines" about discharge from the State hospitals and from the mental health unit at Borgess Hospital. Kalamazoo Community Mental Health and Substance Abuse Services employ hospital liaisons to work with individuals prior to release to create a "person centered plan" which includes next steps after discharge. A primary goal is to avoid the person becoming homeless. Kalamazoo Community Mental Health and Substance Abuse Services also funds a jail liaison position to connect people in jail with appropriate mainstream, Medicaid funded mental health services.

## **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City will continue to deliver CDBG and HOME funds through the competitive application process for those organizations that provide housing and other services to special needs populations. The City will also support nonprofit service providers, who assist both the homeless and non-homeless with special needs populations, through active involvement with the Continuum of Care, Housing Matters Forum, Program Officers Network of Kalamazoo and Local Initiatives Support Corporation Local Advisory Board.

For Program Year 2019, the City of Kalamazoo will provide CDBG funding to Senior Services to provide minor home repair and accessibility upgrades to allow seniors to stay in their homes. HOME funds will be allotted to the Northside Association for Community Development to assist with the rehabilitation of a vacant and abandoned building into apartment units for seniors.

## MA-40 Barriers to Affordable Housing – 91.210(e) –

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

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

#### **Zoning Ordinance and Subdivisions**

Recognizing that Zoning can serve as a barrier to housing options and affordability, the City of Kalamazoo is undertaking a Zoning Code rewrite and an update to the Zoning Map. These changes are designed to increase the quantity and location of housing types throughout the City. More options in the type of housing unit not only can provide a wider range of affordable units, but provides housing that better serves residents throughout the life cycle (single, family, empty nester, senior, etc). The changes are also designed to remove the barriers to housing development and rehabilitation, working first in the neighborhoods that have experienced the most disinvestment. This work focuses on creating zoning districts that work with the existing, historic land development patterns in Kalamazoo rather than imposing generic suburban zoning standards. The updated zoning standards will remove the non-conforming status of lots and lay a foundation on which reinvestment can happen efficiently.

#### **Housing and Building Codes**

The City of Kalamazoo enforces the Michigan Building Code, which is standard among municipalities in the State. The City's anti-blight team and building code enforcement efforts have increased since the

previous Consolidated Plan. As a result, blight and abandonment issues are addressed more quickly. The rental certification program continues to be administered, and as a result, the quality of the rental housing increases. Finally, the City distributes some of its appropriately zoned, tax-reverted properties to its Subrecipients for development of quality, affordable housing. Therefore, housing and building codes do not create a barrier to affordable housing.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section of the Consolidated Plan provides an overview of the economic conditions in the City of Kalamazoo and the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

### Economic Development Market Analysis

#### Business Activity

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|-----------------------------------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 323               | 51             | 2                  | 0               | -2                  |
| Arts, Entertainment, Accommodations           | 3,233             | 5,396          | 16                 | 16              | 0                   |
| Construction                                  | 537               | 1,114          | 3                  | 3               | 0                   |
| Education and Health Care Services            | 4,587             | 10,488         | 23                 | 30              | 7                   |
| Finance, Insurance, and Real Estate           | 1,427             | 2,431          | 7                  | 7               | 0                   |
| Information                                   | 268               | 599            | 1                  | 2               | 1                   |
| Manufacturing                                 | 3,397             | 4,786          | 17                 | 14              | -3                  |
| Other Services                                | 969               | 2,080          | 5                  | 6               | 1                   |
| Professional, Scientific, Management Services | 1,456             | 1,998          | 7                  | 6               | -1                  |
| Public Administration                         | 0                 | 0              | 0                  | 0               | 0                   |
| Retail Trade                                  | 2,503             | 2,813          | 12                 | 8               | -4                  |
| Transportation and Warehousing                | 527               | 341            | 3                  | 1               | -2                  |
| Wholesale Trade                               | 1,028             | 2,509          | 5                  | 7               | 2                   |
| Total                                         | 20,255            | 34,606         | --                 | --              | --                  |

**Table 31 - Business Activity**

**Data** 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

#### Labor Force

|                                                |        |
|------------------------------------------------|--------|
| Total Population in the Civilian Labor Force   | 39,033 |
| Civilian Employed Population 16 years and over | 33,405 |
| Unemployment Rate                              | 14.42  |
| Unemployment Rate for Ages 16-24               | 34.17  |
| Unemployment Rate for Ages 25-65               | 9.75   |

**Table 32 - Labor Force**

**Data Source:** 2008-2012 ACS

| Occupations by Sector                            | Number of People |
|--------------------------------------------------|------------------|
| Management, business and financial               | 7,032            |
| Farming, fisheries and forestry occupations      | 1,576            |
| Service                                          | 4,957            |
| Sales and office                                 | 8,424            |
| Construction, extraction, maintenance and repair | 1,594            |
| Production, transportation and material moving   | 1,579            |

**Table 33 – Occupations by Sector**

**Data Source:** 2008-2012 ACS

Table 33 identifies Occupations by Sector within the City of Kalamazoo according to the 2012 American Community Survey. Management, Business, and Financial occupations account for the largest number of occupations within the City of Kalamazoo.

### Travel Time

| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| < 30 Minutes       | 26,771        | 85%         |
| 30-59 Minutes      | 3,552         | 11%         |
| 60 or More Minutes | 1,195         | 4%          |
| <b>Total</b>       | <b>31,518</b> | <b>100%</b> |

**Table 34 - Travel Time**

**Data Source:** 2008-2012 ACS

### Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---------------------------------------------|-------------------|------------|--------------------|
|                                             | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 1,120             | 585        | 1,397              |
| High school graduate (includes equivalency) | 3,569             | 817        | 2,034              |
| Some college or Associate's degree          | 8,200             | 1,252      | 2,721              |
| Bachelor's degree or higher                 | 8,212             | 448        | 1,382              |

**Table 35 - Educational Attainment by Employment Status**

**Data** 2008-2012 ACS

**Source:**

## Educational Attainment by Age

|                                           | Age       |           |           |           |         |
|-------------------------------------------|-----------|-----------|-----------|-----------|---------|
|                                           | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade                       | 167       | 141       | 201       | 593       | 436     |
| 9th to 12th grade, no diploma             | 999       | 684       | 621       | 862       | 602     |
| High school graduate, GED, or alternative | 3,127     | 1,685     | 1,582     | 3,162     | 2,160   |
| Some college, no degree                   | 13,410    | 3,853     | 2,021     | 3,316     | 1,291   |
| Associate's degree                        | 1,120     | 1,100     | 783       | 1,157     | 255     |
| Bachelor's degree                         | 1,866     | 2,417     | 1,474     | 2,354     | 934     |
| Graduate or professional degree           | 161       | 1,020     | 867       | 1,910     | 1,429   |

Table 36 - Educational Attainment by Age

Data 2008-2012 ACS

Source:

## Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment                      | Median Earnings in the Past 12 Months |
|---------------------------------------------|---------------------------------------|
| Less than high school graduate              | 12,175                                |
| High school graduate (includes equivalency) | 21,580                                |
| Some college or Associate's degree          | 23,307                                |
| Bachelor's degree                           | 35,817                                |
| Graduate or professional degree             | 48,476                                |

Table 37 – Median Earnings in the Past 12 Months

Data 2008-2012 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

According to data provided the largest percentages of workers reside within:

- Education and Health Care Services.
- Arts, Entertainment, and Accommodations
- Retail Trade and Manufacturing

This is similar to what's happening on a state and national level as the manufacturing sector continues to decline.



### **Describe the workforce and infrastructure needs of the business community:**

Meetings with economic development stakeholders stressed a need for improved entrepreneurship training programs that would better connect people to resources such as a revolving loan fund for micro-business start-ups. Stakeholders also stated that small business owners have difficulties obtaining loans to repair buildings and for other capital costs. A need for more skilled technical workers – welders, HVAC technicians, etc. – was mentioned.

Kalamazoo has very small negative values in the Jobs Less Workers columns in the Business Activity table, indicating little commuting out of the City. Stakeholders mentioned that Kalamazoo's workforce includes residents of nearby Allegan, MI and other adjacent communities.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There are a number of projects either currently in development or announced that will have an impact on the economic growth of Kalamazoo. Western Michigan University developed the new Homer Stryker M.D. School of Medicine in downtown Kalamazoo. The University collaborated with the two hospitals in Kalamazoo, Bronson Healthcare and Borgess Health. The University received a \$100 million gift for the development of the school.

Recently, Kalamazoo Valley Community College developed a 13.3 acre, 42 million dollar Healthy Living Campus. Three significant public buildings are planned: KVCC will develop one for food production and distribution, a second for nursing, allied health and culinary classes and programs, and the third will be a new clinic for Kalamazoo Community Mental Health and Substance Abuse Services. Construction was completed by fall 2016.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City's economy. According to ACS data, the City's unemployment rate in 2017 was 4.3%, slightly lower than the previous year. Residents with a Bachelor's degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or equivalent were more likely as those with only a high school diploma to be out of the labor force altogether.

According to the Michigan's Department of Labor's Data Explorer, annual job openings in the Kalamazoo area are greatest for positions that require a high school diploma or less. However, several high-paying occupations such as registered nurses, elementary school teachers, and general/operations managers all have more than 50 openings a year and require at least an Associate's degree. This suggests that there is a need for workforce training in these particular areas.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Employment Management Services Division (EMSD) of the Upjohn Institute manages employment and training services for Michigan Works! for Kalamazoo. EMSD manages job training through these government-funded programs:

- Welfare-to-Work
- School-to-Work
- Public Employment Service
- Workforce Investment Act (WIA)
- Michigan Prisoner Re-entry Initiative (MPRI)

The Kalamazoo Literacy Council sponsors the Adult Literacy Collaborative (ALC) of Kalamazoo County. The ALC is a group of adult education, workforce development and literacy agencies that are working to create a conduit for providing comprehensive adult literacy services. They established a central point for referring services, developing common initiatives, and providing support to local agencies that further the cause of adult literacy.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The most significant housing problem in Kalamazoo is cost burden. Approximately 21 percent of Kalamazoo's population pays at least 30 percent of their income towards housing and 23 percent pays 50 percent or more. Renters seem to have the highest percentage of households with a housing cost burden. Rental properties are primarily found around Western Michigan University and Kalamazoo College, as well as in the core neighborhoods. These areas also meet HUD's definition of low income. Substandard housing would also be more likely in the core neighborhoods as the housing stock was predominately built before the 1940's.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?**

There are significant concentrations of minority populations within Census tracts 1.00, 2.02, 3.00, 9.00, 10.00 and 11.00 which include the highest percentages of the Black/African Americans and Hispanic populations in the City.

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." The three Census tracts are 1.00 (Eastside) and 2.02 and 3.00 (Northside).

### **What are the characteristics of the market in these areas/neighborhoods?**

The Eastside, Edison and Northside neighborhoods have older housing stock and a strong presence of rental housing. Labor force participation rates tend to be lower and employment rates are somewhat higher than the City overall. Education levels are more likely to be lower, which impacts the ability to make higher incomes.

### **Are there any community assets in these areas/neighborhoods?**

While some of the challenges facing these neighborhoods are significant, there are substantial assets as well. All three neighborhoods have active associations that help improve the quality of life for residents. Long-term residents and homeowners are an asset to the neighborhoods. They are often involved in the associations and other neighborhood organizations and/or events. They provide a stabilizing influence in these neighborhoods that tend to have a high number of rental units, increasing transiency of residents.

The Northside Neighborhood has a water playground, two elementary schools, over 20 churches and at least 15 social service agencies. The Kalamazoo River Valley Trail runs through the Northside neighborhood and there are five parks totaling 132 acres of green space. In recent years, Northside reopened a neighborhood grocery store and developed a greenhouse and plots for urban gardening.

The Edison neighborhood is the largest neighborhood in Kalamazoo. In 2012, a vacant plat was redeveloped with twenty-three new, custom built homes through the Neighborhood Stabilization Program. The homes are immediately adjacent to the City's Farmer's Market. A neighborhood commercial node, Washington Square, is located in Edison along Portage Street. Significant investment has already occurred to improve the commercial and residential buildings along the Portage corridor and additional investment is planned. A new elementary school is in the process of being rebuilt and some urban gardens have been established.

The Eastside neighborhood is a hilly and wooded urban residential neighborhood that hosts small scale community businesses and connects downtown Kalamazoo with Kalamazoo Township. The East Main Street Corridor is the commercial corridor of the neighborhood and while in need of some improvements, provides opportunities for entrepreneurs and small businesses.

### **Are there other strategic opportunities in any of these areas?**

In the past few years, several large scale projects have been planned for and taken shape in the city of Kalamazoo's Edison Neighborhood, just southeast of downtown. The largest project is the recently completed Healthy Living Campus of Kalamazoo Valley Community College (KVCC) and its partners, a \$42 million campus that will sit on 13.3 acres adjacent to Bronson Hospital. Three significant public buildings are being planned: the Creamery a 13.8 million mixed rental project with businesses on the first floor and 40 rental housing units above, 400 Rose is a \$24.19 million dollar rental project with 135 units, and the Exchange is a 35 million dollar rental project with 140 rental units.

# Strategic Plan

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## SP-05 Overview

### Strategic Plan Overview

The City of Kalamazoo is expected to receive approximately \$2.1 million each year from the CDBG, HOME and ESG programs. These funds will be used to address the priority needs of the City for the next five years. In general, these needs are concentrated in affordable housing, homeless prevention, neighborhood enhancements and youth development.

The City of Kalamazoo Department of Community Planning and Development is responsible for the administration and oversight of these federal program funds. Staff from this department will work with internal City departments, local community funders, housing agencies, public service providers and neighborhood organizations to address the priorities, goals and objectives in this strategic plan.

The 2019-2023 Consolidate Plan will follow the direction set by the 2025 Strategic Vision, Master Plan, Shared Prosperity and Neighborhood Plans.

The City of Kalamazoo approved a new Strategic Vision and Imagine Kalamazoo 2025 Master Plan in 2017. These documents were created through an extensive engagement process that began in 2015. The City utilized multiple techniques to ensure that engagement had a wide reach and open process that welcomed comments and ideas from all residents. Techniques used included; living walls so participants were able to quickly and easily provide feedback by writing on a wall, pop-up engagement at existing events so that residents were met where they already were, large community meetings, surveys both paper and electronic, and meetings on the go which were packets created to enable residents to facilitate their own Imagine Kalamazoo meeting. Translators were at community meetings and surveys were also provided in Spanish to further ensure an inclusive and welcoming process. These efforts resulted in over 4,000 points of contact, ten times more than the previous Master Plan.

Additional engagement occurred in 2018 with financial support from the City of Kalamazoo as well as an Innovation Grant from the Government Alliance on Race and Equity (GARE) granted to the Michigan Department of Civil Rights, a community collaborative hired a contractor to conduct qualitative and quantitative research in Kalamazoo to better understand the housing experiences of Kalamazoo residents, especially the experiences of residents of color. The partners included the Michigan Department of Civil Rights (MDCR), City of Kalamazoo, Fair Housing Center of Southwest Michigan, Kalamazoo Community Foundation, and Interfaith Strategy for Advocacy & Action in the Community (ISAAC). Engagement for this project included community events, focus groups, conversations with service providers and printed surveys and open data sources. Over 690 completed surveys were received. Questions were also asked via housing question boards. Residents were asked to write

comments regarding their experiences with housing on post it notes and place them on the boards, 71 post it notes were received. The input from the community informed the Consolidated Plan and will be the foundation for the 2019-2023 Analysis to Impediments to Fair Housing. This report will be published summer of 2019.

The Strategic Vision is an overarching document that guides all City decision making processes from programmatic to budgets. The Strategic Vision lays out the ten guiding principles of the City of Kalamazoo. Those principles are; Shared Prosperity, Connected City, Inviting Public Places, Environmental Responsibility, Safe Community, Youth Development, Complete Neighborhoods, Strength Through Diversity, Economic Vitality, and Good Governance. Housing has a major role in how the City of Kalamazoo is seeking to achieve this vision and elements related to housing can be found under many of the principles. Environmental Responsibility looks at how to improve our housing stock to be energy efficient. Complete Neighborhood considers the types, costs, and access of different housing types in each neighborhood. Lastly, Safe Community seeks to ensure that all housing is structurally safe, clean, and visually appealing. The Strategic Vision also informs the plans the City creates, including the Imagine Kalamazoo 2025 Master Plan.

Imagine Kalamazoo 2025 lays out how the City of Kalamazoo is going to approach transportation and land use for the next ten years. Imagine Kalamazoo 2025 looks at transportation and land use holistically and considers how one impacts the other. Specifically, for housing the master plan looks to increase the options and affordability available in City. This includes encouraging transit-oriented development, a mix of scale and types in all neighborhoods, removing barriers for new housing, preserving housing and neighborhood character, and creating a sustainable and affordable housing stock. The master plan also puts forth a path for neighborhoods to create plans that are amended to the master plan and consider the unique needs their area and residents.

Following the Imagine Kalamazoo 2025 Master Plan five neighborhood plans have been completed. The completed plans have focused on neighborhoods with the highest rates of poverty in the City. Each neighborhood planning process has engaged hundreds of additional residents and community partners to create these documents, resulting in over 1,200 points of contact. Each planning process was unique to the neighborhood, but common techniques have included; community meetings, pop-up engagement at existing events, and surveys both electronic and paper. There are many common themes across these plans that relate to housing including more affordable housing for both ownership and rental, supporting homeowners in making needed repairs, and working to create safe and clean rental options. These plans also look at specific needs in their neighborhoods such as supporting seniors in home repairs and home adaptations, increasing types of housing by promoting mixed use development, and removing barriers to home improvements through zoning reform. Many of these plans look at supporting long-term affordability of homes through energy efficiency, trainings on how to maintain homes and make repairs, and classes on homeownership and personal finances. The three target neighborhoods have completed and Commission approved plans. Those neighborhoods are East Side, Edison and Northside.

More specifically, the Consolidated Plan will address the objectives set forth in the Shared Prosperity goal from the Strategic Vision. The City of Kalamazoo (henceforth known as the “Organization”) has committed to increasing abundant opportunities for all people to prosper through its Shared Prosperity Kalamazoo (SPK) initiative. In addition, the Organization has identified the need—with resident input—to address issues and implement actions specific to impacting long standing racial and socioeconomic inequities within the community. The combination of aspirational goals and community engagement has led SPK to focus on three particular neighborhoods that encompass five census tracts within the city—Eastside, Edison, and Northside—for targeted action projects.

The rationale to focus on these three neighborhoods is based on the following elements:

- 1. First**, a national scan of community economic development field research and literature has shown a place-based approach to neighborhood revitalization/restoration as an effective strategy to pursue to produce individual & family impact (people-based) as well as community impact (place-based).  
Improving the economic situation of neighborhood residents & local businesses, in addition to enhancing the neighborhood’s quality of life as a whole (appearance, safety, gathering places, and sense of positive momentum, social networks, and resident engagement/leadership development) are key elements in establishing prosperity within local communities.
- 2. Second**, consistent quantitative and qualitative data has shown us that this is where the inequities are the greatest. The concentration, as well as, persistence of compounded disadvantage in these geographies has existed for quite some time and poverty threshold statistics have not significantly dwindled.
- 3. Lastly**, the 2018 Shared Prosperity Kalamazoo Action Plan, approved by the Kalamazoo City Commission, sets precedence to serve several priority populations<sup>1</sup>— families of color, individuals with criminal records, and neighborhoods of concentrated poverty—defined as a geographic area (primarily a census tract) where the poverty rate is 40 percent or more.<sup>2</sup>

The culmination of these factors provides adequate justification to significantly invest resources targeted to positively impact both people and place within these neighborhoods.

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<sup>1</sup> City of Kalamazoo. *2018 Shared Prosperity Action Plan*, pgs. 32, 38, 42

<sup>2</sup> Isaac Shapiro, Cecile Murray, and Barbara Sard. November 3, 2015. *Basic Facts on Concentrated Poverty*.  
<https://www.cbpp.org/sites/default/files/atoms/files/11-3-15hous2.pdf>

## SP-10 Geographic Priorities - 91.215 (a)(1)

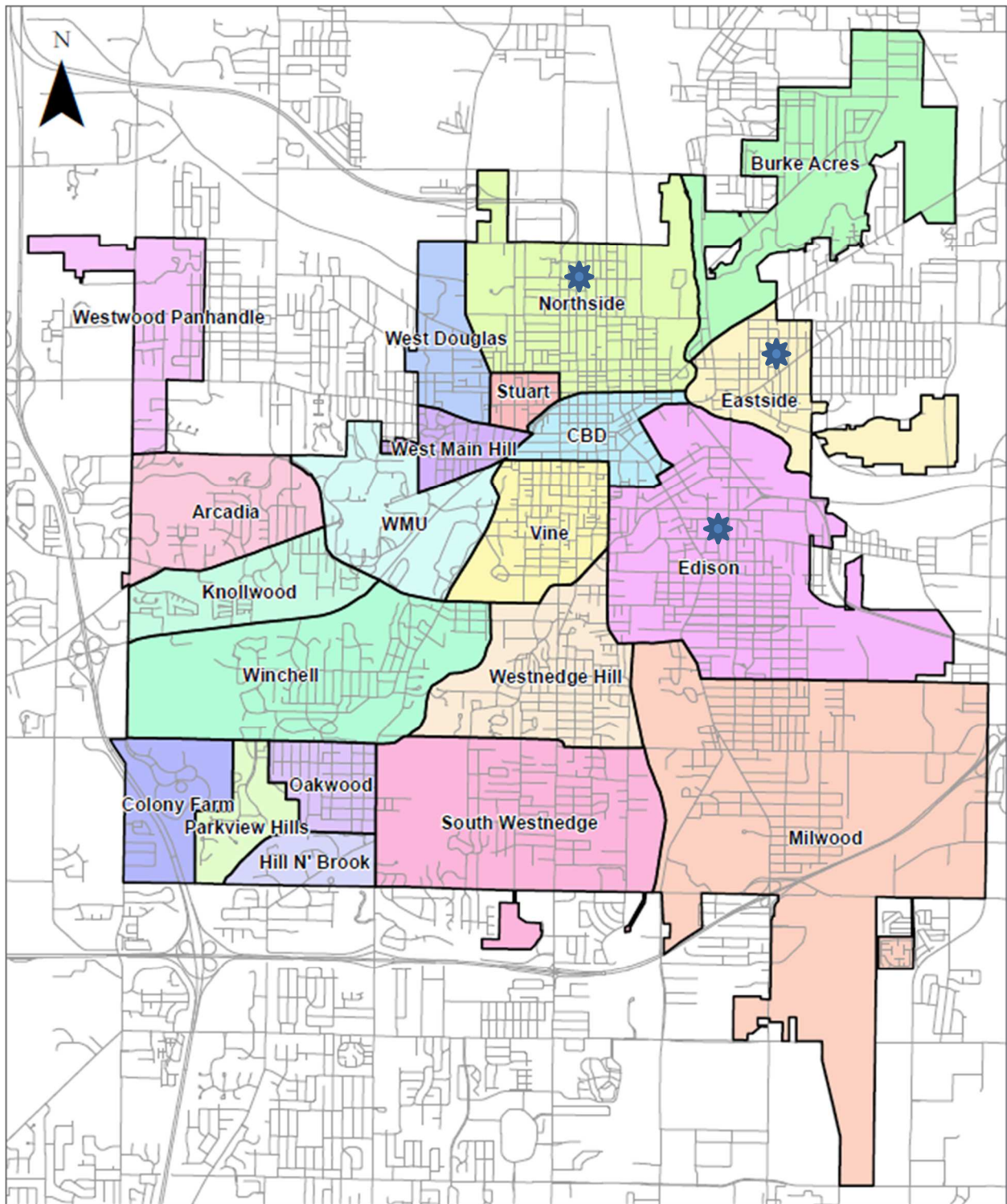
### Geographic Area

Table 38 - Geographic Priority Areas

|   |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Area Name:</b>                                                                                                           | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|   | <b>Area Type:</b>                                                                                                           | Local Target area                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Other Target Area Description:</b>                                                                                       | Low Income Core Neighborhoods                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Revital Type:</b>                                                                                                        | Comprehensive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | The targeted areas include the following neighborhoods; Eastside, Northside and Edison.                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | These targeted neighborhoods are characterized by high levels of poverty, high housing cost burden and poor economic prospects. The percentage of low and moderate income households in each of the census tracts are above 52 percent.                                                                                                                                                                                                                                                        |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The needs assessment, market analysis, and community meetings determined that these three targeted neighborhoods suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. The specific census tracts identified are also identified as racially/ethnically concentrated areas of poverty (R/ECAPs). During this process, the City engaged with residents, neighborhood leaders and social service provider, to identify needs in the target area. |
|   | <b>Identify the needs in this target area.</b>                                                                              | The target area requires considerable investment in rehabilitation, new construction, economic development projects, quality of life improvements, and infrastructure improvements.                                                                                                                                                                                                                                                                                                            |
|   | <b>What are the opportunities for improvement in this target area?</b>                                                      | Opportunity to improve infrastructure to provide a suitable living environment and increase affordable housing through new construction or rehabilitation of existing units to maintain affordable housing stock.                                                                                                                                                                                                                                                                              |



|   |                                                                                                                             |                                                                                                                                                                                                                                                                                                                        |
|---|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Are there barriers to improvement in this target area?</b>                                                               | The City of Kalamazoo, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods. |
| 2 | <b>Area Name:</b>                                                                                                           | City-wide low-income households                                                                                                                                                                                                                                                                                        |
|   | <b>Area Type:</b>                                                                                                           | City Wide                                                                                                                                                                                                                                                                                                              |
|   | <b>Other Target Area Description:</b>                                                                                       | N/A                                                                                                                                                                                                                                                                                                                    |
|   | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                                                                                                                                                                                        |
|   | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                        |
|   | <b>Revital Type:</b>                                                                                                        | Housing                                                                                                                                                                                                                                                                                                                |
|   | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                                                                                                                                                                                        |
|   | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | City boundaries                                                                                                                                                                                                                                                                                                        |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | High concentration of homes and commercial businesses                                                                                                                                                                                                                                                                  |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | Housing assistance was a high priority throughout the consultation process. Providing these services city-wide allows for the distribution of low-income families throughout the community, combating concentrations of poverty.                                                                                       |
|   | <b>Identify the needs in this target area.</b>                                                                              | The City of Kalamazoo, overall, needs an increased supply of affordable housing, improved homelessness assistance, and improved social services to youth, elderly, and special needs populations.                                                                                                                      |
|   | <b>What are the opportunities for improvement in this target area?</b>                                                      | Opportunity to increase affordable housing and the provision of services to provide decent housing and a suitable living environment for all residents.                                                                                                                                                                |
|   | <b>Are there barriers to improvement in this target area?</b>                                                               | The City of Kalamazoo, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods. |



## General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Kalamazoo does not plan to identify any specific Neighborhood Revitalization Strategy Areas for the focus of federal funding. However, the City does have an internal policy of only utilizing CDBG funding within Census tracts and neighborhoods that meets HUD's eligibility requirements. For the purpose of this plan, CDBG funds will be spent in:

- Eastside Neighborhood CT 1.00
- Central Business District CT 2.01
- Northside Neighborhood CT 2.02 and 3.00
- Douglas Neighborhood CT 5.00
- Stuart Neighborhood - CT 5.00
- Vine Neighborhood CT 6.00
- Edison Neighborhood CT 9.00 and 10.00
- Southside Neighborhood CT 11.00
- Oakwood Neighborhood CT 61.03

At least 51 percent of the households in these neighborhoods make 80 percent or less of the area median income. Focusing CDBG funds in these areas concentrates support for the most in need.

However, in keeping with our Shared Prosperity Kalamazoo plan many of our projects will be targeted toward areas of concentrated poverty which are the Eastside, Edison and Northside Neighborhoods.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 39 – Priority Needs Summary

|   |                                    |                                                                                                                                                                                                                                                                                                                    |
|---|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Priority Need Name</b>          | Rehabilitation of Existing Units                                                                                                                                                                                                                                                                                   |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                               |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly                                                                                                                                                                                                                            |
|   | <b>Geographic Areas Affected</b>   | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                        |
|   | <b>Associated Goals</b>            | Affordable Housing                                                                                                                                                                                                                                                                                                 |
|   | <b>Description</b>                 | 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.                                                                                                                        |
|   | <b>Basis for Relative Priority</b> | The Housing Needs Survey indicates there are more households in need of affordable housing than available in the City. In addition, the poverty rate in Kalamazoo is higher than Kalamazoo County and the State of Michigan, which indicates that existing homeowners may have difficulty maintaining their homes. |
| 2 | <b>Priority Need Name</b>          | Rental Assistance                                                                                                                                                                                                                                                                                                  |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                               |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly                                                                                                                                                                                                                            |
|   | <b>Geographic Areas Affected</b>   |                                                                                                                                                                                                                                                                                                                    |
|   | <b>Associated Goals</b>            | Affordable Housing                                                                                                                                                                                                                                                                                                 |

|          |                                    |                                                                                                                                                                                                                                                                                                                             |
|----------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Description</b>                 | 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.                                                                                                                                 |
|          | <b>Basis for Relative Priority</b> | The Housing Needs Survey indicates that many renters pay more 50 percent or more of their annual income towards housing, which is considered a severe housing cost burden. In addition, the number of households in need of affordable housing is larger than the number of affordable housing units available in the City. |
| <b>3</b> | <b>Priority Need Name</b>          | Production of New Units                                                                                                                                                                                                                                                                                                     |
|          | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                        |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly                                                                                                                                                                                                                                     |
|          | <b>Geographic Areas Affected</b>   | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                                 |
|          | <b>Associated Goals</b>            | Affordable Housing                                                                                                                                                                                                                                                                                                          |
|          | <b>Description</b>                 | 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.                                                                                                                                 |
|          | <b>Basis for Relative Priority</b> | There are over 16,000 households which make 80 percent or less of the area median income but only around 12,000 affordable units. This discrepancy can be addressed with the addition of new units.                                                                                                                         |
|          |                                    |                                                                                                                                                                                                                                                                                                                             |
| <b>4</b> | <b>Priority Need Name</b>          | Acquisition of Existing Units                                                                                                                                                                                                                                                                                               |
|          | <b>Priority Level</b>              | Low                                                                                                                                                                                                                                                                                                                         |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly                                                                                                                                                                                                                                     |
|          | <b>Geographic Areas Affected</b>   | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                                 |
|          |                                    |                                                                                                                                                                                                                                                                                                                             |

|   |                                    |                                                                                                                                                                                                                                                                                                              |
|---|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Associated Goals</b>            | Affordable Housing                                                                                                                                                                                                                                                                                           |
|   | <b>Description</b>                 | 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.                                                                                                                  |
|   | <b>Basis for Relative Priority</b> | The difference between the number of existing affordable housing units and the number of households in need of affordable units indicates a need to develop new units. The acquisition of existing units will not help to resolve this discrepancy as they are already in available to low-income families.  |
| 5 | <b>Priority Need Name</b>          | Homeless Outreach                                                                                                                                                                                                                                                                                            |
|   | <b>Priority Level</b>              | Low                                                                                                                                                                                                                                                                                                          |
|   | <b>Population</b>                  | Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth                                                                                                         |
|   | <b>Geographic Areas Affected</b>   |                                                                                                                                                                                                                                                                                                              |
|   | <b>Associated Goals</b>            | Homeless Assistance                                                                                                                                                                                                                                                                                          |
|   | <b>Description</b>                 | 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. |
|   | <b>Basis for Relative Priority</b> | Outreach is currently being handled through existing nonprofit organizations and is therefore not a high priority of the City.                                                                                                                                                                               |
| 6 | <b>Priority Need Name</b>          | Homeless Emergency Shelters                                                                                                                                                                                                                                                                                  |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                         |

|  |                                    |                                                                                                                                                                                                                                                                                                              |
|--|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Population</b>                  | Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth                                                                                                         |
|  | <b>Geographic Areas Affected</b>   |                                                                                                                                                                                                                                                                                                              |
|  | <b>Associated Goals</b>            | Homeless Assistance                                                                                                                                                                                                                                                                                          |
|  | <b>Description</b>                 | 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. |
|  | <b>Basis for Relative Priority</b> | According to the US Census nearly 14% of the City of Kalamazoo residents are homeless.<br>Based on survey data from 2009-2013 provided by Housing Resources, Inc., the average homeless population at any given time is 753 individuals.                                                                     |

|   |                                    |                                                                                                                                                                                                                                                                                                              |
|---|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7 | <b>Priority Need Name</b>          | Rapid Re-Housing                                                                                                                                                                                                                                                                                             |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                         |
|   | <b>Population</b>                  | Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth                                                                                                                                 |
|   | <b>Geographic Areas Affected</b>   |                                                                                                                                                                                                                                                                                                              |
|   | <b>Associated Goals</b>            | Homeless Assistance                                                                                                                                                                                                                                                                                          |
|   | <b>Description</b>                 | 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. |
|   | <b>Basis for Relative Priority</b> | The Kalamazoo County 10-Year Plan to End Homelessness is based on four main strategies, which includes rapid re-housing. Moving homeless people and families into permanent housing as quickly as possible; creating new, affordable housing options.                                                        |
| 8 | <b>Priority Need Name</b>          | Homeless Prevention                                                                                                                                                                                                                                                                                          |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                         |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth                                                                                                         |



|    |                                    |                                                                                                                                                                                                                                                                                                                         |
|----|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Geographic Areas Affected</b>   |                                                                                                                                                                                                                                                                                                                         |
|    | <b>Associated Goals</b>            | Homeless Assistance                                                                                                                                                                                                                                                                                                     |
|    | <b>Description</b>                 | 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.            |
|    | <b>Basis for Relative Priority</b> | The Kalamazoo County 10-Year Plan to End Homelessness is based on four main strategies, which includes homeless prevention. The Continuum of Care is taking a proactive approach to keeping people housed; educating the community; advocating on related homeless prevention issues.                                   |
| 9  | <b>Priority Need Name</b>          | Public Facilities                                                                                                                                                                                                                                                                                                       |
|    | <b>Priority Level</b>              | Low                                                                                                                                                                                                                                                                                                                     |
|    | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Other                                                                                                                                                                                                                                                                               |
|    | <b>Geographic Areas Affected</b>   | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                             |
|    | <b>Associated Goals</b>            | Neighborhood Enhancement                                                                                                                                                                                                                                                                                                |
|    | <b>Description</b>                 | 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.                                                                                                     |
|    | <b>Basis for Relative Priority</b> | The public outreach for the Consolidated Plan resulted in a number of activities that would enhance or improve the core neighborhoods of the City, as well as support the population that lives there. The develop of new public facilities was not a high priority for the improvement of CDBG-eligible neighborhoods. |
| 10 | <b>Priority Need Name</b>          | Public Improvements/Infrastructure                                                                                                                                                                                                                                                                                      |
|    | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                    |

|    |                                    |                                                                                                                                                                                                                                                                                               |
|----|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Other                                                                                                                                                                                                                                                     |
|    | <b>Geographic Areas Affected</b>   | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                   |
|    | <b>Associated Goals</b>            | Neighborhood Enhancement                                                                                                                                                                                                                                                                      |
|    | <b>Description</b>                 | 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.                                                                           |
|    | <b>Basis for Relative Priority</b> | The community outreach completed for the Consolidated Plan indicated that CDBG-eligible neighborhood residents prioritized infrastructure improvements to enhance their neighborhoods.                                                                                                        |
| 11 | <b>Priority Need Name</b>          | Public Services                                                                                                                                                                                                                                                                               |
|    | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                          |
|    | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Non-housing Community Development<br>Other                                                                                                                                                         |
|    | <b>Geographic Areas Affected</b>   | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                   |
|    | <b>Associated Goals</b>            | Affordable Housing<br>Homeless Assistance<br>Neighborhood Enhancement<br>Youth Development                                                                                                                                                                                                    |
|    | <b>Description</b>                 | Public services are a high priority as it relates to affirmatively furthering fair housing, supporting the Kalamazoo County Continuum of Care, fostering community development between core neighborhood residents and the City's Community Policing Officers, and supporting youth programs. |

|    |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Basis for Relative Priority</b> | Public services in a broad category that can encompass a number of project types. Through the community data collected and outreach completed for the Consolidated Plan and the development of the Analysis to Impediments, public service activities related to youth development, fair housing activities, and community policing were important to neighborhood residents. The City felt it was important to support the activities of the Continuum of Care to ensure continued success of reducing homelessness in Kalamazoo. |
| 12 | <b>Priority Need Name</b>          | Economic Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|    | <b>Priority Level</b>              | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|    | <b>Geographic Areas Affected</b>   | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|    | <b>Associated Goals</b>            | Neighborhood Enhancement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|    | <b>Description</b>                 | Support transformative neighborhood projects through catalyst redevelopment, sustained investment and a focus on neighborhood success, which could include an economic development component.                                                                                                                                                                                                                                                                                                                                      |
|    | <b>Basis for Relative Priority</b> | A priority of the Consolidated Plan is the enhancement of the City's CDBG-eligible neighborhoods. An objective of this priority is to provide focused investment that helps to transform a specific area of an eligible neighborhood. Economic development could be included as part of a larger neighborhood investment project.                                                                                                                                                                                                  |
| 13 | <b>Priority Need Name</b>          | Administration of Programs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|    | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|    | <b>Population</b>                  | Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | <b>Geographic Areas Affected</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|    |                                    |                                                                                                                            |
|----|------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|    | <b>Associated Goals</b>            | Affordable Housing<br>Homeless Assistance<br>Neighborhood Enhancement<br>Youth Development                                 |
|    | <b>Description</b>                 | Administration of CDBG, ESG and HOME programs. Technical assistance to sub recipients and general oversight of activities. |
|    | <b>Basis for Relative Priority</b> | Needed to ensure compliance with HUD regulations.                                                                          |
| 14 | <b>Priority Need Name</b>          | Neighborhood Improvements                                                                                                  |
|    | <b>Priority Level</b>              | High                                                                                                                       |
|    | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Non-housing Community Development                                                      |
|    | <b>Geographic Areas Affected</b>   | CDBG-Eligible Census Tracts                                                                                                |
|    | <b>Associated Goals</b>            | Neighborhood Enhancement                                                                                                   |
|    | <b>Description</b>                 | Activities that improve the sustainability of CDBG-eligible neighborhoods within the City                                  |
|    | <b>Basis for Relative Priority</b> | Determined as a need through the community outreach that was completed for the Plan.                                       |

## Narrative

The development of the priorities, goals and objectives for the 2019- 2022 Consolidated Plan was determined through the review process developed by the City. These steps, in consultation with the Community Development Act Advisory Committee, developed a set of recommended priorities, goals and objectives for the 2019-2022 Consolidated Plan, as follows:

### Priority: Affordable Housing

Goal: 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.

- Provide homeowner rehabilitation and minor/emergency home repair.
- Support programs that rehabilitate vacant single-family housing as long as they also provide homebuyer assistance.
- Increase affordable rental housing through rehabilitation and new construction.
- Aid households with housing cost burdens with tenant based rental assistance.
- Support the action items in the City's Analysis to Impediments.

#### Priority: Homeless Assistance

Goal: 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.

- Encourage permanent housing through prevention and rapid re-housing activities.
- Provide shelter operational support if the shelter has a rapid re-housing program.
- Make supportive services available for the homeless with an emphasis on the mentally and physically disabled.
- Support the Kalamazoo County Continuum of Care.

#### Priority: Neighborhood Enhancement

Goal: 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.

- Provide public infrastructure improvements, including streets, sidewalks, parks, etc. that upgrade deteriorating conditions.
- Enforce of local codes and ordinances to support public health, safety and welfare.
- Support public safety to assist with the prevention of crime that negatively impacts the quality of life within our neighborhoods.
- Support transformative neighborhood projects through catalyst redevelopment, sustained investment and a focus on neighborhood success.

#### Priority: Youth Development

Goal: 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.

- Provide educational programs to increase opportunities for learning.

- Sponsor programs that are devoted to the mental well-being, discovery of self-worth and relationship development of children.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

| Affordable Housing Type               | Market Characteristics that will influence the use of funds available for housing type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tenant Based Rental Assistance (TBRA) | <p>According to the CHAS data, there are 5,050 renter households in Kalamazoo that make 80 percent or less of the area median income who have a housing cost burden greater than 50 percent of their income. The 0-30 percent bracket have the most need with 3,965 paying more than 50 percent of their income on housing.</p> <p>There is a gap between number of affordable housing units in Kalamazoo and the number of households who need affordable housing. There are 16,175 households who make less than 80 percent of the area median income but only 12,110 affordable housing units, both renter and owner, exist in the City of Kalamazoo.</p> |
| TBRA for Non-Homeless Special Needs   | <p>A focus has been placed on housing the mentally/physically handicapped. There are a large number of handicapped households that currently receive assistance and request accessibility features. Disabled households that make 30 percent or less of the area median income have the highest housing cost burden.</p>                                                                                                                                                                                                                                                                                                                                     |
| New Unit Production                   | <p>There is a gap between number of affordable housing units in Kalamazoo and the number of households who need affordable housing. There are 16,175 households who make less than 80 percent of the area median income but only 12,110 affordable housing units, both renter and owner, exist in the City of Kalamazoo.</p>                                                                                                                                                                                                                                                                                                                                 |
| Rehabilitation                        | <p>There is a gap between number of affordable housing units in Kalamazoo and the number of households who need affordable housing. There are 16,175 households who make less than 80 percent of the area median income but only 12,110 affordable housing units, both renter and owner, exist in the City of Kalamazoo.</p>                                                                                                                                                                                                                                                                                                                                 |
| Acquisition, including preservation   | <p>There is a gap between number of affordable housing units in Kalamazoo and the number of households who need affordable housing. There are 16,175 households who make less than 80 percent of the area median income but only 12,110 affordable housing units, both renter and owner, exist in the City of Kalamazoo.</p>                                                                                                                                                                                                                                                                                                                                 |

**Table 40 – Influence of Market Conditions**

### Demographics

The table displays the population, number of households, and median income for a base year and most recent year and calculates the percentage of change.

The data indicates an overall population decrease from 77,145 in the year 2000 Census to 72,641 in 2009. However, the 2010 Census indicates a population of 74,262. This results in an overall decrease of 3.9 percent in population.

In addition, the number of households decreased by 2,657 households from 31,798 in 2000 to 29,141 in 2010. This reveals a 9.1 percent decrease in the number of households in the City of Kalamazoo.

Finally, the table identifies a decrease in the median income within the City of Kalamazoo. The median income decreased by 6 percent between 2000 and 2009. However, there was an overall increase of \$102 to \$31,291 indicated in the 2010 Census. This reveals an overall percentage increase of 0.3 percent.

|               | Base Year 2000 | 2009 ACS | Percent Change | 2010 Census | Percent Change |
|---------------|----------------|----------|----------------|-------------|----------------|
| Population    | 77,145         | 72,641   | -6.2%          | 74,262      | -3.9%          |
| Households    | 31,798         | 28,438   | -11.8%         | 29,141      | -9.1%          |
| Median Income | \$31,189       | \$29,299 | -6.5%          | \$31,291    | 0.03%          |

**Table 41 - Demographics**



## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Kalamazoo anticipates receiving CDBG, HOME and ESG funds over the five years of this Consolidated Plan. 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.

### Anticipated Resources

| Program | Source of Funds  | Uses of Funds                                                                                                  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description                                                                                                                                                                                               |
|---------|------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|-----------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                  |                                                                                                                | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |                                                   |                                                                                                                                                                                                                     |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 1618,821                         | 160,000            | 0                        | 1,778,823 | 14,315,292                                        | These funds will leverage City dollars through public infrastructure investment and other City services. In addition, other State and Federal funds will be leveraged by City Subrecipients for housing activities. |

| Program | Source of Funds  | Uses of Funds                                                                                                                                                                            | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description                                                                                                                             |
|---------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|-----------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                  |                                                                                                                                                                                          | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |                                                   |                                                                                                                                                   |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner Lease Purchases<br>rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA   | 531,580                          | 0                  | 100,000                  | 531,580   | 2,126,320                                         | HOME dollars will leverage additional HOME funds from MSHDA, as well as possible low income housing tax credits depending on the projects funded. |
| ESG     | public - federal | Conversion and rehab for transitional housing<br>Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance Services<br>Transitional housing |                                  | 0                  | 0                        |           |                                                   | The Continuum of Care will leverage City funds with MSHDA ESG funding. If ESG funds are received.                                                 |

Table 42 - Anticipated Resources

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

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 (MSHDA) and other State funds, as well as nongovernmental funding to expand the scope of rehabilitation assistance.
- For-Profit agencies and organizations seeking funding will receive loans not grants.

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.
- For-Profit agencies and organizations seeking funding will receive loans not grants.

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. Matching funds will come from these organizations.

**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**

## SP-40 Institutional Delivery Structure – 91.215(k)

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

| Responsible Entity | Responsible Entity Type | Role                                     | Geographic Area Served |
|--------------------|-------------------------|------------------------------------------|------------------------|
| City of Kalamazoo  | Government              | Ownership<br>Public Services<br>Planning | Jurisdiction           |

**Table 43 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

A more coordinated effort to project implementation is a priority discussed among the major stakeholders in the community. To that end, the Program Officers Network of Kalamazoo was organized. The Director of Community Planning and Economic Development attends their meetings. The goal is to work together towards improving grant coordination and the local distribution of grant funds.

Local Initiatives Support Corporation (LISC) has been assisting in the coordination of housing and community development efforts with the Sustainable Communities Initiative. Leadership from the City Manager's Office is on the Board of LISC Kalamazoo.

The Continuum of Care is operated as a compliment to the LISC Sustainable Communities Initiative. 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 sits on the Allocations and Accountability Team.

The City hosts regular meetings with the core CDBG-eligible neighborhoods. The executive directors of each neighborhood organization attend the meetings along with representatives from City departments. The meetings focus on neighborhood issues, the coordination of services, updates on City improvements, etc.

The City, particularly the Department of Community Planning and Economic Development, could benefit from stronger relationships with our County partners. Working towards intergovernmental cooperation could result in joint community development projects, data sharing and best practices.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|-----------------------------------------|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Counseling/Advocacy                     | X                          | X                    | X                           |
| Legal Assistance                        | X                          | X                    |                             |
| Mortgage Assistance                     | X                          |                      |                             |
| Rental Assistance                       | X                          | X                    | X                           |
| Utilities Assistance                    | X                          | X                    | X                           |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         | X                          | X                    |                             |
| Mobile Clinics                          |                            |                      |                             |
| Other Street Outreach Services          | X                          | X                    |                             |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    | X                          | X                    |                             |
| Child Care                              | X                          | X                    |                             |
| Education                               | X                          | X                    | X                           |
| Employment and Employment Training      | X                          | X                    |                             |
| Healthcare                              | X                          | X                    | X                           |
| HIV/AIDS                                | X                          | X                    | X                           |
| Life Skills                             | X                          | X                    | X                           |
| Mental Health Counseling                | X                          | X                    |                             |
| Transportation                          | X                          | X                    |                             |
| <b>Other</b>                            |                            |                      |                             |
|                                         |                            |                      |                             |

**Table 44 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Continuum of Care has developed written eligibility standards for providing assistance to the community's homeless population. They are as follows:

Individuals or families must:

- Lack a fixed, regular and adequate nighttime residence; and
- Have a primary nighttime residence that is –

- shelter (including welfare hotels, congregate shelters and transitional housing);An institution that provides a temporary residence for individuals intended to be institutionalized; orA public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

To be eligible for prevention assistance, individuals or families must have received an eviction notice or notices of termination of utility services, and:

- Are unable to make the required payments due to a sudden reduction of income;
- The assistance is necessary to avoid the eviction or termination of services;
- There is a reasonable prospect that the individual or family will be able to resume payments within a reasonable period of time;
- The assistance will not supplant funding for pre-existing homelessness prevention activities from other sources; and
- Have an income at or below 30 percent of area median income.

The Continuum of Care formalized a “No Wrong Door” countywide Coordinated Community Assessment System in 2009. Gryphon Place 2-1-1 provides crisis intervention 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.

Homeless prevention services are provided for households at risk of homelessness and may include: financial assistance for back rent, security deposit, rental subsidy, and housing relocation and stabilization. Emergency shelter services with the goal of rapid re-housing are provided for homeless households.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The “No Wrong Door” Coordinated Community Assessment System offers Kalamazoo County improves client access to services, increases referral appropriateness, reduces administrative burden on clients and providers, improves communication and coordination among providers, and improves data quality leading to greater system efficiency and effectiveness. The more holistic approach benefits both special needs populations and persons experiencing homelessness because it individualizes assistance. However, some gaps in service delivery continue to exist.

The Continuum of Care has been moving from an approach of “managing the homeless” with short term housing strategies to one that is proactive, emphasizing prevention. Priorities are shifting to assist individuals and families in identifying resources and support that result in spending the least amount of time transitioning to permanent housing solutions. To that end, a focus on increased linkages to permanent housing and mainstream resources for individuals, youth, and families at risk for homelessness, is consistently being evaluated for improvements.

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 a significant number for the City and the region.

Providing services, particularly housing, to the chronic 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.

#### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of Kalamazoo has indicated that the priority needs to 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 Economic 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 CDBG, HOME and other City funding and grant programs.

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.

The City of Kalamazoo, nonprofit housing providers, homeless assistance providers, local hospitals and other service agencies have begun discussions on how to appropriately service the chronic homeless. Consideration has been given to the development of a pilot program called Frequent Users Systems Engagement (FUSE). FUSE works to engage and stabilize people who are high users of both the shelter system and the criminal justice system, using a Housing First model of permanent supportive housing. The program focuses on providing housing stability and reducing the involvement of participants in emergency service systems. Discussions between the Continuum of Care, other service providers and possible funders will need to continue.



## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

| Sort Order | Goal Name          | Start Year | End Year | Category           | Geographic Area                                                | Needs Addressed                                                                                                                                                                               | Funding                                                        | Goal Outcome Indicator                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------|--------------------|------------|----------|--------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | Affordable Housing | 2019       | 2023     | Affordable Housing | City-wide low-income households<br>CDBG-Eligible Census Tracts | Acquisition of Existing Units<br>Administration of Programs<br>Production of New Units<br>Public Services<br>Rehabilitation of Existing Units<br>Rental Assistance<br>Down Payment Assistance | <b>CDBG:</b><br>\$2,409,275<br><br><b>HOME:</b><br>\$2,392,110 | Housing activities for Low/Moderate Income Housing Benefit:<br>250 Households Assisted (Repairs)<br><br>Rental units constructed:<br>1- Household Housing Unit<br><br>Rental units rehabilitate(Lease Purchases):<br>12 Household Housing Unit<br><br>Homeowner Housing Added:<br>15 Household Housing Unit<br><br>Homeowner Housing Rehabilitated:<br>3 Household Housing Unit<br><br>Direct Financial Assistance to Homebuyers:<br>50 Households Assisted |

| Sort Order | Goal Name                | Start Year | End Year | Category                          | Geographic Area                 | Needs Addressed                                                                                                                                               | Funding                                                                                 | Goal Outcome Indicator                                                                                                                                                                                                                                                                                                               |
|------------|--------------------------|------------|----------|-----------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2          | Homeless Assistance      | 2019       | 2022     | Homeless                          | City-wide low-income households | Administration of Programs<br>Homeless Emergency Shelters<br>Homeless Outreach<br>Homeless Prevention<br>Public Services<br>Rapid Re-Housing                  | <b>CDBG:</b><br>\$130,000<br><br><b>ESG:</b><br>1,058,850<br>Base on receipt of funding | Homelessness Prevention Adm: 28884 Persons Assisted<br><br>City-Wide Benefit: Homeless Person Overnight Shelter: 400 Persons<br><br>Assisted Homelessness Prevention: 400                                                                                                                                                            |
| 3          | Neighborhood Enhancement | 2019       | 2022     | Non-Housing Community Development | CDBG-Eligible Census Tracts     | Administration of Programs<br>Economic Development<br>Neighborhood Improvements<br>Public Facilities<br>Public Improvements/Infrastructure<br>Public Services | <b>CDBG:</b><br>\$4,127,420                                                             | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28884 Persons Assisted<br><br>Public service activities other than Low/Moderate Income Housing Benefit: 28884 Persons Assisted<br><br>Buildings Demolished: 15 Buildings<br><br>Housing Code Enforcement/Foreclosed Property Care: 4000 |

| Sort Order | Goal Name         | Start Year | End Year | Category                   | Geographic Area                                             | Needs Addressed                            | Funding        | Goal Outcome Indicator                                                                         |
|------------|-------------------|------------|----------|----------------------------|-------------------------------------------------------------|--------------------------------------------|----------------|------------------------------------------------------------------------------------------------|
| 4          | Youth Development | 2019       | 2022     | Non-Homeless Special Needs | City-wide low-income households CDBG-Eligible Census Tracts | Administration of Programs Public Services | CDBG: \$67,500 | Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted |

**Table 45 – Goals Summary**

## Goal Descriptions

|   |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Goal Name</b>        | Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|   | <b>Goal Description</b> | <p>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 through;</p> <ul style="list-style-type: none"> <li>• Providing homeowner rehabilitation and minor/emergency home repair.</li> <li>• Supporting programs that rehabilitate vacant single-family housing as long as they also provide homebuyer assistance.</li> <li>• Increasing affordable rental housing through rehabilitation and new construction.</li> <li>• Aiding households with housing cost burdens with tenant based rental assistance.</li> <li>• Supporting the action items in the City's Analysis to Impediments</li> </ul>                  |
| 2 | <b>Goal Name</b>        | Homeless Assistance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>Goal Description</b> | <p>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 through;</p> <ul style="list-style-type: none"> <li>• Encouraging permanent housing through prevention and rapid re-housing activities.</li> <li>• Providing shelter operational support if the shelter has a rapid re-housing program.</li> <li>• Making supportive services available for the homeless with an emphasis on the mentally and physically disabled.</li> <li>• Supporting the Kalamazoo County Continuum of Care.</li> </ul> |

|   |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | <b>Goal Name</b>        | Neighborhood Enhancement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Goal Description</b> | <p>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 through</p> <ul style="list-style-type: none"> <li>• Provide public infrastructure improvements, including streets, sidewalks, parks, etc. that upgrade deteriorating conditions.</li> <li>• Enforcement of local codes and ordinances to support public health, safety and welfare.</li> <li>• Support public safety to assist with the prevention of crime that negatively impacts the quality of life within our neighborhoods.</li> <li>• Support transformative neighborhood projects through catalyst redevelopment, sustained investment and a focus on neighborhood success.</li> </ul> |
| 4 | <b>Goal Name</b>        | Youth Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Goal Description</b> | <p>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 through;</p> <ul style="list-style-type: none"> <li>• Providing educational programs to increase opportunities for learning.</li> <li>• Sponsoring programs that are devoted to the mental well-being, discovery of self-worth and relationship development of children.</li> </ul>                                                                                                                                                                                                                                                                                                                     |

**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 91.315(b)(2)**

Approximately 125 extremely low, low- and moderate-income families will be provided affordable housing each year of the Consolidated Plan. This is approximately 625 families by the end of the five-year period.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

#### **Activities to Increase Resident Involvements**

Integration of HUD planning with Shared Prosperity Kalamazoo and the Neighborhood Associations will increase resident involvement.

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

#### **Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

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

#### **Zoning Ordinance and Subdivisions**

Recognizing that Zoning can serve as a barrier to housing options and affordability, the City of Kalamazoo is undertaking a Zoning Code rewrite and an update to the Zoning Map. These changes are designed to increase the quantity and location of housing types throughout the City. More options in the type of housing unit not only can provide a wider range of affordable units, but provides housing that better serves residents throughout the life cycle (single, family, empty nester, senior, etc). The changes are also designed to remove the barriers to housing development and rehabilitation, working first in the neighborhoods that have experienced the most disinvestment. This work focuses on creating zoning districts that work with the existing, historic land development patterns in Kalamazoo rather than imposing generic suburban zoning standards. The updated zoning standards will remove the non-conforming status of lots and lay a foundation on which reinvestment can happen efficiently.

#### **Housing and Building Codes**

The City of Kalamazoo enforces the Michigan Building Code, which is standard among municipalities in the State. The City's anti-blight team and building code enforcement efforts have increased since the previous Consolidated Plan. As a result, blight and abandonment issues are addressed more quickly. The



rental certification program continues to be administered, and as a result, the quality of the rental housing increases. Therefore, housing and building codes do not create a barrier to affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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 City of Kalamazoo's code enforcement and anti-blight effort is funded with CDBG. One of the enforcement teams' main purposes is the identification and resolution of blighted housing units, which can be made available for low income households, thereby increasing the number of affordable housing units in the City.

The City of Kalamazoo has also provided CDBG funding to the Local Initiatives Support Corporation for capacity building and technical assistance of housing, Community Housing Development Organizations and/or neighborhood-based nonprofit organizations operating within Kalamazoo. The capacity and productivity of these organizations are important elements in addressing current barriers to the provision of affordable housing.

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 over the five year period of the Consolidated Plan are:

- Focus CDBG funding on substandard housing and/or deferred maintenance of affordable housing units, particularly in the Eastside, Edison and Northside Neighborhoods.
- Pilot a housing repair program for low-income homeowners that receive code violations.
- Lead Hazard Removal. The City of Kalamazoo has been awarded a Lead Based Hazard Reduction grant. Purpose is to identify and control lead based hazards. Focus is on homes with children under six year of age.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Housing Resources, Inc. and Goodwill sponsors 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 like the Department of Human Services, Legal Aid, 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 those youth who most need their services.

### **Addressing the emergency 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.

**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.**

Working towards homeless prevention, the Continuum of Care continues to manage Housing Choice Voucher and project-based vouchers for the homeless households. 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.
- 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 an annual event 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. Approximately 35 organizations come together and offer services at a single location. This event is planned by the Community Action Agency.

The Continuum of Care also has an evaluation monitoring process to determine whether homeless agencies are performing satisfactorily and effectively addressing homeless needs. The monitoring process requires all Continuum of Care grantees to submit quarterly HMIS reports. These areas are reviewed quarterly by the Oversight Committee of the Continuum of Care and a report is submitted to the Leadership Team.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Kalamazoo County Multi-Purpose Collaborative Body passed a resolution to work cooperatively with the Kalamazoo Continuum of Care to ensure a discharge policy for persons leaving publicly funded institutions or systems of care.

There are strong "guidelines" about discharge from the State hospitals and from the mental health unit at Borgess Hospital. Kalamazoo Community Mental Health and Substance Abuse Services employ hospital liaisons to work with individuals prior to release to create a "person centered plan" which includes next steps after discharge. Kalamazoo Community Mental Health and Substance Abuse Services also funds a jail liaison position to connect people in jail with appropriate mainstream, Medicaid funded mental health services.

The Continuum of Care Planning Policy regarding discharge follows:

**Foster Care:** Local foster care providers are required to adhere to Michigan's laws, policies, and procedures applicable to adult and child foster care placement and discharge. Young adults (ages 18-21) transitioning out of foster care to independent living are assisted in finding suitable and sustainable living arrangements. They may be provided first month's rent, security/utility deposit, and monies to purchase household goods, food, and supplies. Discharge is guided by a needs assessment and the information collected in a Individual Service Plan.

**Health Care:** Discharge planning assessment, planning, and follow-up procedures are managed by providing a multi-disciplinary team approach to patients with post-hospital needs. Discharge Planning is the vehicle which moves the patient to the proper level of post-hospital care and/or to the proper facility

The regional Veteran's Administration (VA) serves 14,000 veterans per year, half of whom are from the local area. The hospital 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.

**Mental Health:** The Kalamazoo County Mental Health and Substance Abuse Services agency follows the dictates of Section 330.1209b of the Mental Health Code, which states that "the community mental health services program will produce in writing a plan for community placement and aftercare services that is sufficient to meet the needs of the individual."

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead based hazards in the City of Kalamazoo remain a significant concern in light of the City's desire to rehabilitate older housing stock to maintain affordable housing. According to the U.S. Census, 89 percent of the owner-occupied and 74 percent of renter-occupied housing in the City was built prior to 1980, and of which, 26 percent of owner-occupied and 12 percent of renter-occupied have children present.

The City of Kalamazoo has been awarded a Lead Based Hazard Reduction grant. Purpose is to identify and control lead based hazards. Focus is on homes with children under six year of age. The specifics of the grant are as follows.

- Grant period is 1/12019 – 6/30/22
- Grant award is \$1,999,362. We were awarded full amount of request.
- Number of houses - 72 60% homeowner/40% rental
- Grant was written in collaboration with Kalamazoo Neighborhood Housing Services
- Grant uses approximately \$200.000 of future CDBG funding as a match.

The City also continues to include lead hazard reduction strategies into repairs on rental properties inspected under the City Housing Code. The City inspects all rental properties at least once every three years. When potential or existing problems are located, inspectors require appropriate remedial action. In addition to the lead based paint disclosure rule of 1996, the City of Kalamazoo requires its subrecipients to comply with the September 15, 2000 regulation, "Requirements for Notification, Evaluation and Reduction of Lead Based Paint Hazards in Federally-Owned Residential Property and Housing Receiving Federal Assistance."

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The large number of older homes and rental units in Kalamazoo requires more vigilance related to lead hazards. Reduction of lead hazards is a critical part of homeowner and rental rehabilitations that are funded with CDBG and HOME dollars. The core neighborhoods of Kalamazoo are where the oldest housing stock is located. The City has a policy that CDBG funds will be focused in the core neighborhoods, regardless of the program or activity This policy will assist with the remediation of lead in the neighborhoods where the need is the greatest. The Lead Hazard Reduction grant will be used in collaboration with other housing rehabilitation programs funded with federal and/or private funds to impact housing for low income residents.

### **How are the actions listed above integrated into housing policies and procedures?**

All housing Subrecipient and developer agreements with the City have a section pertaining to lead based paint and the requirements established by HUD. The Grant Administration Policy guidelines developed by the City of Kalamazoo Department of Community Planning and Economic Development includes the review of lead procedures and the collection of necessary lead documents to ensure appropriate lead practices were followed and that project files are complete.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Approximately one third of the City lives below the federal poverty. That number increases to almost 50% in several of the core neighborhoods that also have the highest concentration of people of color. The City of Kalamazoo has initiated Shared Prosperity Kalamazoo (SPK) to address poverty. SPK is a bold and ambitious plan to transform our community into a place where every child and every adult thrives and prospers. In 2014, the City Commission voted to make the reduction of poverty, especially among children one of its top priorities. This Commission priority was substantiated by the community through the Imagine Kalamazoo 2025 engagement process and the resulting Strategic Vision and Master Plan. More than 3,500 community voices gave input on the opportunities and challenges the felt the City faced. As a result of those voices the following goals were laid out in the Strategic Vision – Shared Prosperity, Connected City, Inviting Public Spaces, Environmental Responsibility, Safe Community, Youth Development, Complete Neighborhoods, Strength through Diversity, Economic Vitality and Good Governance. Shared Prosperity aligns most closely with the Strategic Goals of Shared Prosperity, Complete Neighborhoods, Youth Development, Strength through Diversity and Economic Vitality.

SPK is guided by a coalition made of an Organizing Committee and goal teams. The Organizing Committee is responsible for convening stakeholders for conversations and accountability around recommendations to meet the goals set forth in the plan. There are three teams each one focusing on a specific SPK goal. The members of the teams include both service providers and residents. They teams are intended to meet 4-6 times a year to share information, actions/programs to be presented to the Organizing Committee. SPK budget, plans and initiatives will have final approval by the City Commission before implementation.

SPK has three goals that work is being planned and implemented on simultaneously. They are; 1) Promote the health growth, development and learning of children 2) Increase access to good jobs; and 3) Promote strong families. SPK also has four targeted populations. They are; 1) Families of color 2) Families at or below poverty level and those not earning a living wage; 3) Families in neighborhoods of concentrated poverty and 4) Individuals with criminal records.

The combination of aspirational goals and community engagement has led SPK to focus on three particular neighborhoods that encompass five census tracts within the city—Eastside, Edison, and Northside—for targeted action projects.

The rationale to focus on these three neighborhoods is based on several elements.

First, a national scan of community economic development field research and literature has shown a place-based approach to neighborhood revitalization/restoration as an effective strategy to pursue to produce individual & family impact (people-based) as well as community impact (place-based). Improving the economic situation of neighborhood residents & local businesses, in addition to enhancing the neighborhood's quality of life as a whole (appearance, safety, gathering places, and sense

of positive momentum, social networks, and resident engagement/leadership development) are key elements in establishing prosperity within local communities.

Second, consistent quantitative and qualitative data has shown us that this is where the inequities are the greatest. The concentration, as well as, persistence of compounded disadvantage in these geographies has existed for quite some time and poverty threshold statistics have not significantly dwindled.

Lastly, the 2018 Shared Prosperity Kalamazoo Action Plan, approved by the Kalamazoo City Commission, sets precedence to serve several priority populations<sup>3</sup>— families of color, individuals with criminal records, and neighborhoods of concentrated poverty—defined as a geographic area (primarily a census tract) where the poverty rate is 40 percent or more.<sup>4</sup>

The culmination of these factors provides adequate justification to significantly invest resources targeted to positively impact both people and place within these neighborhoods.

### **How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The goals for this Affordable Housing Plan and SPK are closely aligned. Both plans address the following:

- Low to mod income residents
- Low to mod income and racially concentrated areas of the City/Census tracts
- Housing/Found in the Strong Families goal in SPK
- Youth development

The City of Kalamazoo is integrating HUD funding with private funding to address these shared goals.

In addition, the City has an approved Section 3 Preference Policy support local low income businesses and residents, improving their financial stability.

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<sup>3</sup> City of Kalamazoo. *2018 Shared Prosperity Action Plan*, pgs. 32, 38, 42

<sup>4</sup> Isaac Shapiro, Cecile Murray, and Barbara Sard. November 3, 2015. *Basic Facts on Concentrated Poverty*. <https://www.cbpp.org/sites/default/files/atoms/files/11-3-15hous2.pdf>



## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Community Planning and Economic Development is responsible for preparing annual reports detailing the progress of all of the strategies contained in the Consolidated Plan. This department will monitor the implementation of these strategies in order to identify areas requiring improvement. This evaluation will include a review of expenditure timeliness; monthly reports submitted by Subrecipients relative to attainment of goals achievement; and, potential problem areas that may be addressed with proactive or technical assistance. To facilitate this review, the City has implemented a Performance Tracking System which is detailed in the Agreements to help Subrecipients meet their monthly, bi-annual, and yearly goals.

Another area of particular attention is on-site monitoring of Subrecipients. Community Planning and Economic Development staff maintains a list of all of the Subrecipients who have received funding within the last ten years. This list is updated annually with information pertaining to the years they received funding, the last year that was monitored, if it was an on-site visit, and when the next monitoring visit is required.

Each Subrecipient will receive an on-site monitoring at least once every two years, depending on the relative risk factors for each program. High level risk factors include capacity issues/staff turnover, instances of public complaints, other previous significant monitoring issues, and relatively large allocations.

Under the HOME program, the City and its partner agencies review all HOME-assisted rental housing projects to ensure compliance with all HOME program requirements. Rental projects will be monitored throughout the year and one on-site visit will be completed. The first level of HOME-assisted rental review comes from the City of Kalamazoo Code Administration, which ensures that all rental units in the City are certified and meet housing quality standards. All certifications require an on-site inspection and certifications are conducted every other year.

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

Additionally, the City of Kalamazoo, will review the priorities, goals and outcomes as set forth in the 2019 - 2022 Consolidated Plan at least three times per year, as follows 1) at the time of the submission

of new applications, 2) in preparation for the Annual Action Plan Public Hearing, and 3) at the time of the Public Hearing for the Consolidated Annual Performance and Evaluation Report.

Community Planning and Economic Development have increased efforts to increase engagement and inclusion of minority and women owned business through our Business Development Fund programs. Additional monitoring of minority and women owned businesses is handled through the City's Purchasing Department. A voluntary list is maintained by commodity code of service and/or supply. The minority and women owned business list is updated continually as bid requests are released.

# Action Plan

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## 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) 2019 Annual Action Plan (July 1, 2019 through June 30, 2020) represents the fifth program year in which to address the needs identified in the City of Kalamazoo's 2019 - 2023 Consolidated Plan, approved by the Kalamazoo City Commission on May 06, 2019.

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 use approximately **\$2,576,318**, in PY2019 funding through the **CDBG (\$1,615,035) and HOME (\$492,146)** federal entitlement grants. The City and its Subrecipients will also utilize approximately **\$120,680, in anticipated program income** in PY2019. The City has unallocated prior program income in the amount of **\$346,736**, for current year unallocated CDBG funds in the amount of **\$154,415**. **HOME prior year unallocated funds is in the amount of \$346,736**, and current year unallocated HOME funds in the amount of **\$145,988** to be allocated in FY 2020. The complete available budget to include unallocated funds for **PY2019 totals \$2,576,318**.

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 2019 - 2023 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.

## 2019 Budget

### PY2019 Action Plan Budget Draft - Sources and Uses

| SOURCES                           |                      |           |             |
|-----------------------------------|----------------------|-----------|-------------|
| CDBG Allocation                   |                      |           | \$1615,035  |
| CDBG Prior Yr. Unallocated Income |                      |           | \$346,736   |
| CDBG Anticipated Program Income   |                      |           | \$120,680   |
| HOME Allocation                   |                      |           | \$492,146   |
| HOME Unallocated - Prior Year     |                      |           | \$1,721     |
| ESG Allocation                    |                      |           | \$0         |
| TOTAL 2019 FUNDS AVAILABLE        |                      |           | \$2,576,318 |
| USES                              |                      |           |             |
|                                   |                      |           |             |
| Agency                            | Activity Name        | Funding   |             |
| CDBG ADMINISTRATION <sup>2</sup>  |                      |           |             |
| City of Kalamazoo                 | Administrati on      | \$323,765 | \$323,765   |
| CDBG - GENERAL                    |                      |           |             |
| City of Kalamazoo                 | Code Administrati on | \$400,000 |             |
| City of Kalamazoo                 | Demolition           | \$100,000 |             |
| Total                             |                      |           | 500,000     |
| CDBG PUBLIC SERVICE <sup>1</sup>  |                      |           |             |
| City of Kalamazoo Public Safety   | Crime Prevention     | \$150,000 |             |

|                                |                       |          |         |
|--------------------------------|-----------------------|----------|---------|
| Local Initiatives Support Corp | Continuum of Care     | \$20,000 |         |
| Ministry with Community        | Homeless Prevention   | \$30,000 |         |
| City of Kalamazoo              | P&R Youth Development | \$36,855 |         |
|                                |                       | Total    | 236,855 |

| CDBG - AFFORDABLE HOUSING |                                               |                   |           |         |
|---------------------------|-----------------------------------------------|-------------------|-----------|---------|
| Agency                    | Activity Name                                 | Requested Funding | Funding   |         |
| Senior Services, Inc.     | Home Repair for the Elderly                   | \$125,000         | \$125,000 |         |
| Community Homeworks       | Critical Home Repair & Weatherization Program | \$150,000         | \$150,000 |         |
|                           |                                               |                   | Total     | 275,000 |

| *CDBG Neighborhood Enhancement                            |           |         |
|-----------------------------------------------------------|-----------|---------|
| City of Kalamazoo - Code Enforcement Repair Pilot Program | \$125,000 | 125,000 |

| *CDBG Unallocated Funds                    |  |           |
|--------------------------------------------|--|-----------|
| 2019 City of Kalamazoo - Unallocated Funds |  | \$154,415 |
|                                            |  |           |
| CDBG TOTAL HUD ALLOCATION                  |  | 1,615,035 |

| ANTICIPATED PROGRAM INCOME |                               |               |  |
|----------------------------|-------------------------------|---------------|--|
| Agency                     | Activity Name                 | Funding Recom |  |
| City of Kalamazoo CP&D     | Small Business Revolving Loan | \$11,280      |  |

|                                         |                             |          |                |
|-----------------------------------------|-----------------------------|----------|----------------|
| Kzoo Neighborhood Housing Services      | Minor/Emergency Roof Repair | \$95,000 |                |
| Community Homeworks                     | Critical Minor Home Repair  | \$14,400 |                |
| <b>Anticipated Program Income Total</b> |                             |          | <b>120,680</b> |

| <b>CDBG - UNALLOCATED PRIOR YEARS PROGRAM FUNDS</b>  |  |           |                  |
|------------------------------------------------------|--|-----------|------------------|
| PY2015 - Unallocated Funds                           |  | \$13,192  |                  |
| PY2016 - Unallocated Funds                           |  | \$145,332 |                  |
| PY2017 - Unallocated Funds                           |  | \$10      |                  |
| PY2018 - Unallocated Funds                           |  | \$188,203 |                  |
| <b>Unallocated Prior Years Program Funds - Total</b> |  |           | <b>346,736</b>   |
| <b>TOTAL CDBG FUNDS FOR PY2019</b>                   |  |           | <b>2,082,451</b> |

| <b>HOME</b>                             |                                      |                          |                |  |
|-----------------------------------------|--------------------------------------|--------------------------|----------------|--|
| <b>Agency</b>                           | <b>Activity Name</b>                 | <b>Requested Funding</b> | <b>Funding</b> |  |
| City of Kalamazoo CP&D                  | Administration <sup>3</sup>          |                          | \$53,158       |  |
| New Horizon                             | Rental Rehab                         |                          | \$118,000      |  |
| KVHH - CHDO                             | Home Ownership (Acquisition & Rehab) |                          | 100,000        |  |
| Kalamazoo Neighborhood Housing Services | Down Payment Assistance              |                          | 75,000         |  |
| 2019 Unallocated                        |                                      |                          | 145,988        |  |

|                                                     |  |  |       |                    |
|-----------------------------------------------------|--|--|-------|--------------------|
| <b>HOME TOTAL HUD ALLOCATION</b>                    |  |  |       | <b>492,146</b>     |
|                                                     |  |  |       |                    |
| <b>HOME - UNALLOCATED PRIOR YEARS PROGRAM FUNDS</b> |  |  |       |                    |
| 2017<br>Unallocated                                 |  |  | 1,721 |                    |
|                                                     |  |  |       | <b>1,721</b>       |
| <b>TOTAL HOME FUNDS FOR PY2019</b>                  |  |  |       | <b>493,867</b>     |
|                                                     |  |  |       |                    |
| <b>ESG - No PY2018 Allocation</b>                   |  |  |       |                    |
|                                                     |  |  |       |                    |
| <b>PROGRAM YEAR 2019 TOTAL</b>                      |  |  |       | <b>\$ 2576,318</b> |

1Public Services activities are  
subject to a 15% cap

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

3HOME administration is subject to  
a 10% cap

4HOME-CHDO is subject to a 15%  
cap

5ESG administration is subject to a  
7.5% cap

## Priority Table

| Program | Source of Funds  | Uses of Funds                                                                                                                                                       | Expected Amount Available Year 1 |                       |                                         |              | Expected Amount Available Reminder of ConPlan | Narrative Description                                                                                                                                                                                                       |
|---------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|-----------------------------------------|--------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                  |                                                                                                                                                                     | Annual Allocation:<br>\$         | Program Income:<br>\$ | Prior Year Unallocated Resources:<br>\$ | Total:<br>\$ |                                               |                                                                                                                                                                                                                             |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services                                                      | 1,618,823                        | 120,680               | 158,533                                 | 1,898,036    | 6,475,292                                     | 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 Subrecipients for housing activities. |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 531,580                          | 0                     | 100,000                                 | 613,580      | 2,126,320                                     | HOME dollars will leverage additional HOME funds from other local funders. MSHDA and federal sources.                                                                                                                       |



| Program                                                                                 | Source of Funds  | Uses of Funds                                                                                                                           | Expected Amount Available Year 1 |                    |                                      |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description                                                      |
|-----------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------------------|-----------|--------------------------------------------------|----------------------------------------------------------------------------|
|                                                                                         |                  |                                                                                                                                         | Annual Allocation: \$            | Program Income: \$ | Prior Year Unallocated Resources: \$ | Total: \$ |                                                  |                                                                            |
| ESG<br><br>Have not received allocation since PY2017.<br><br><b>Anticipated Funding</b> | public - federal | Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance Services<br>Transitional housing | \$211,770                        | 0                  | 0                                    | \$211,770 | \$847,080                                        | The Continuum of Care will leverage City funds with other HUD ESG funding. |

**Table 46 - 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 leverage 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.

**Acceptable Sources of HOME Match**

- Local or State general revenues
- Housing trust funds
- Foundations, donations
- Program income from HODAG, RRP or UDAG only after grant closeout
- Value of waived taxes, fees, or charges
- Appraisal value of land or real property not acquired with Federal Funds
- Difference between appraised value and acquisition cost, if property is acquired with Federal funds
- Grant equivalent of below market
- Interest rate loans to the project
- The cost of investments, not made with federal resources, in on and off-site infrastructure that is directly required for the affordable housing assisted with HOME funds
- Federal Home Loan Bank grants
- Value of donated material or labor

- Direct cost of supportive services that facilitate independent living or as part of a self-sufficiency program
- Direct cost of homebuyer counseling for families that complete a HOME assisted purchase

**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)

| # | Goal Name          | Start Year | End Year | Category           | Geographic Area             | Needs Addressed                                       | Funding                               | Goal Outcome Indicator                                                                                                                                                                                                                       |
|---|--------------------|------------|----------|--------------------|-----------------------------|-------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Affordable Housing | 2019       | 2020     | Affordable Housing | CDBG-Eligible Census Tracts | Rehabilitation of Existing Units<br>Rental Assistance | CDBG: \$275,00<br><br>HOME: \$293,000 | Household Housing Unit<br><br>SS/CH-Homeowner Housing Rehabilitated: 110<br><br>Household Housing Unit<br><br>Horizon- Rental units rehabilitated: 2<br><br>KVHH - Homeowner Housing Added: 2<br><br>KNHS – Direct Financial Assistance - 10 |

|   | Goal Name                                                                                                   | Start Year | End Year | Category   | Geographic Area                 | Needs Addressed                                    | Funding        | Goal Outcome Indicator                                                                                                       |
|---|-------------------------------------------------------------------------------------------------------------|------------|----------|------------|---------------------------------|----------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------|
| 2 | <b>Homeless Assistance</b><br><br><b>NO PY2019 ESG ALLOCATION</b><br><br><b>Services are based on award</b> | 2019       | 2020     | Homeless – | City-wide low-income households | Homeless Emergency Shelters<br>Homeless Prevention | CDBG: \$50,000 | Public Service dollars to assist CoC in the administration of ESG program<br><br>Ministry with Community Homeless Prevention |

| # | Goal Name                | Start Year | End Year | Category                                                              | Geographic Area                                             | Needs Addressed                                    | Funding         | Goal Outcome Indicator                                                                                                                                                                                                                                                                                                                                                                                               |
|---|--------------------------|------------|----------|-----------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Neighborhood Enhancement | 2019       | 2020     | Non-Housing Community Development (NE, Pub Safety, Demolition, Code,) | City-wide low-income households CDBG-Eligible Census Tracts | Public Improvements/Infrastructure Public Services | CDBG: \$775,000 | <p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:</p> <p><b>28884 Persons Assisted</b></p> <p>Public service activities other than Low/Moderate Income Housing Benefit:</p> <p><b>28884 Persons Assisted</b></p> <p>Buildings Demolished: 5</p> <p>Code Enforcement Repair 15</p> <p>Enforcement/Foreclosed Property Care: 1100</p> <p>1109 Household Housing Unit</p> |

| # | Goal Name         | Start Year | End Year | Category                   | Geographic Area                 | Needs Addressed | Funding        | Goal Outcome Indicator                                                                                                   |
|---|-------------------|------------|----------|----------------------------|---------------------------------|-----------------|----------------|--------------------------------------------------------------------------------------------------------------------------|
| 4 | Youth Development | 2019       | 2020     | Non-Homeless Special Needs | City-wide low-income households | Public Services | CDBG: \$36,855 | Public service activities other than Low/Moderate Income Housing Benefit:<br><br><b>Anticipated Assisted 340 Persons</b> |

Table 47 – Goals Summary

## Goal Descriptions

|   |                         |                                                                                                                                                                                                                                                                                                             |
|---|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Goal Name</b>        | <b>Affordable Housing</b>                                                                                                                                                                                                                                                                                   |
|   | <b>Goal Description</b> | 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.                                                                                                                 |
| 2 | <b>Goal Name</b>        | <b>Homeless Assistance</b>                                                                                                                                                                                                                                                                                  |
|   | <b>Goal Description</b> | 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 |
| 3 | <b>Goal Name</b>        | <b>Neighborhood Enhancement</b>                                                                                                                                                                                                                                                                             |
|   | <b>Goal Description</b> | 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.                                                                                         |
| 4 | <b>Goal Name</b>        | <b>Youth Development</b>                                                                                                                                                                                                                                                                                    |
|   | <b>Goal Description</b> | 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.                                                                                                 |

**Table 48 – Goal Descriptions**

**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):**

Below are an estimated number of extremely low-income, low-income and moderate-income families the City will be assisting:

- 2 Disabled rental households at or below 80% of area median income with new affordable rental housing; 20% of these units will be further restricted to households at or below 50% of area median income.



- 10 households at or below 80% of area median income with homebuyer assistance.
- 2 households at or below 80% of area median income with new housing for ownership.
- 110 households at or below 80% of area median income with owner occupied rehabilitation or reconstruction.

## AP-35 Projects – 91.220(d)

### Introduction

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

| #  | Project Name                                  |
|----|-----------------------------------------------|
| 1  | CDBG Planning and Development                 |
| 2  | Code Enforcement                              |
| 3  | Demolition                                    |
| 4  | Parks & Recreation - Youth Program            |
| 5  | Public Safety - Neighborhood                  |
| 6  | Community Homework's - Critical Home Repair   |
| 7  | Senior Services - Home Repair for the Elderly |
| 8  | LISC Continuum of Care - CDBG                 |
| 9  | HOME Program Administration and Planning      |
| 10 | Neighborhood Enhancement                      |
| 11 | New Horizon                                   |
| 12 | Kalamazoo Valley Habitat for Humanity         |
| 13 | Kalamazoo Neighborhood Housing Services       |
| 14 | Ministry with Community                       |

**Table 49 – Project Information**

### 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 2019-2023 Consolidated Plan. This outreach was evaluation 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 2019-2023 Consolidated Plan.

Obstacles to addressing underserved needs are due to the reduction of financial resources, which 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

### Project Summary Information

Table 50 – Project Summary

|   |                                                                                                |                                                                                                                                                                                                                                                               |
|---|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>                                                                            | <b>CDBG Planning and Development</b>                                                                                                                                                                                                                          |
|   | <b>Target Area</b>                                                                             | City-wide low-income households                                                                                                                                                                                                                               |
|   | <b>Goals Supported</b>                                                                         | Affordable Housing<br>Homeless Assistance<br>Neighborhood Enhancement<br>Youth Development                                                                                                                                                                    |
|   | <b>Needs Addressed</b>                                                                         | Administration of Programs                                                                                                                                                                                                                                    |
|   | <b>Funding</b>                                                                                 | CDBG: 323,765                                                                                                                                                                                                                                                 |
|   | <b>Description</b>                                                                             | The CP&D Department will utilize the 20% percent cap available from the entitlement funding for management, monitoring and coordination of Activities impacting low to moderate income residents. Funding also includes 85,404 in anticipated program income. |
|   | <b>Target Date of Completion</b>                                                               | 06/30/2020                                                                                                                                                                                                                                                    |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | There is population of approximately 76041 residing in the City of Kalamazoo of a non-low/mod and low-mod status will benefit from proposed activity.                                                                                                         |
|   | <b>Location Description</b>                                                                    | 415 Stockbridge Avenue Kalamazoo, MI 49001                                                                                                                                                                                                                    |
|   | <b>Planned Activities</b>                                                                      | Administration of the CDBG program for the 2019 program year to include monitoring, reporting technical assistance, etc.                                                                                                                                      |
| 2 | <b>Project Name</b>                                                                            | <b>Code Enforcement</b>                                                                                                                                                                                                                                       |
|   | <b>Target Area</b>                                                                             | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                   |
|   | <b>Goals Supported</b>                                                                         | Affordable Housing                                                                                                                                                                                                                                            |

|   |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Needs Addressed</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Funding</b>                                                                                 | CDBG: 400,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Description</b>                                                                             | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 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. |
|   | <b>Location Description</b>                                                                    | 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 | <b>Planned Activities</b>                                                                      | 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 and general blight.                                                                                                                                                                                                                                       |
|   | <b>Project Name</b>                                                                            | <b>Demolition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Target Area</b>                                                                             | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|   | <b>Goals Supported</b>                                                                         | Neighborhood Enhancement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Needs Addressed</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Funding</b>                                                                                 | CDBG: 100,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Description</b>                                                                             | Spot blight demolition of approximately 3 vacant/blighted residential structures in eligible CDBG neighborhoods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|   |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 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.                                                                                                                                                                                    |
|   | <b>Location Description</b>                                                                    | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>Planned Activities</b>                                                                      | Will demolish five vacant, abandoned single-family residential structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4 | <b>Project Name</b>                                                                            | <b>Parks &amp; Recreation - Youth Program</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Target Area</b>                                                                             | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|   | <b>Goals Supported</b>                                                                         | Neighborhood Enhancement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Needs Addressed</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Funding</b>                                                                                 | CDBG: \$36,855                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>Description</b>                                                                             | Sponsor programs that are devoted to the mental well-being, discovery of self-worth and relationship development of children.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The Parks and Recreation Department will provide an after school and summer youth program from the Youth Development Center located CDBG – Eligible Census Tract Edison Neighborhood. The Center draws from families primarily in the Eastside, Edison, and Vine neighborhoods which are CDBG-eligible. Approximately 68 percent of the households in these four neighborhoods have an income that is 80 percent or below the area median income. In addition, 72 percent of the students within the Kalamazoo Public School system in these neighborhoods are eligible for free and reduced lunch. |
|   | <b>Location Description</b>                                                                    | 230 East Crosstown Parkway, Kalamazoo. Activity will primarily serve census tracts 9, 16 and 13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|   |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                       |
|---|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Planned Activities</b>                                                                      | The Youth Development Center provides services that include meeting space for youth and youth organizations; youth and staff training; programs; a resource center with information and equipment available for use by youth; and collaborative programming that includes intergenerational youth programs, leisure, social/educational and entrepreneurial programs. |
| 5 | <b>Project Name</b>                                                                            | <b>Public Safety - Neighborhood</b>                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Target Area</b>                                                                             | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Goals Supported</b>                                                                         | Neighborhood Enhancement                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Needs Addressed</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Funding</b>                                                                                 | CDBG: \$150,000                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Description</b>                                                                             | 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.                                                                                                                                                                 |
|   | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 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.                                                                                               |
|   | <b>Location Description</b>                                                                    | The activities will take place in one of following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00                                                                                                                                                                                                                                           |

|   |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6 | <b>Planned Activities</b>                                                                      | <p>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.</p> <p>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.</p> <p>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.</p> |
|   | <b>Project Name</b>                                                                            | <b>Community Homework’s - Critical Home Repair</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Target Area</b>                                                                             | CDBG-Eligible Census Tracts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Goals Supported</b>                                                                         | Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Needs Addressed</b>                                                                         | Rehabilitation of Existing Units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Funding</b>                                                                                 | CDBG: \$150,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>Description</b>                                                                             | Community Homework’s will use CDBG funding to complete approximately 60 emergency home repairs and will rehabilitate three homes for low- to moderate-income homeowners.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Sixty (60) low-income households will benefit from this proposed activity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | <b>Location Description</b>                                                                    | The activities will take place in one of following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



|   |                                                                                                |                                                                                                                                                                                                                                                 |
|---|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Planned Activities</b>                                                                      | Community Homework's with provide loans for minor/critical home repair and moderate housing rehabilitation                                                                                                                                      |
| 7 | <b>Project Name</b>                                                                            | <b>Senior Services - Home Repair for the Elderly</b>                                                                                                                                                                                            |
|   | <b>Target Area</b>                                                                             | CDBG-Eligible Census Tracts                                                                                                                                                                                                                     |
|   | <b>Goals Supported</b>                                                                         | Affordable Housing                                                                                                                                                                                                                              |
|   | <b>Needs Addressed</b>                                                                         | Rehabilitation of Existing Units                                                                                                                                                                                                                |
|   | <b>Funding</b>                                                                                 | CDBG: \$125,000                                                                                                                                                                                                                                 |
|   | <b>Description</b>                                                                             | Senior Services, Inc. will use CDBG funds to perform minor home repairs and barrier-free accessibility enhancements to approximately 50 housing units owned by senior citizens in CDBG-eligible Census Tracts throughout the City of Kalamazoo. |
|   | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                                                                                                      |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Fifty (50) senior households will benefit from this proposed activity.                                                                                                                                                                          |
|   | <b>Location Description</b>                                                                    | The activities will take place in one of following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00                                                                                                                     |
|   | <b>Planned Activities</b>                                                                      | Minor/critical home repair and ADA accessibility improvements                                                                                                                                                                                   |
| 8 | <b>Project Name</b>                                                                            | <b>LISC Continuum of Care - CDBG</b>                                                                                                                                                                                                            |
|   | <b>Target Area</b>                                                                             | City-wide low-income households                                                                                                                                                                                                                 |
|   | <b>Goals Supported</b>                                                                         | Homeless Assistance                                                                                                                                                                                                                             |
|   | <b>Needs Addressed</b>                                                                         | Homeless Emergency Shelters<br>Homeless Prevention                                                                                                                                                                                              |
|   | <b>Funding</b>                                                                                 | CDBG: \$20,000                                                                                                                                                                                                                                  |

|                                                                                                |                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description</b>                                                                             | 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. |
| <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                                                                                                                                                                                                   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Homeless families will benefit from this proposed activity.                                                                                                                                                                                                                                                                                  |
| <b>Location Description</b>                                                                    | City-wide                                                                                                                                                                                                                                                                                                                                    |
| <b>Planned Activities</b>                                                                      | Administration of the Continuum of Care.                                                                                                                                                                                                                                                                                                     |

|    |                                                                                                |                                                                                                                                                             |
|----|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9  | <b>Project Name</b>                                                                            | <b>Neighborhood Enhancement</b>                                                                                                                             |
|    | <b>Target Area</b>                                                                             | CDBG-Eligible Census Tracts                                                                                                                                 |
|    | <b>Goals Supported</b>                                                                         | Neighborhood Enhancement                                                                                                                                    |
|    | <b>Needs Addressed</b>                                                                         | Funding will assist families with repairs resulting in code violations                                                                                      |
|    | <b>Funding</b>                                                                                 | CDBG:\$125,000                                                                                                                                              |
|    | <b>Description</b>                                                                             | City of Kalamazoo will utilize \$125,000 in CDBG funds to address critical home repairs that result in code violations.                                     |
|    | <b>Target Date</b>                                                                             | 7/01/18                                                                                                                                                     |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The City of Kalamazoo will use CDBG funds to assist approximately 25 families with home repairs who are financially stressed.                               |
|    | <b>Location Description</b>                                                                    | These activities will take place in one of following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00                               |
| 10 | <b>Planned Activities</b>                                                                      | Funding will be used to address infrastructure improvements as needed.                                                                                      |
|    | <b>Project Name</b>                                                                            | <b>HOME Program Administration and Planning</b>                                                                                                             |
|    | <b>Target Area</b>                                                                             | City-wide low-income households                                                                                                                             |
|    | <b>Goals Supported</b>                                                                         | Affordable Housing                                                                                                                                          |
|    | <b>Needs Addressed</b>                                                                         | Administration of Programs                                                                                                                                  |
|    | <b>Funding</b>                                                                                 | HOME: \$53,158                                                                                                                                              |
|    | <b>Description</b>                                                                             | The CP&D Department will utilize the 10% percent cap available from the entitlement funding for management, monitoring and coordination of HOME Activities. |
|    | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                  |

|    |                                                                                                |                                                                                                                                                                                             |
|----|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 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.                                      |
|    | <b>Location Description</b>                                                                    | These activities will take place in one of following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00                                                               |
|    | <b>Planned Activities</b>                                                                      | Housing counseling, rental inspections, and rental assistance.                                                                                                                              |
| 11 | <b>Project Name</b>                                                                            | <b>New Horizon Rental Rehab Program</b>                                                                                                                                                     |
|    | <b>Target Area</b>                                                                             | HOME-Eligible Census Tracts                                                                                                                                                                 |
|    | <b>Goals Supported</b>                                                                         | Affordable Housing                                                                                                                                                                          |
|    | <b>Needs Addressed</b>                                                                         | Rehabilitation of Existing Rental Units                                                                                                                                                     |
|    | <b>Funding</b>                                                                                 | HOME: \$118,000                                                                                                                                                                             |
|    | <b>Description</b>                                                                             | City of Kalamazoo will use HOME funds to address the need for affordable Housing for low/mod families with disabilities.                                                                    |
|    | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                                                                                  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The City of Kalamazoo will use HOME funds to rehab/convert two apartments for handicap individuals. Any additional funding remaining will be used for the rehab/repair of additional units. |
|    | <b>Location Description</b>                                                                    | The activities will take place in one of the following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00                                                             |
|    | <b>Planned Activities</b>                                                                      | The City of Kalamazoo will use HOME funds to rehabilitate acquire and or construct affordable housing for low/mod income families.                                                          |
| 12 | <b>Project Name</b>                                                                            | <b>Habitat for Humanity Homeownership Program</b>                                                                                                                                           |
|    | <b>Target Area</b>                                                                             | HOME-Eligible Census Tracts                                                                                                                                                                 |

|           |                                                                                                |                                                                                                                                       |
|-----------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|           | <b>Goals Supported</b>                                                                         | Affordable Housing                                                                                                                    |
|           | <b>Needs Addressed</b>                                                                         | Rehabilitation of Existing Homes                                                                                                      |
|           | <b>Funding</b>                                                                                 | HOME: 100,000                                                                                                                         |
|           | <b>Description</b>                                                                             | City of Kalamazoo will use HOME funds to address the need for two (2) affordable Housing for low/mod families.                        |
|           | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                            |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The City of Kalamazoo will use HOME funds to rehabilitate two (2) affordable housing for low/mod income families                      |
|           | <b>Location Description</b>                                                                    | The activities will take place in one of following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00           |
|           | <b>Planned Activities</b>                                                                      | The City of Kalamazoo will use HOME funds to rehabilitate, acquisition n or construct affordable housing for low/mod income families. |
| <b>13</b> | <b>Project Name</b>                                                                            | <b>KNHS – Down Payment Assistance Program</b>                                                                                         |
|           | <b>Target Area</b>                                                                             | Eligible Census Tracts                                                                                                                |
|           | <b>Goals Supported</b>                                                                         | Affordable Housing                                                                                                                    |
|           | <b>Needs Addressed</b>                                                                         | Home Purchase - Down Payment Assistance                                                                                               |
|           | <b>Funding</b>                                                                                 | HOME: 75,000                                                                                                                          |
|           | <b>Description</b>                                                                             | City of Kalamazoo will use CDBG funds to address the need for down payment assistance for ten (10) for low/mod families.              |
|           | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                            |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | City of Kalamazoo will use CDBG funds to address the need for down payment assistance for ten (10) for low/mod families.              |

|           |                                                                                                |                                                                                                                             |
|-----------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|           | <b>Location Description</b>                                                                    | The activities will take place in one of following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 |
|           | <b>Planned Activities</b>                                                                      | City of Kalamazoo will use CDBG funds to assist ten (10) low/mod families with down payment assistance                      |
| <b>14</b> | <b>Project Name</b>                                                                            | <b>Ministry with Community</b>                                                                                              |
|           | <b>Target Area</b>                                                                             | Eligible Census Tracts                                                                                                      |
|           | <b>Goals Supported</b>                                                                         | Homeless Prevention                                                                                                         |
|           | <b>Needs Addressed</b>                                                                         | Homelessness                                                                                                                |
|           | <b>Funding</b>                                                                                 | HOME: 30,000                                                                                                                |
|           | <b>Description</b>                                                                             | City of Kalamazoo will use CDBG funds to address homeless prevention.                                                       |
|           | <b>Target Date</b>                                                                             | 06/30/2020                                                                                                                  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | City of Kalamazoo will use CDBG funds to address homelessness city-wide.                                                    |
|           | <b>Location Description</b>                                                                    | The activities will take place in one of following census tracts: 1.00, 2.01, 2.02, 3.00, 5.00, 6.00, 9.00, 10.00 and 11.00 |
|           | <b>Planned Activities</b>                                                                      | City of Kalamazoo will use CDBG funds to assist Ministry with Community in the prevention of homelessness                   |

## 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 funds are intended to be used throughout the City.

### Geographic Distribution

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

Table 51 - 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 (R/ECAPs).” 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 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 funding was not a part of the City of Kalamazoo allocation for 2019. However, the City of Kalamazoo will use public services to fund ESG administrative efforts throughout the City of Kalamazoo. Many of the homeless shelters are located within downtown Kalamazoo or the core neighborhoods.



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

As housing costs continue to rise, the City will utilize CDBG/HOME funding to develop safe, decent, affordable housing for low and moderate income households. CDBG/HOME funds will primarily be utilized for the development of single-family housing for ownership, multi-family housing for rental, rehabilitation of existing units and down payment/closing costs assistance for first time homebuyers.

For PY2019, the following goals are expected:

| One Year Goals for the Number of Households to be Supported |    |
|-------------------------------------------------------------|----|
| Homeless                                                    | 0  |
| Non-Homeless – Direct Financial Assistance                  | 10 |
| Special-Needs                                               | 2  |
| Total                                                       | 12 |

Table 52 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through |     |
|---------------------------------------------------------------|-----|
| Rental Assistance                                             | 0   |
| The Production of New Units                                   | 0   |
| Repair of Existing Units                                      | 110 |
| Acquisition of Existing Units                                 | 2   |
| Total                                                         | 114 |

Table 53 - One Year Goals for Affordable Housing by Support Type

### Discussion

The table describes the one year goals for the CDBG/HOME Program as required by 91.220(g). It describes the term affordable housing to be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This table does not include the 10 homes that will be supported through Down Payment Assistance (DPA).

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Kalamazoo does not have public housing.

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

N/A

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

N/A

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

N/A

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

### **Introduction**

The City of Kalamazoo continues to invest future federal funds to projects providing benefits to very low and low income persons who are homeless or have special needs. During the public outreach process, the city reconfirmed that homelessness is a major issue the community faces. For this reason, the city will allocate federal funds to the Continuum of Care and will give priority to affordable housing projects that provide housing units to homeless persons.

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.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

To support outreach efforts to homeless persons, City of Kalamazoo staff and citizens are encouraged to participate in the annual point-in-time (PIT) count. Staff and residents have participated in the count in previous years.

## **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 2019.

**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**

The City of Gainesville recognizes that low-barrier permanent supportive housing is an essential component of the homeless crisis response system for persons with multiple and co-occurring barriers to self-sufficiency. The City also recognizes that a small portion of the unsheltered population in the City face barriers such as substance abuse, mental health, and physical disabilities that pose meaningful challenges in securing permanent housing and employment or other sources of income. To address this reality, the City supports the following programs that 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.

**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.**

The Kalamazoo County Multi-Purpose Collaborative Body passed a resolution to work cooperatively with the Kalamazoo Continuum of Care to ensure a discharge policy for persons leaving publicly funded institutions or systems of care.

There are strong "guidelines" about discharge from the State hospitals and from the mental health unit at Borgess Hospital. Kalamazoo Community Mental Health and Substance Abuse Services employ hospital liaisons to work with individuals prior to release to create a "person centered plan" which includes next steps after discharge. Kalamazoo Community Mental Health and Substance Abuse Services also funds a jail liaison position to connect people in jail with appropriate mainstream, Medicaid funded mental health services.

The Continuum of Care Planning Policy regarding discharge follows:

**Foster Care:** Local foster care providers are required to adhere to Michigan's laws, policies, and procedures applicable to adult and child foster care placement and discharge. Young adults (ages 18-21) transitioning out of foster care to independent living are assisted in finding suitable and sustainable living arrangements. They may be provided first month's rent, security/utility deposit, and monies to purchase household goods, food, and supplies. Discharge is guided by a needs assessment and the information collected in a Individual Service Plan.

**Health Care:** Discharge planning assessment, planning, and follow-up procedures are managed by providing a multi-disciplinary team approach to patients with post-hospital needs. Discharge Planning is the vehicle which moves the patient to the proper level of post-hospital care and/or to the proper facility

The regional Veteran's Administration (VA) serves 14,000 veterans per year, half of whom are from the local area. The hospital 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.

Mental Health: The Kalamazoo County Mental Health and Substance Abuse Services agency follows the dictates of Section 330.1209b of the Mental Health Code, which states that “the community mental health services program will produce in writing a plan for community placement and aftercare services that is sufficient to meet the needs of the individual.”

**Corrections:** The Kalamazoo Criminal Justice Council convened "Project RETURN," which is a process that resulted in a community-wide effort to manage prisoner reentry. RETURN eventually led to Kalamazoo becoming one of only eight Michigan Prison Reentry Initiative Pilot Sites, working closely with the Michigan Department of Corrections to have successful and safe prisoner reentries in Kalamazoo. Several representatives of the local and regional Continuum of Care are active participants in this process. Kalamazoo Community Mental Health and Substance Abuse Services also funds a jail liaison position to connect people in jail with appropriate mainstream, Medicaid funded mental health services.

**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.

The rental assistance through Housing Resources, Inc. and Catholic Family Services may support individuals leaving an institutional setting. In addition, the ESG funds that will be allocated through the Continuum of Care will assist with rapid re-housing and homeless prevention.

## **Discussion**

In addition, the CoC will continue to conduct the annual Point-In-Time (PIT) count. The PIT is an intensive survey used to count the number of homeless individuals living in San Antonio. The survey will be conducted by hundreds of volunteers who ask those living on the streets, as well as the residents of shelters, safe havens and transitional housing, to respond to questions related to their needs, including housing, job training/placement, medical/dental services, Social Security Disability Insurance (SSDI), Food Stamps, mental health services, food, General Educational Development (GED) classes, clothing, transportation, emergency shelter, Temporary Assistance for Needy Families (TANF), legal assistance, Veteran’s benefits, childcare, substance abuse services, life skills training and/or HIV/AIDS assistance. The information collected will be compiled into a report by a local university to provide a thorough analysis of the local homeless population, and this information will be used by the CoC to form policy.

| One year goals for the number of households to be provided housing through the use of HOPWA for:               |
|----------------------------------------------------------------------------------------------------------------|
| 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***

Recognizing that Zoning can serve as a barrier to housing options and affordability, the City of Kalamazoo is undertaking a Zoning Code rewrite and an update to the Zoning Map. These changes are designed to increase the quantity and location of housing types throughout the City. More options in the type of housing unit not only can provide a wider range of affordable units, but provides housing that better serves residents throughout the life cycle (single, family, empty nester, senior, etc). The changes are also designed to remove the barriers to housing development and rehabilitation, working first in the neighborhoods that have experienced the most disinvestment. This work focuses on creating zoning districts that work with the existing, historic land development patterns in Kalamazoo rather than imposing generic suburban zoning standards. The updated zoning standards will remove the non-conforming status of lots and lay a foundation on which reinvestment can happen efficiently.



The City's existing Zoning Ordinance 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.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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 City of Kalamazoo's code enforcement and anti-blight effort is funded with CDBG. One of the enforcement teams' main purposes is the identification and resolution of blighted housing units, which can be made available for low income households, thereby increasing the number of affordable housing units in the City.

The City of Kalamazoo has also provided CDBG funding to the Local Initiatives Support Corporation for capacity building and technical assistance of housing, Community Housing Development Organizations and/or neighborhood-

based nonprofit organizations operating within Kalamazoo. The capacity and productivity of these organizations are important elements in addressing current barriers to the provision of affordable housing.

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 over the five year period of the Consolidated Plan are:

- Focus CDBG funding on substandard housing and/or deferred maintenance of affordable housing units, particularly in the Eastside, Edison and Northside Neighborhoods.
- Pilot a housing repair program for low-income homeowners that receive code violations.
- Lead Hazard Removal. The City of Kalamazoo has been awarded a Lead Based Hazard Reduction grant. Purpose is to identify and control lead based hazards. Focus is on homes with children under six year of age.

## Discussion

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 PY2019 are:

- Community Homeworks
- Senior Services, Inc.
- New Horizons
- Kalamazoo Valley Habitat for Humanity
- Kalamazoo Neighborhood Housing Services

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.

The City of Kalamazoo will continue to support development for PY2019 as follow:

- 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

#### Actions planned to address obstacles to meeting underserved needs

The City recognizes the significance of taking actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families and enhance the coordination between public and private housing and social service agencies. The paragraphs below address the actions being undertaken by the City.

#### Actions planned to foster and maintain affordable housing

In PY2019, the City will continue to place an emphasis on affordable housing as part of the competitive grant application process. A total of five nonprofit organizations will receive CDBG and HOME funding to expand new and maintain existing affordable housing. Approximately **\$568,000** (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

Lead based hazards in the City of Kalamazoo remain a significant concern in light of the City's desire to rehabilitate older housing stock to maintain affordable housing. According to the U.S. Census, 89 percent of the owner-occupied and 74 percent of renter-occupied housing in the City was built prior to 1980, and of which, 26 percent of owner-occupied and 12 percent of renter-occupied have children present.

The City of Kalamazoo has been awarded a Lead Based Hazard Reduction grant. Purpose is to identify and control lead based hazards. Focus is on homes with children under six year of age. The specifics of the grant are as follows.

- Grant period is 2019 – 2022
- Grant award is \$1,999,362. We were awarded full amount of request.
- Number of houses - 72 60% homeowner/40% rental
- Grant was written in collaboration with Kalamazoo Neighborhood Housing Services
- Grant uses approximately \$200,000 of future CDBG funding as a match.

The City also continues to include lead hazard reduction strategies into repairs on rental properties inspected under the City Housing Code. The City inspects all rental properties at least once every three years. When potential or existing problems are located, inspectors require appropriate remedial action. In addition to the lead based paint disclosure rule of 1996, the City of Kalamazoo requires its Subrecipients to comply with the September 15, 2000 regulation, "Requirements for Notification, Evaluation and Reduction of Lead Based Paint Hazards in Federally-Owned Residential Property and Housing Receiving Federal Assistance."

Two single-family homes will be completely rehabbed with PY2019 funds. The removal of lead based paint, if found, will be a requirement of these rehabilitations. In addition, the City plans to utilize **\$100,000 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 three structures will reduce the chances

of a household living with lead contamination.

### **Actions planned to reduce the number of poverty-level families**

For PY2019, 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.

Approximately one third of the City lives below the federal poverty. That number increases to almost 50% in several of the core neighborhoods that also have the highest concentration of people of color. The City of Kalamazoo has initiated Shared Prosperity Kalamazoo (SPK) to address poverty. SPK is a bold and ambitious plan to transform our community into a place where every child and every adult thrives and prospers. In 2014, the City Commission voted to make the reduction of poverty, especially among children one of its top priorities. This Commission priority was substantiated by the community through the Imagine Kalamazoo 2025 engagement process and the resulting Strategic Vision and Master Plan. More than 3,500 community voices gave input on the opportunities and challenges the felt the City faced. As a result of those voices the following goals were laid out in the Strategic Vision – Shared Prosperity, Connected City, Inviting Public Spaces, Environmental Responsibility, Safe Community, Youth Development, Complete Neighborhoods, Strength through Diversity, Economic Vitality and Good Governance. Shared Prosperity aligns most closely with the Strategic Goals of Shared Prosperity, Complete Neighborhoods, Youth Development, Strength through Diversity and Economic Vitality.

SPK is guided by a coalition made of an Organizing Committee and goal teams. The Organizing Committee is responsible for convening stakeholders for conversations and accountability around recommendations to meet the goals set forth in the plan. There are three teams each one focusing on a specific SPK goal. The members of the teams include both service providers and residents. They teams are intended to meet 4-6 times a year to share information, actions/programs to be presented to the Organizing Committee. SPK budget, plans and initiatives will have final approval by the City Commission before implementation.

SPK has three goals that work is being planned and implemented on simultaneously. They are; 1) Promote the health growth, development and learning of children 2) Increase access to good jobs; and 3) Promote strong families. SPK also has four targeted populations. They are; 1) Families of color 2) Families at or below poverty level and those not earning a living wage; 3) Families in neighborhoods of concentrated poverty and 4) Individuals with criminal records.

The combination of aspirational goals and community engagement has led SPK to focus on three particular neighborhoods that encompass five census tracts within the city—Eastside, Edison, and Northside—for targeted action projects.

The goals for this Affordable Housing Plan and SPK are closely aligned. Both plans address the following:

- Low to mod income residents
- Low to mod income and racially concentrated areas of the City/Census tracts
- Housing/Found in the Strong Families goal in SPK

- Youth development

The City of Kalamazoo is integrating HUD funding with private funding to address these shared goals.

In addition, the City has an approved Section 3 Preference Policy support local low income businesses and residents, improving their financial stability.

The city will also provide loans to for profit organization willing to partner with the City to address Affordable Housing.

### **Actions planned to develop institutional structure**

The City of Kalamazoo Community Development Division serves as the lead entity in carrying out the Consolidated Plan along with various public, private, and non-profit agencies. The City has developed sufficient capabilities for implementing and administering programs in house strengthening coordination between all agencies. Collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and addressing community needs. The City also works closely with the City Manager, Assistant City Manager, and City Commissioners to assure coordination in implementing programs.

Proper institutional delivery structures are critical to the long-term success of community development efforts in the City. These structures assist in proper targeting of resources, efficient use of those resources, and meaningful change in the number of poverty-level families in the City. The City of Gainesville will continue to engage in coordination efforts between governmental agencies operating within the City, and continued support for institutional efforts to address long-term challenges in the region.

The City of Kalamazoo has a strong institutional delivery system. A wide range of services are available in the community, including homelessness prevention services, street outreach services, supportive services, and other services such as nutrition programs, healthcare programs, elderly programs, and youth programs. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

### **Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies**

The City of Kalamazoo has indicated that the priority needs to 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 Southcentral Michigan Community Action Agency. Community Planning and Economic 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. 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.

The Continuum of Care Director has also empowered the Allocations and Accountability Team to be a much more vocal and essential team to the health and sanctity of the operation of the Continuum. This will come with voting members being able to directly inquire to the leadership of the funded agencies about operations and performance and then holding the agencies accountable for their actions. This is also the impartial team that decides how Continuum of Care funding received from HUD will be allocated to the funded agencies or any others applying for funding.

## **Discussion**

As the City continues to develop public policy to address these needs, it will keep close communication with internal and external stakeholders, participate in conferences and staff development, and provide assistance to assure coordination among private and governmental health, mental health and service agencies.

## 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.

|                                                                                                                                                                                                |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 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                                            | \$120,680        |
| 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                |
| <b>Total Program Income:</b>                                                                                                                                                                   | <b>\$120,688</b> |

### 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. | 1.00% |



## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(l)(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.

- **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.

- **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.

- **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 provided the City is funding at a later time during the year.**

**HUD did not allocate funding for this program for PY2019. However, \$20,000 (CDBG) is to be awarded to CoC for administrative support.**

**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.

### **2. 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).**

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. For PY2019 the City of Kalamazoo did not receive funding for ESG. However, the City provided fund Local Initiatives Support Corporation in the amount of 20,000 through its CDBG allocation.

5. **Describe performance standards for evaluating ESG.**

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.

## **Discussion**

For program year 2019 the Department of Housing and Urban Development did not fund Emergency Solutions Grant (ESG).



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** James J. Baker, PE Public Services Director and City Engineer

**PREPARED BY:** James J. Baker, PE Public Services Director and City Engineer

**DATE:** 4/21/2019

**SUBJECT:** Approval of a Contract for Cold Milling of City Streets, Bid Ref # 91384-001.0

## RECOMMENDATION

It is recommended that the City Commission approve a contract in the amount of \$102,790.64 with J.L. Milling for Cold Milling of City Streets for the 2019 season.

## BACKGROUND

On April 17, 2019 bids were opened for Cold Milling of City Streets. Bids were received with J.L. Milling being the lowest responsive bidder. The Department of Public Services started bringing the paving of Local Streets in house in 2017 and has since expanded the program to include paving of Major Streets as well. Utilizing this construction delivery method the Department of Public Services acts as the General Contractor and bids subordinate work such as cold milling, raw materials and trucking while self performing the paving operations and millings clean-up and removal. With City Crews acting as the General Contractor and self performing work, limited funding is stretched further allowing for additional annual paving.

## COMMUNITY RESOURCES CONSULTED

Major and Local Streets paving projects were selected last year during the budgeting process based on pavement condition (PASER), traffic counts, coordinated infrastructure and utility needs as well as future utility plans. City Streets projects for 2019 have been communicated to the public during the 3-20-2019 Downtown Projects meeting and have/will be communicated at each Neighborhood Meeting. An interactive projects map is also available on the City's website at the URL: <https://www.kalamazoocity.org/projects>

## FISCAL IMPACT

Funding has been budgeted and is available in the 2019 Major Street and Local Street Budgets.

## ALTERNATIVES

The alternative of not approving the purchase order is not recommended as the City would be unable to provide the 2019 Major and Local Streets paving program without hiring additional staff and purchasing additional equipment.

**ATTACHMENTS:**

|   | Type            | Description         |
|---|-----------------|---------------------|
| ▣ | Aerial<br>Photo | Bid Results Summary |

## BID RESULTS SUMMARY

**PROJECT:** 2019 Cold Milling of City Streets

**DATE:** 4/22/19

**BIDDERS SOLICITED:** 11

**BIDDERS RESPONDED:** 4

**MBE/WBE BIDS SOLICITED:** 0

**MBE/WBE BIDDERS RESPONDED:** 0

**BID REFERENCE NO:** 91384-001.0

**MBE/WBE AWARDED:** No

**ISSUE DATE:** March 27, 2019

**BID OPENING:** April 9, 2019

**APPROVAL REQUIRED:** City Commission

**FUNDED BY:** City

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| <u>BIDDERS</u>                 | <u>AMOUNT BID</u> | <u>LOCATION</u> |
|--------------------------------|-------------------|-----------------|
| J.L. Milling Inc.              | \$102,790.64      | Schoolcraft, MI |
| Michigan Paving & Materials    | \$141,094.88      | Kalamazoo, MI   |
| C&D Hughes, Inc.               | \$156,208.99      | Charlotte, MI   |
| Northern Construction Services | \$313,485.84      | Niles, MI       |

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



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





# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** James J. Baker, PE Public Services Director and City Engineer

**PREPARED BY:** Christopher M. Nelson, Plant Maintenance & Collections

**DATE:** 4/17/2019

**SUBJECT:** Aggregate Storage Bin Bid Reference # 90900-001.0

## RECOMMENDATION

It is recommended the City Commission approve a contract with Cornerstone Construction of 450 Centre Avenue, Portage MI, 49024 for constructing an aggregate storage bin located at the City of Kalamazoo Wastewater Treatment Plant, in the amount of \$360,400.

## BACKGROUND

The Kalamazoo Water Reclamation Plant (KWRP) currently is storing our engineered construction aggregate out in the open weather. This new structure will be a three sided enclosed storage area to protect the aggregate from rain, snow, and ice, which renders our engineered aggregate unusable during late fall to late spring months.

## COMMUNITY RESOURCES CONSULTED

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

## FISCAL IMPACT

Funding for the Contract and Purchase Order is available via 2018 FY Carry Forward and 2019 FY CIP Project Budget

|                                     |              |
|-------------------------------------|--------------|
| Funding FY 2018 Carry Forward ..... | \$271,548.00 |
| FY 2019 CIP .....                   | \$88,852.00  |
|                                     | \$360,400.00 |
| Expenses                            |              |
| Contract .....                      | \$360,400.00 |

## ALTERNATIVES

Although not recommended at this time, the City could choose to continue using the outdoor open weather

aggregate storage.

**ATTACHMENTS:**

|                                                                                   | Type            | Description         |
|-----------------------------------------------------------------------------------|-----------------|---------------------|
|  | Aerial<br>Photo | Bid Results Summary |

## BID RESULTS SUMMARY

**PROJECT:** Material Storage Building

**DATE:** 4/17/19

**BIDDERS SOLICITED:** 119

**BIDDERS RESPONDED:** 5

**MBE/WBE BIDS SOLICITED:** 17

**MBE/WBE BIDDERS RESPONDED:** 0

**BID REFERENCE NO:** 90900-001.0

**MBE/WBE AWARDED:** No

**ISSUE DATE:** March 8, 2019

**BID OPENING:** April 9, 2019

**APPROVAL REQUIRED:** City Commission

**FUNDED BY:** City

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| <u>BIDDERS</u>           | <u>AMOUNT BID</u>                                        | <u>LOCATION</u>  |
|--------------------------|----------------------------------------------------------|------------------|
| Cornerstone Construction | <sup>1</sup> \$360,400.00<br><sup>2</sup> \$335,146.00   | Portage, MI      |
| L.D. Docsa Associates    | <sup>1</sup> \$397,797.00<br><sup>2</sup> \$363,000.00   | Kalamazoo, MI    |
| Balkema Construction     | <sup>1</sup> \$471,416.00<br><sup>2</sup> \$423,600.00   | Kalamazoo, MI    |
| Pel Construction LLC     | <sup>1</sup> \$523,400.00<br><sup>2</sup> \$467,000.00   | Grand Rapids, MI |
| Elite Companies, LLC     | <sup>1</sup> \$398,000.00*<br><sup>2</sup> \$368,000.00* | Kalamazoo, MI    |

<sup>1</sup>WITH Prevailing Wages Bid

<sup>2</sup>WITHOUT Prevailing Wages Bid

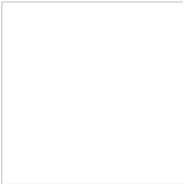
\*Non-Responsive (did not supply a valid bid bond at time of bid opening)

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



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Melissa Fuller  
Deputy Director of Mgmt Services/  
Purchasing Agent



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** Rebekah Kik, Director, Community Planning and Economic Development

**PREPARED BY:** Andrew Haan, Downtown Economic Growth Authority

**DATE:** 4/26/2019

**SUBJECT:** Purchase of outdoor public restroom

## RECOMMENDATION

It is recommended that the City Commission approve the purchase of a Portland Loo public restroom for installation as a downtown amenity at a cost of \$107,440.

## BACKGROUND

For many years, the lack of available public restrooms in downtown Kalamazoo has proven an impediment to visitors, shoppers, and residents. While there are a handful of restrooms available at public institutional buildings in the downtown area that are open during the week in daytime hours, they are few in number, and not easily located by a typical downtown visitor. Most of these facilities are closed during the evenings, overnights, and weekends, times when downtown is still very active.

The lack of restroom facilities is inconvenient and unwelcoming to visitors and residents alike, frequently leading to unsanitary actions, necessitating cleaning and sanitization of both public and private property within the downtown area.

This challenge is not unique to Kalamazoo, impacting numerous communities across the country. Faced with similar issues, the City of Portland, OR tried several different solutions, including a number of different available prefabricated restrooms that were on the market. Each of the options proved to be either lacking in functionality, or unnecessarily complicated, prone to breakage, and susceptible to vandalism. Realizing that there was not a suitable product on the market that fit their needs, the City chose to design themselves a model that addressed these challenges. After success in Portland, this design has now been licensed for sale as the "Portland Loo" and has been installed in dozens of communities. This product offers unique solutions to design challenges not found in the prefabricated restrooms marketed by other vendors.

The Downtown Economic Growth Authority has proposed installation of one Portland Loo in the downtown area as pilot project, with additional installations possible, should the initial install be well-utilized and favorably received. The Downtown Economic Growth Authority is working with Public Safety and Public Services to find an appropriate location for this restroom.

## POLICY CONSIDERATIONS

The purchase and installation of the Portland Loo will support the Imagine Kalamazoo strategic goal: Inviting Public Places.

**COMMUNITY RESOURCES CONSULTED**

The lack of restroom facilities in downtown is a long-identified issue, having been raised by businesses for decades, and identified in multiple community planning efforts as notably lacking. The Kalamazoo Downtown Partnership has shared this concept with the 76 community members that make up the newly-formed Citizen Coalition, and received favorable feedback. Additionally, the membership of the Downtown Kalamazoo Retail and Restaurant Association have affirmed this need at their monthly meetings. Downtown Partnership and City staff are working with the Coalition for Place to assist with locating the restroom in the most appropriate location downtown.

**FISCAL IMPACT**

The purchase of the restroom totals \$107,440, to be funded through the initial allocation of Foundation for Excellence funds for downtown projects and investments. Connection to utilities is to be handled by the Public Services Department. The Downtown Kalamazoo Economic Growth Authority will fund maintenance and cleaning, projected to total approximately \$15,000/year, the City will cover ongoing utility costs.

**ALTERNATIVES**

The City Commission could choose to not approve this expense. This course is not recommended, as it will leave no alternative solution for an increasing problem in downtown.

**ATTACHMENTS:**

| Type                  | Description              |
|-----------------------|--------------------------|
| □ Background Material | Portland Loo sales quote |



# The Portland Loo

*A Unique Solution to a Universal Problem*

# QUOTE

**Date:** March 27, 2019  
**Invoice #:** [412]  
**Customer ID:** Kalamazoo  
**Expires:** 4/26/2019

**To:** **Name:** Andrew Haan **Ship to:** Zip Code 49007  
**City:** Kalamazoo, MI

| Salesperson | Shipping Method | Shipping Terms | Delivery Date | Payment Terms |
|-------------|-----------------|----------------|---------------|---------------|
| Evan Madden | Truck           | FOB Kalamazoo  | TBD           | see attached  |

| Item # | QTY | Description                                                                                                                                                                                                                                                                                                                                                           | Unit Price  | Line Total  |
|--------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| 1      | 1   | Portland Loo- Single occupant public toilet. 304 stainless steel posts and 304 SS panels, louvers, roof and aluminum front door. 40W heat trace, interior and exterior LED lighting with photoeye and motion sensor control and occupancy counter. <b>AC power</b> option. (LH/RH door swing and LH/RH hand wash basin to be determined later) See attached drawings. | \$93,300.00 | \$93,300.00 |
| 2      | 1   | Loo Template                                                                                                                                                                                                                                                                                                                                                          | incl        | -           |
| 3      | 1   | Foundation Mounting Hardware                                                                                                                                                                                                                                                                                                                                          | incl        | -           |
| 4      | 1   | Hand Wash Basin                                                                                                                                                                                                                                                                                                                                                       | \$1,500.00  | \$1,500.00  |
| 5      | 1   | Baby Changing Table                                                                                                                                                                                                                                                                                                                                                   | \$1,470.00  | \$1,470.00  |
| 6      | 1   | Trash Can                                                                                                                                                                                                                                                                                                                                                             | \$100.00    | \$100.00    |
| 7      | 1   | Sharps Container                                                                                                                                                                                                                                                                                                                                                      | \$900.00    | \$900.00    |
| 8      | 1   | Cold Weather Toilet Upgrade                                                                                                                                                                                                                                                                                                                                           | \$4,500.00  | \$4,500.00  |
| 9      | 1   | Shipping & Handling                                                                                                                                                                                                                                                                                                                                                   | \$5,670.00  | \$5,670.00  |

|       |              |
|-------|--------------|
| Total | \$107,440.00 |
|-------|--------------|

Make all checks payable to Madden Fabrication  
Thank you for your business!  
2550 NW 25th Pl. Portland, Oregon 97210 (503)226-3968

# THE PORTLAND LOO

## STRUCTURAL DRAWINGS

### GENERAL NOTES

- 1. WEIGHT : 6,013 lbs
- 2. SQUARE FOOTAGE : 51.5
- 3. ALL STRUCTURAL STEEL TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC MANUAL 14TH EDITION & A.W.S. ALL PANELS, LOUVERS, AND ROOF TO BE 304 STAINLESS STEEL,
- 4. STRUCTURAL TUBING ASTM 500 GR. B
- 5. ANCHOR BOLTS 1/2" X 5" TITENS
- 6. ALL WELDING TO BE DONE BY CERTIFIED WELDERS.
- 7. ALL EXPOSED BOLTS AND SCREWS TO BE TAMPER RESISTANT FOR HEX PIN BITS.
- 8. RIVET NUTS TO BE C.F.T. SERIES AND STAINLESS STEEL 302.
- 9. ALL MATERIALS TO BE SAND BLASTED AND POWDER COATED
- 10. ALL STRUCTURES TO BE FABRICATED OFF SITE SHALL BE DONE IN SHOPS OR FABRICATORS LICENSED OR APPROVED BY THE BUILDING AND ENGINEERING DIVISION OF THE CITY FOR WHICH THE INSTALLATION WILL OCCUR

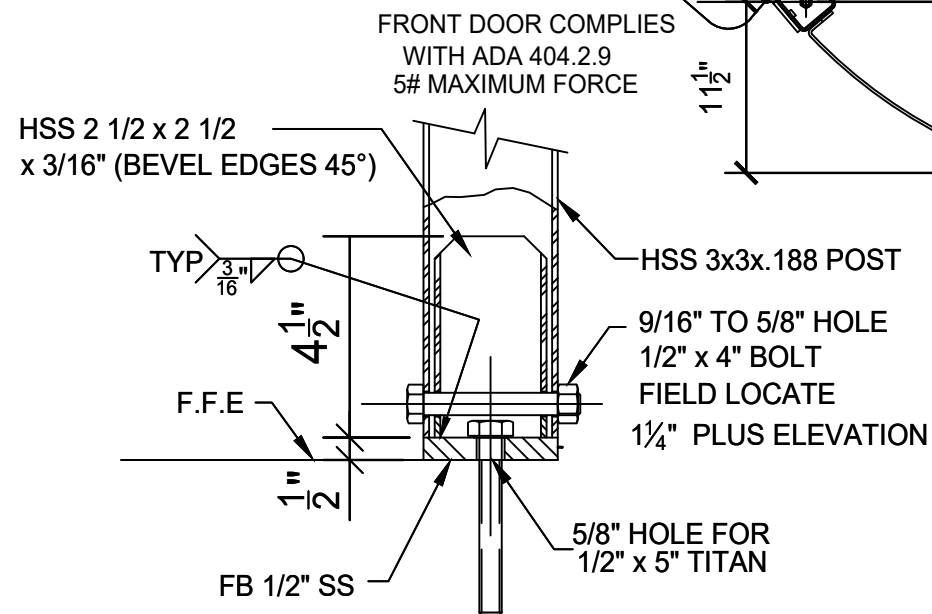
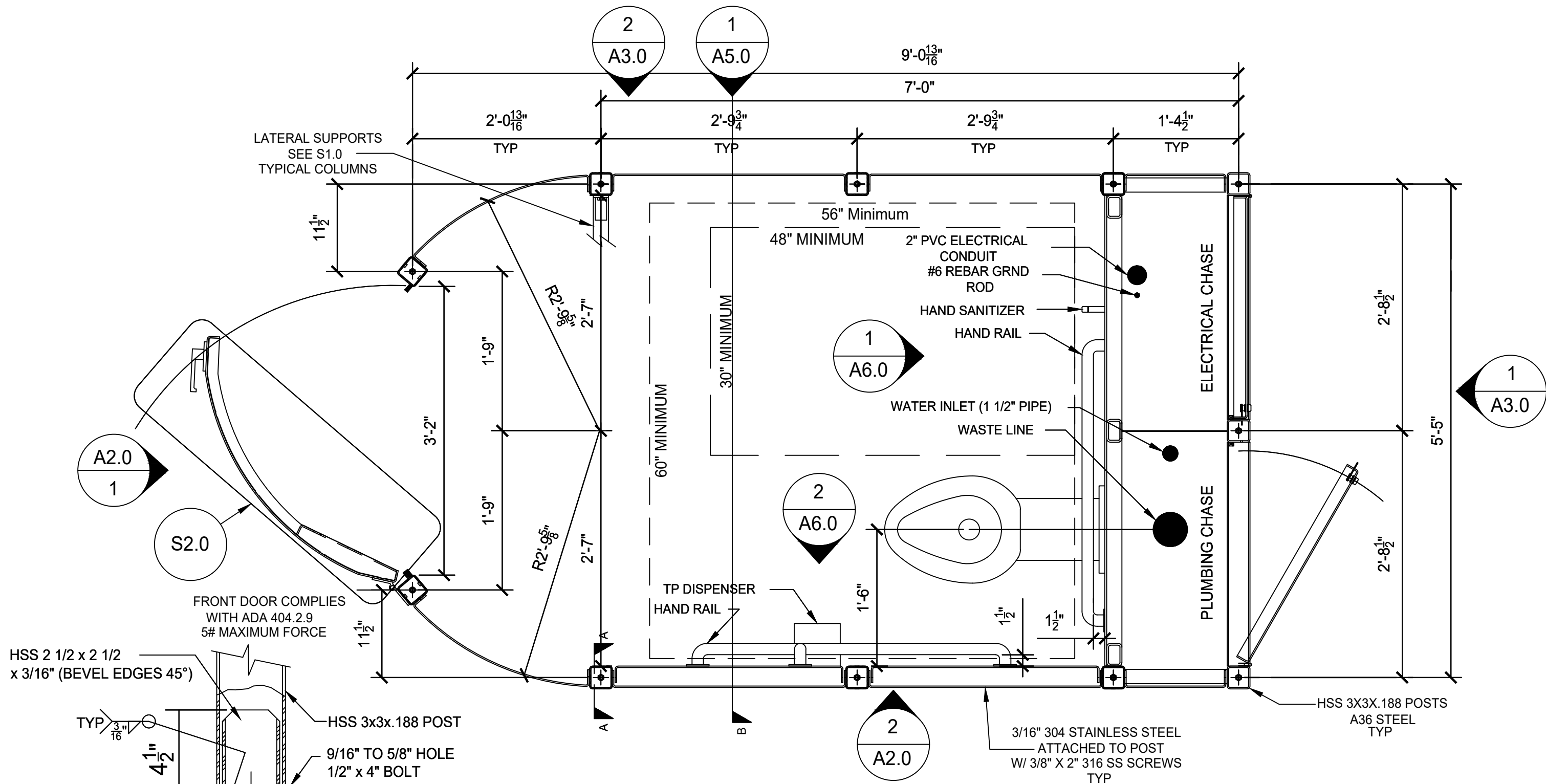
### DESIGN INFORMATION

- 1. DESIGN IS BASED ON INTERNATIONAL BUILDING CODE IBC 2016 EDITION AND ASCE7-10
- 2. SNOW LOAD=25 PSF MAX
- 3. WIND DESIGN CRITERIA: 175 MPH (3-SECOND GUST) EXPOSURE C
- 4. SEISMIC DESIGN CRITERIA: SDS=1.0 MAXIMUM, R-6.5 (LIGHT FRAME SHEAR WALL), IMPORTANCE FACTOR=1
- 5. SEISMIC DESIGN CATEGORY: D
- 6. SITE CLASS D
- 7. CONTRACTOR TO VERIFY DESIGN PARAMETERS SHOWN WITH ACTUAL SITE CONDITIONS AND INSURE ACTUAL SITE PARAMETERS NOT EXCEED DESIGN

### SHEET INDEX

|      |                                        |
|------|----------------------------------------|
| A0.0 | COVER SHEET                            |
| A1.0 | FLOOR PLAN                             |
| A2.0 | EXTERIOR ELEVATIONS FRONT & RIGHT SIDE |
| A3.0 | EXTERIOR ELEVATIONS BACK & LEFT SIDE   |
| A4.0 | ROOF LAYOUT                            |
| A5.0 | INTERIOR SECTION VIEWS                 |
| A6.0 | INTERIOR SECTION VIEW                  |
| S1.0 | COLUMN AND BEAM LAYOUT                 |
| S2.0 | FRONT DOOR                             |
| S3.0 | FOUNDATION & ANCHOR BOLT LOCATIONS     |
| P1.0 | PLUMBING FLOOR PLAN                    |
| P2.0 | PLUMBING DETAIL                        |
| E1.0 | ELECTRICAL SCHEMATIC                   |
| E2.0 | HOT WATER SYSTEM                       |

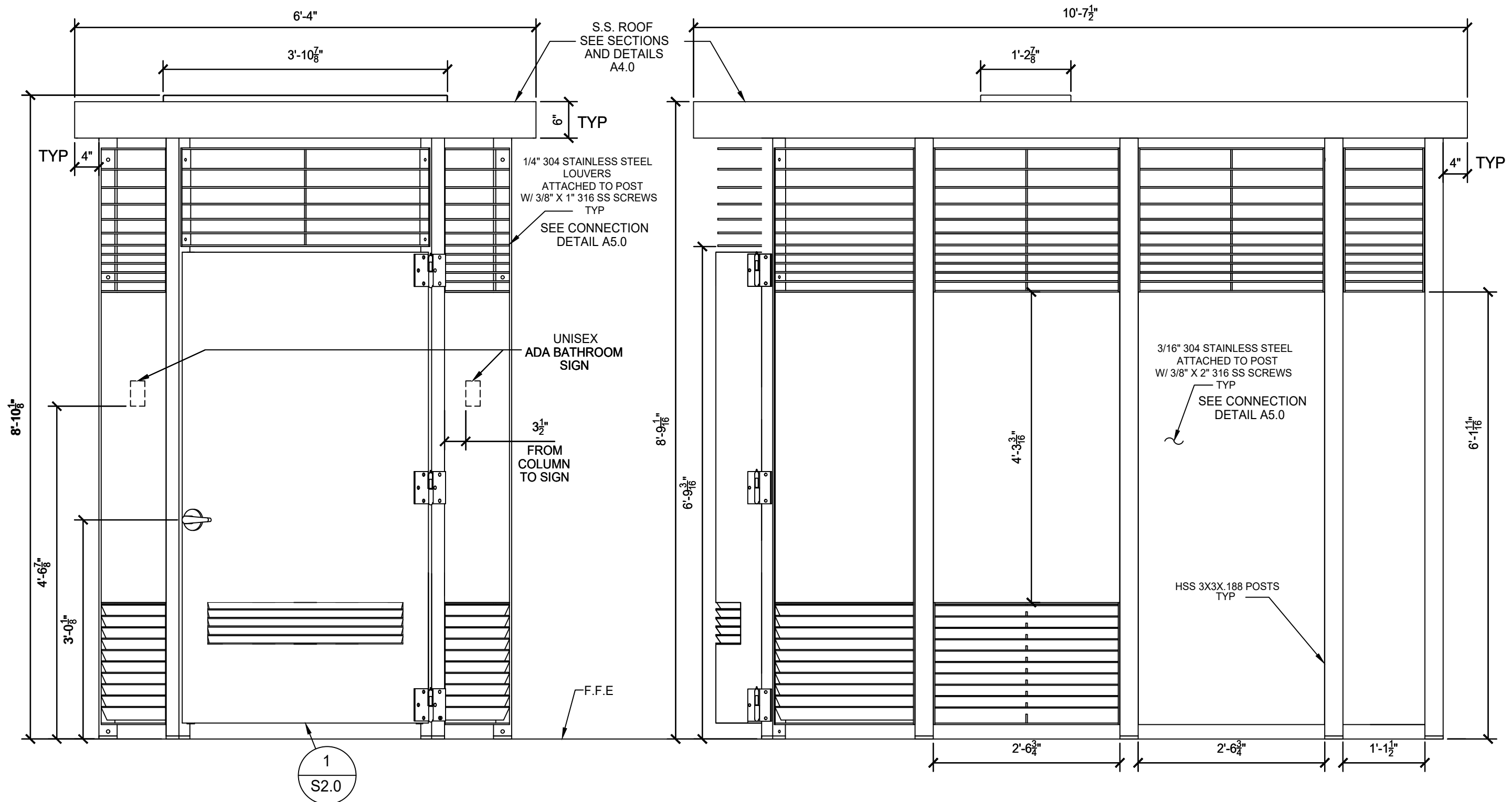
|     |      |             |     |       |                                                                                                                                  |              |            |            |          |
|-----|------|-------------|-----|-------|----------------------------------------------------------------------------------------------------------------------------------|--------------|------------|------------|----------|
|     |      |             |     |       | <div>MADDEN<br/>FABRICATION</div> <div>2550 NW 25th Place Portland, OR. 97210<br/>Phone: (503) 226-3968 Fax (503) 242-2446</div> | PORTLAND LOO |            |            |          |
|     |      |             |     |       |                                                                                                                                  | COVER SHEET  |            |            |          |
|     |      |             |     |       |                                                                                                                                  | NAME         | DATE       | SERIAL NO. | DRW. NO. |
|     |      |             |     |       |                                                                                                                                  | LEO          | 11/16/2016 |            | A0.0     |
| REV | DATE | DESCRIPTION | DRN | APP'D |                                                                                                                                  |              |            |            |          |



**INTERNAL TOP VIEW**  
AND ANCHOR BOLT LOCATIONS

|     |      |             |     |       |                                                                                    |              |            |            |          |  |
|-----|------|-------------|-----|-------|------------------------------------------------------------------------------------|--------------|------------|------------|----------|--|
|     |      |             |     |       | <div>MADDEN<br/>FABRICATION</div>                                                  | PORTLAND LOO |            |            |          |  |
|     |      |             |     |       |                                                                                    | FLOOR PLAN   |            |            |          |  |
|     |      |             |     |       |                                                                                    |              |            |            |          |  |
|     |      |             |     |       |                                                                                    |              |            |            |          |  |
|     |      |             |     |       |                                                                                    |              |            |            |          |  |
| REV | DATE | DESCRIPTION | DRN | APP'D | 2550 NW 25th Place Portland, OR. 97210<br>Phone: (503) 226-3968 Fax (503) 242-2446 | NAME         | DATE       | SERIAL NO. | DRW. NO. |  |
|     |      |             |     |       |                                                                                    | LEO          | 11/16/2016 |            | A1.0     |  |





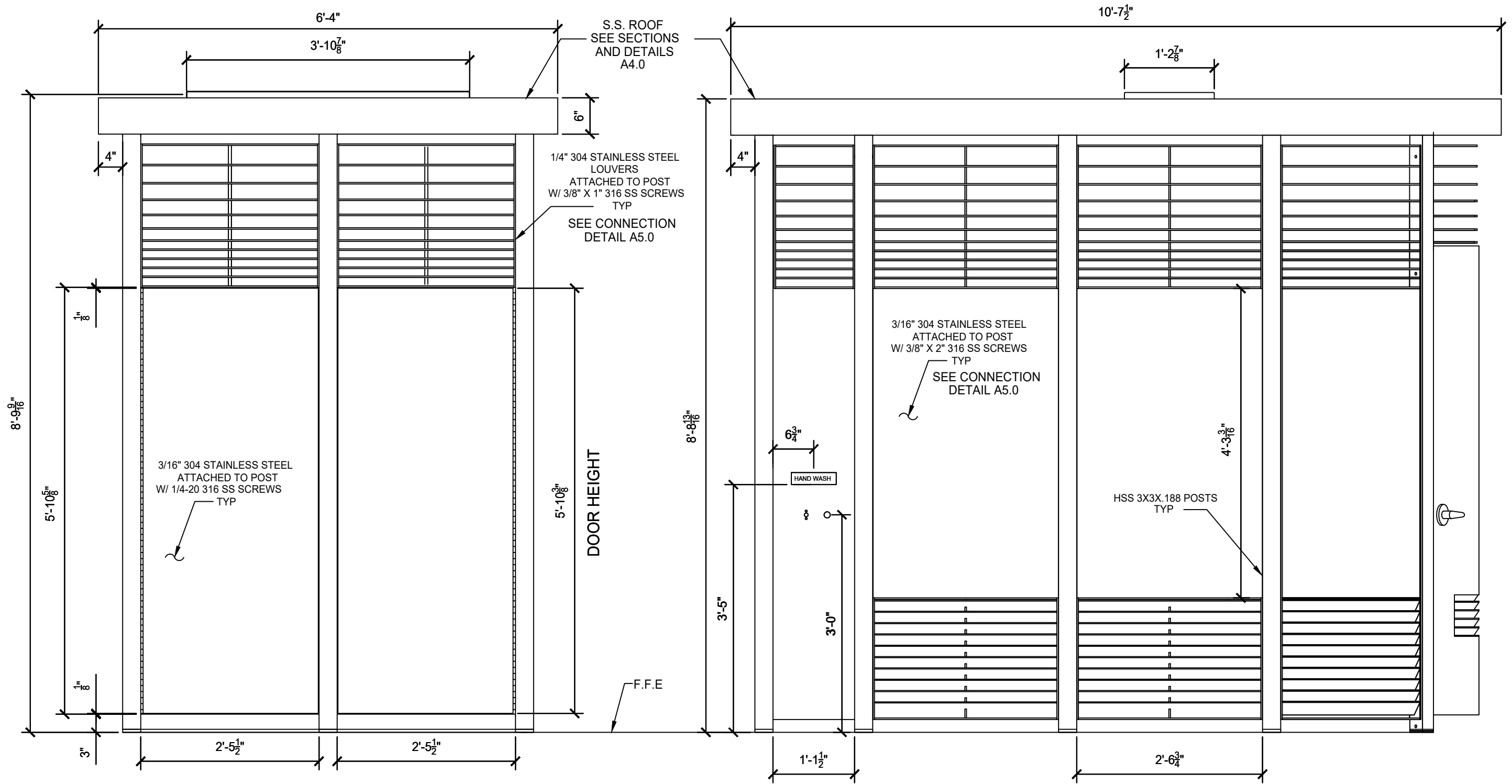
1  
A2.0

FRONT ELEVATION VIEW

2  
A2.0

RIGHT ELEVATION VIEW

|     |      |             |     |       |                                   |                                                                                    |            |            |          |
|-----|------|-------------|-----|-------|-----------------------------------|------------------------------------------------------------------------------------|------------|------------|----------|
|     |      |             |     |       | <div>MADDEN<br/>FABRICATION</div> | PORTLAND LOO                                                                       |            |            |          |
|     |      |             |     |       |                                   | EXTERIOR ELEVATIONS FRONT & RIGHT SIDES                                            |            |            |          |
|     |      |             |     |       |                                   | NAME                                                                               | DATE       | SERIAL NO. | DRW. NO. |
| REV | DATE | DESCRIPTION | DRN | APP'D |                                   | LEO                                                                                | 11/16/2016 |            | A2.0     |
|     |      |             |     |       |                                   | 2550 NW 25th Place Portland, OR. 97210<br>Phone: (503) 226-3968 Fax (503) 242-2446 |            |            |          |



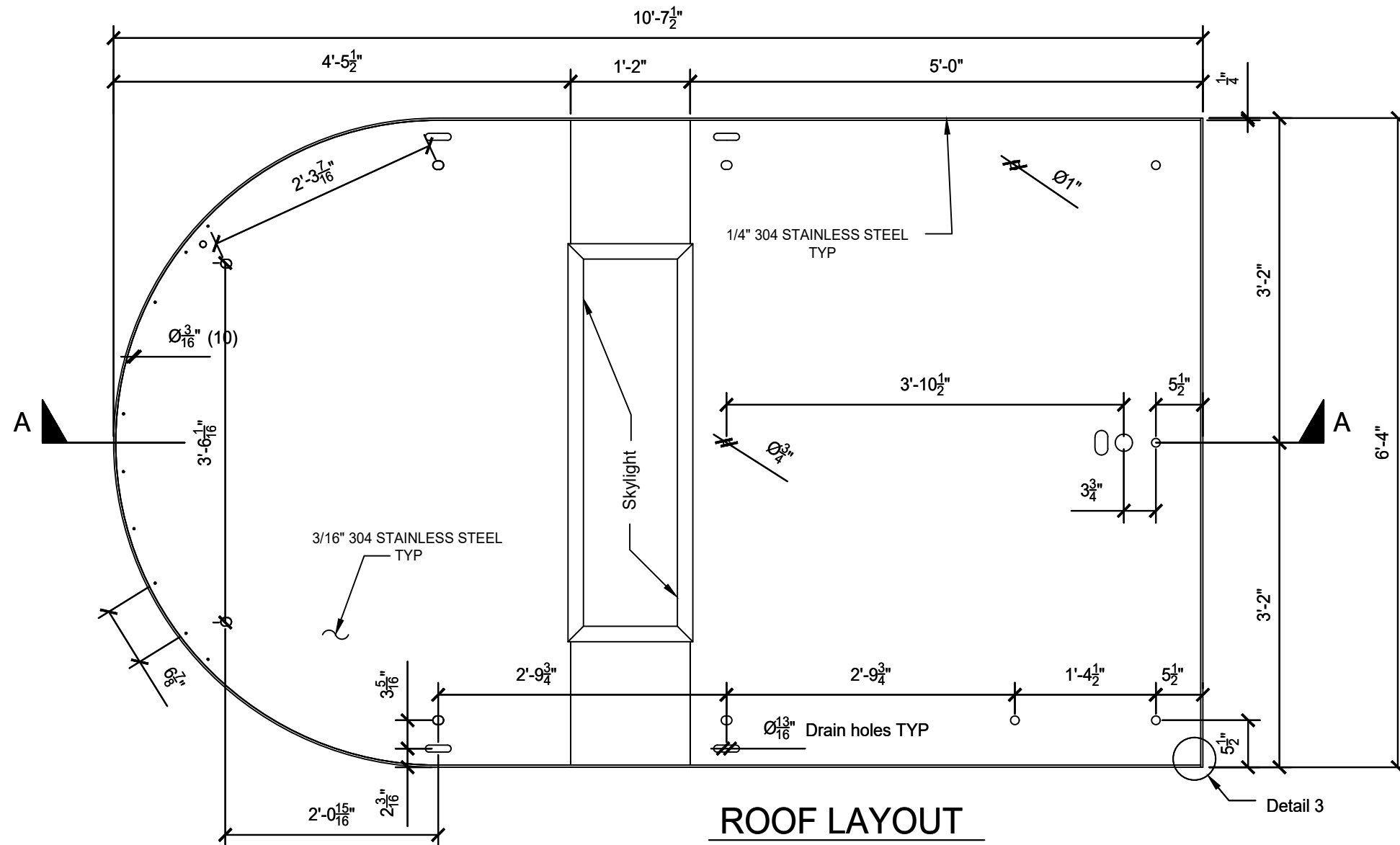
1  
A3.0

BACK ELEVATION VIEW

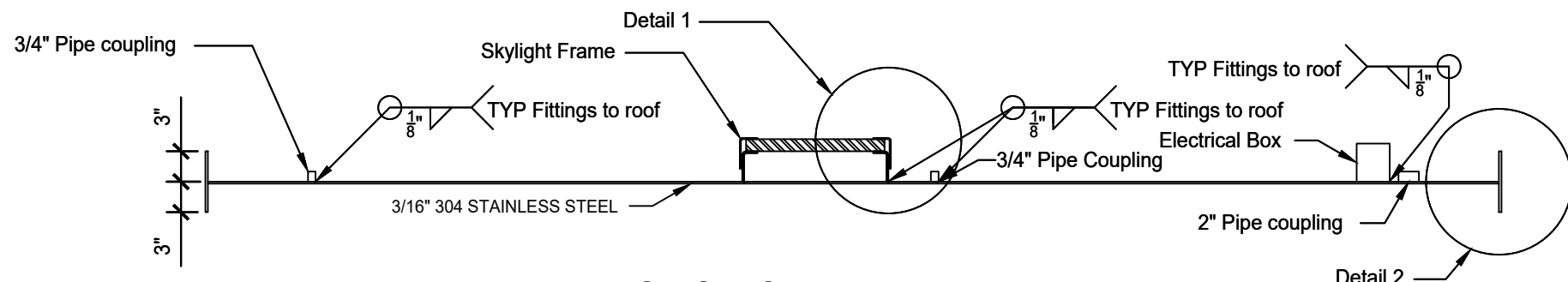
2  
A3.0

LEFT ELEVATION VIEW

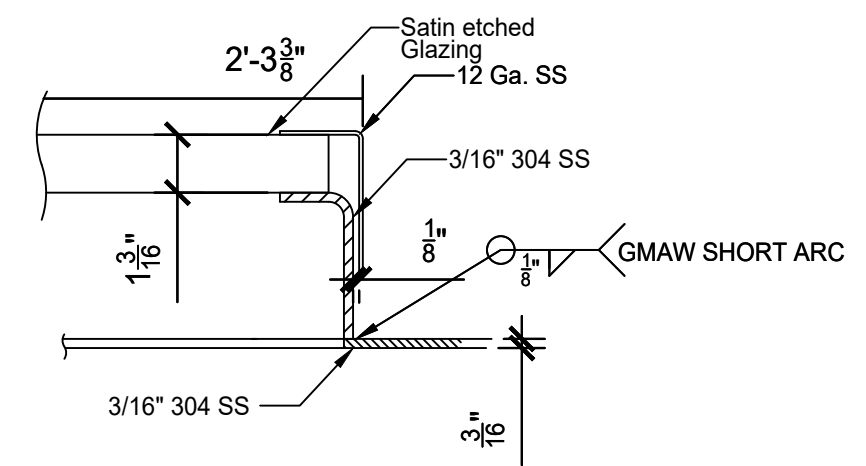
|     |      |             |     |       |                                                                                                                                  |                                         |            |            |          |
|-----|------|-------------|-----|-------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------|------------|----------|
|     |      |             |     |       | <div>MADDEN<br/>FABRICATION</div> <div>2550 NW 25th Place Portland, OR. 97210<br/>Phone: (503) 226-3968 Fax (503) 242-2446</div> | PORTLAND LOO                            |            |            |          |
|     |      |             |     |       |                                                                                                                                  | EXTERIOR ELEVATIONS FRONT & RIGHT SIDES |            |            |          |
|     |      |             |     |       |                                                                                                                                  | NAME                                    | DATE       | SERIAL NO. | DRW. NO. |
| REV | DATE | DESCRIPTION | DRN | APP'D |                                                                                                                                  | LEO                                     | 11/16/2016 |            | A3.0     |
|     |      |             |     |       |                                                                                                                                  |                                         |            |            |          |



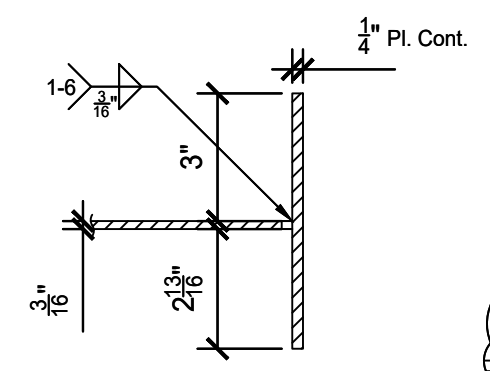
ROOF LAYOUT



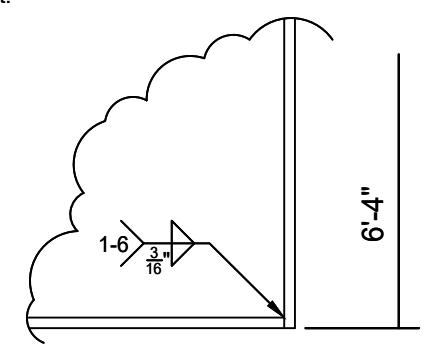
SECTION A-A



DETAIL 1

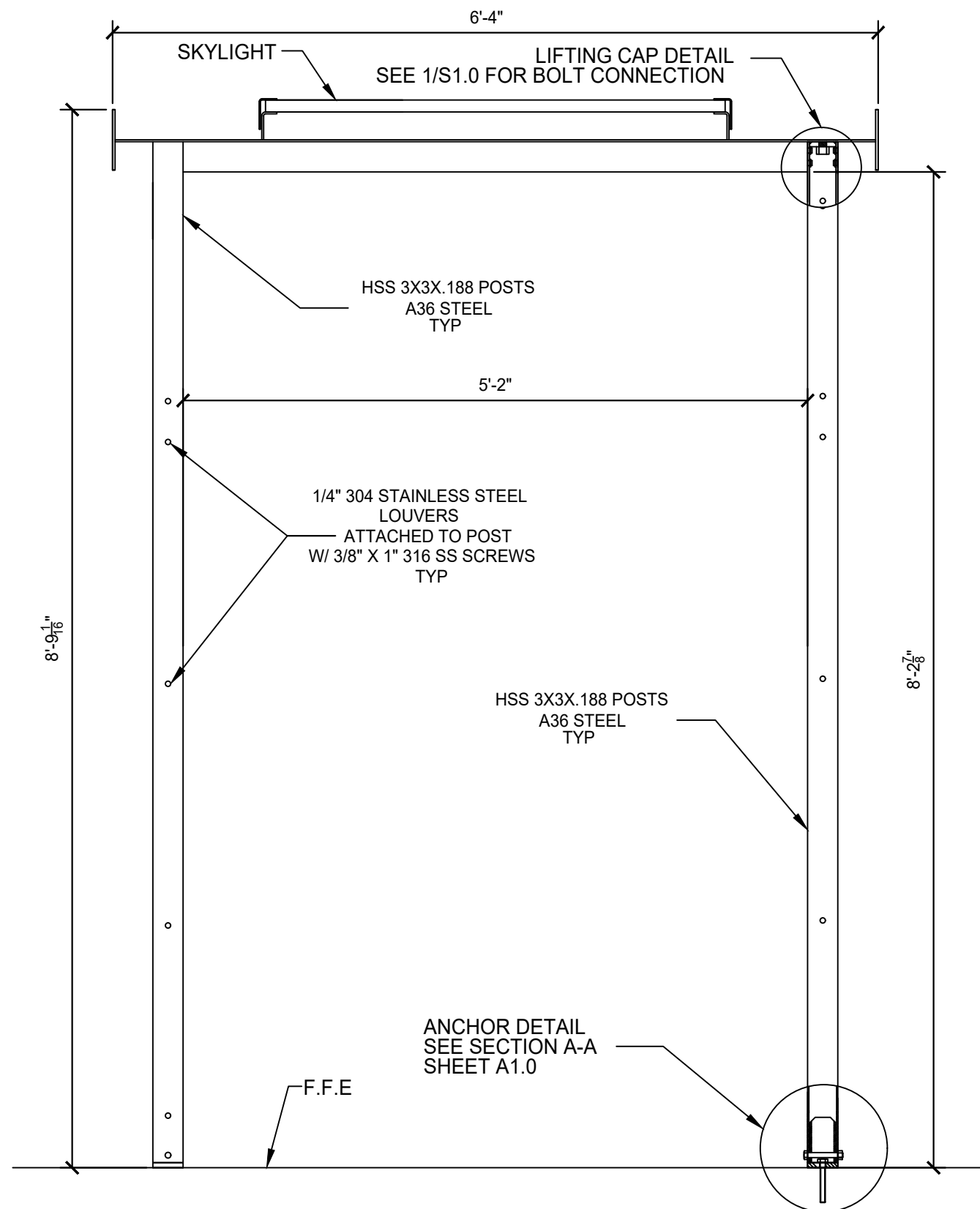


DETAIL 2



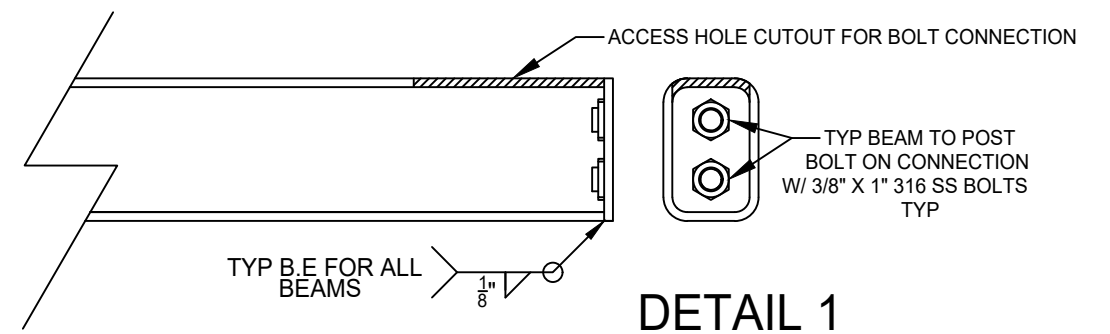
DETAIL 3

|     |      |             |     |       |                                                                                    |  |              |            |            |          |
|-----|------|-------------|-----|-------|------------------------------------------------------------------------------------|--|--------------|------------|------------|----------|
|     |      |             |     |       | <b>MADDEN FABRICATION</b>                                                          |  | PORTLAND LOO |            |            |          |
|     |      |             |     |       |                                                                                    |  | ROOF LAYOUT  |            |            |          |
| REV | DATE | DESCRIPTION | DRN | APP'D | 2550 NW 25th Place Portland, OR. 97210<br>Phone: (503) 226-3968 Fax (503) 242-2446 |  | NAME         | DATE       | SERIAL NO. | DRW. NO. |
|     |      |             |     |       |                                                                                    |  | LEO          | 11/16/2016 |            | A4.0     |

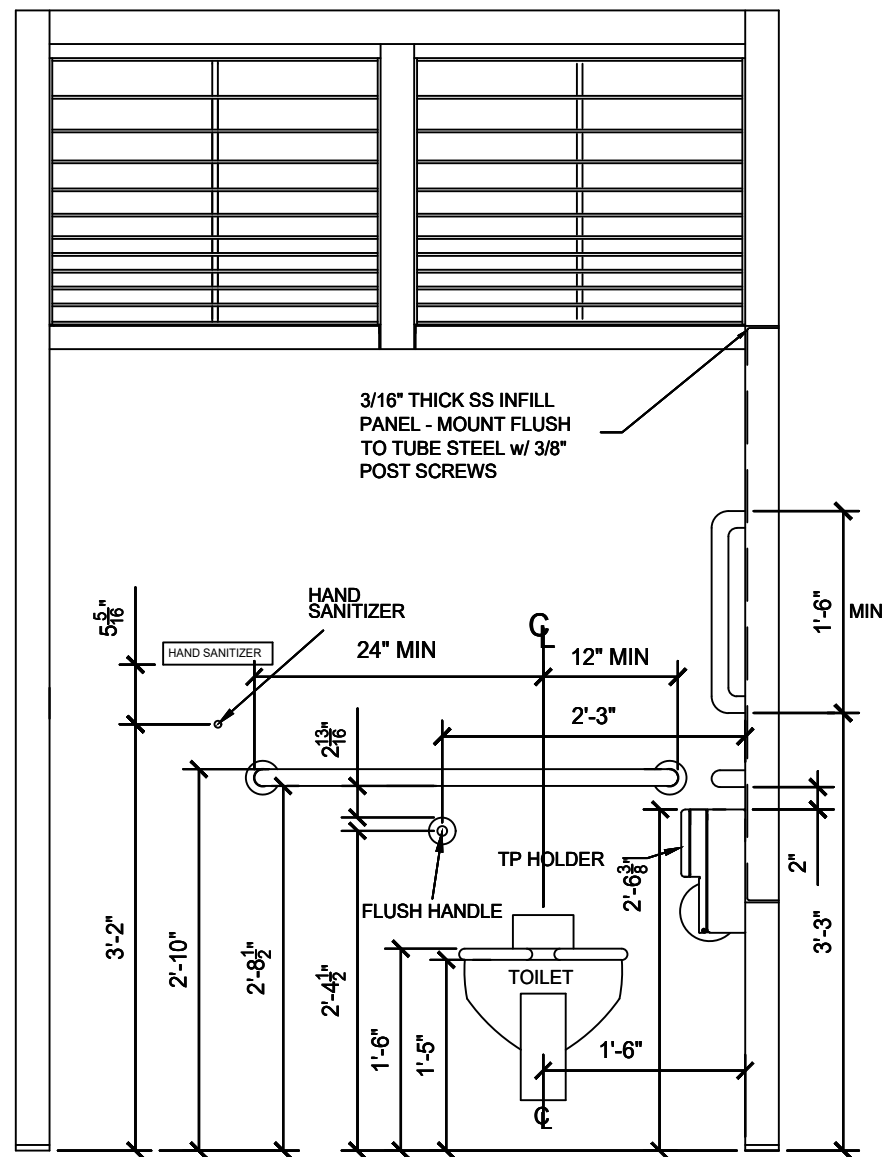


B-B  
A1.0

INTERIOR ELEVATION VIEW

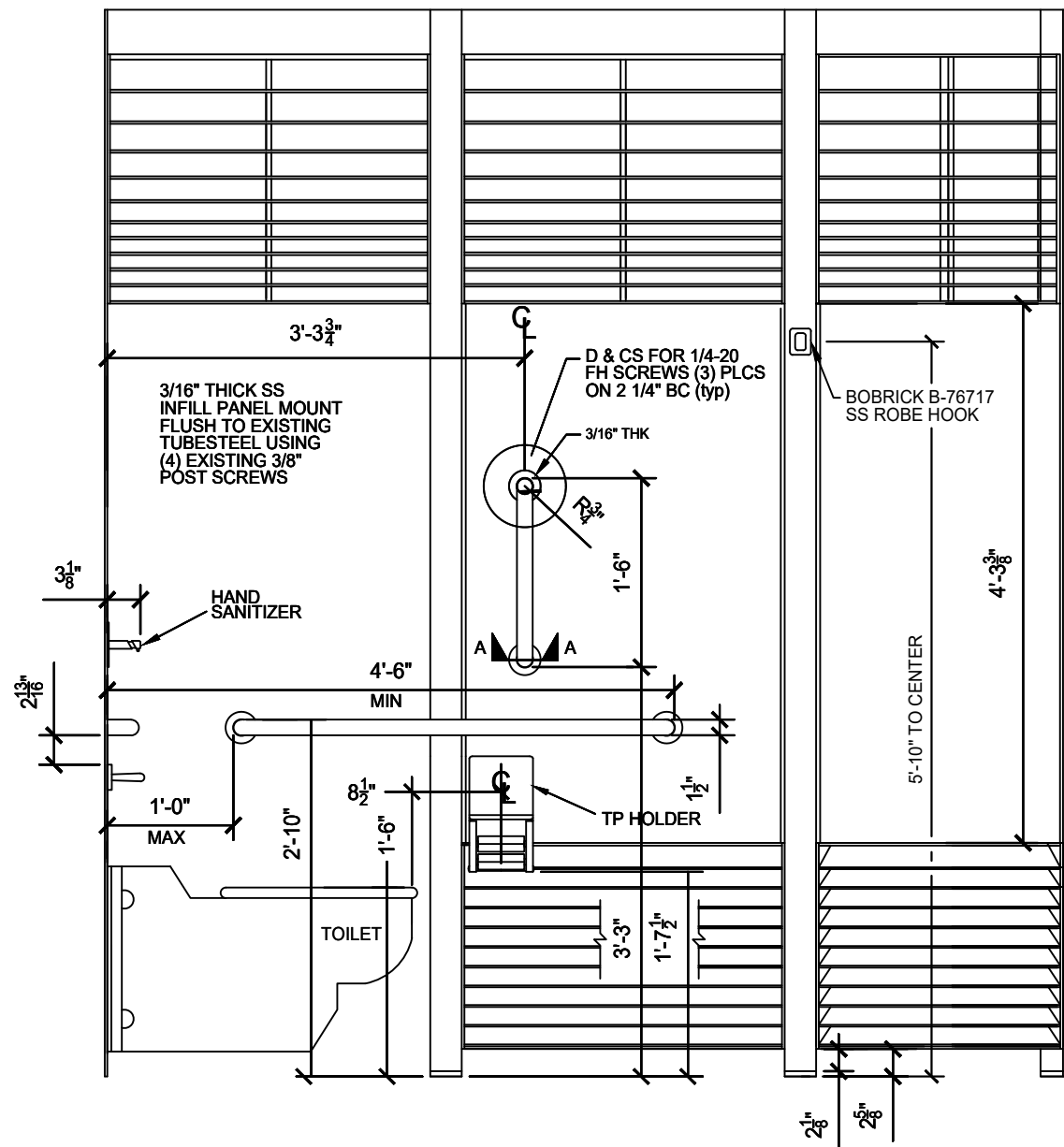


|     |      |             |     |       |                                                                                    |                       |            |            |          |
|-----|------|-------------|-----|-------|------------------------------------------------------------------------------------|-----------------------|------------|------------|----------|
|     |      |             |     |       | <b>MADDEN<br/>FABRICATION</b>                                                      | PORTLAND LOO          |            |            |          |
|     |      |             |     |       |                                                                                    | INTERIOR SECTION VIEW |            |            |          |
|     |      |             |     |       |                                                                                    | NAME                  | DATE       | SERIAL NO. | DRW. NO. |
| REV | DATE | DESCRIPTION | DRN | APP'D |                                                                                    | LEO                   | 11/16/2016 |            | A5.0     |
|     |      |             |     |       | 2550 NW 25th Place Portland, OR. 97210<br>Phone: (503) 226-3968 Fax (503) 242-2446 |                       |            |            |          |



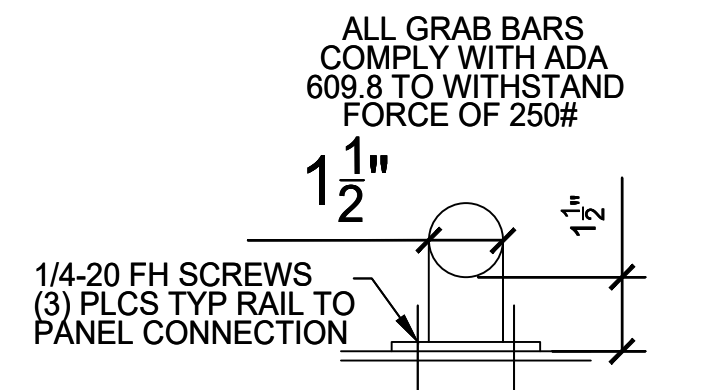
1 WATER CLOSET RAILING  
A6.0

1 1/2"Øx.120" wall ss  
PL 3/16" 304 SS  
(1) Assm REQ'D



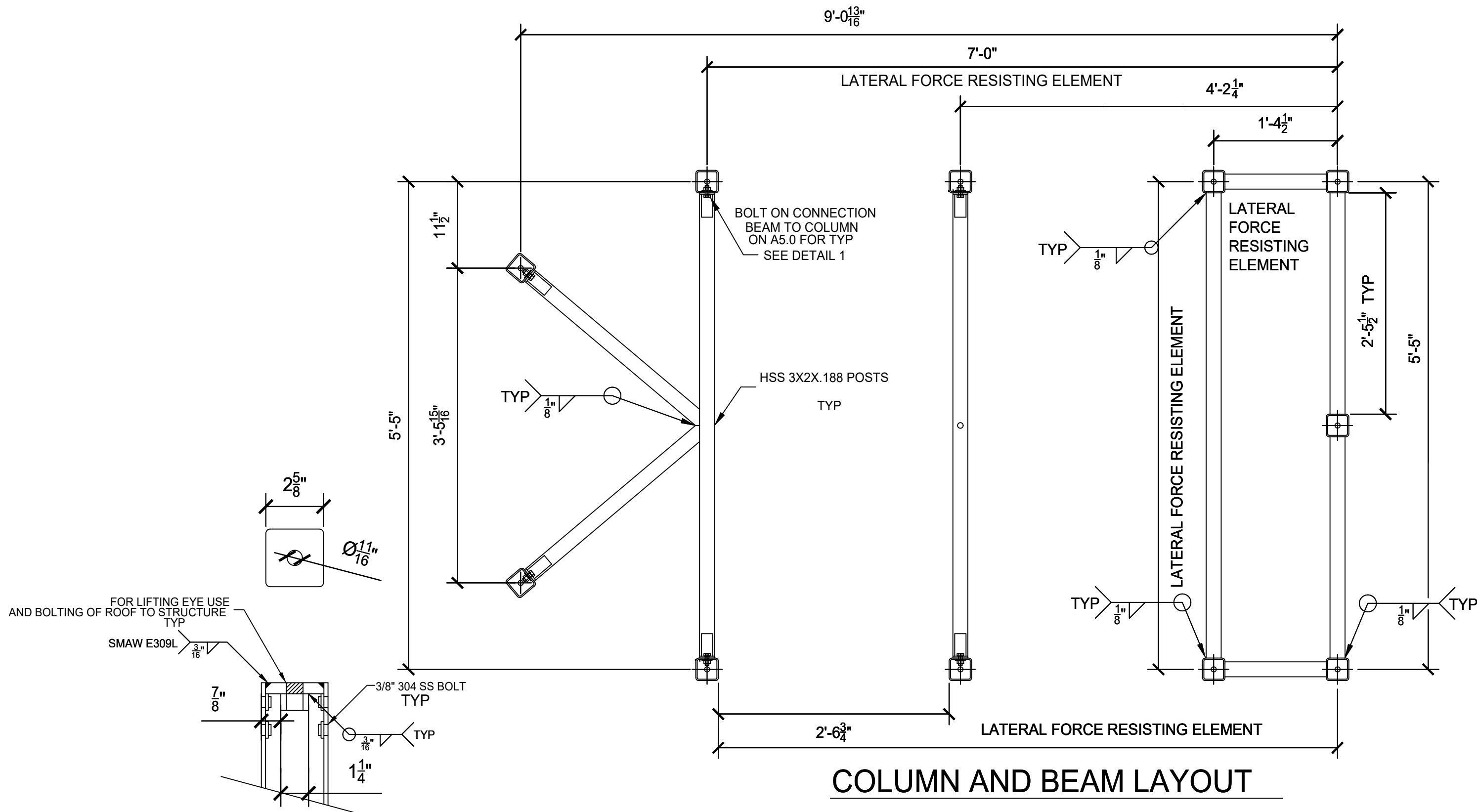
2 WATER CLOSET RAILING  
A6.0

1 1/2"Øx.120" wall ss  
PL 3/16" 304SS  
(1) Assm REQ'D



SECTION A-A  
TYP GRAB BAR TO  
PANEL CONNECTION

|     |      |             |     |       |                                                                                    |      |                        |            |          |  |
|-----|------|-------------|-----|-------|------------------------------------------------------------------------------------|------|------------------------|------------|----------|--|
|     |      |             |     |       | <b>MADDEN FABRICATION</b>                                                          |      | PORTLAND LOO           |            |          |  |
|     |      |             |     |       |                                                                                    |      | INTERIOR SECTION VIEWS |            |          |  |
| REV | DATE | DESCRIPTION | DRN | APP'D | 2550 NW 25th Place Portland, OR. 97210<br>Phone: (503) 226-3968 Fax (503) 242-2446 | NAME | DATE                   | SERIAL NO. | DRW. NO. |  |
|     |      |             |     |       |                                                                                    |      | LEO                    | 11/16/2016 | A6.0     |  |



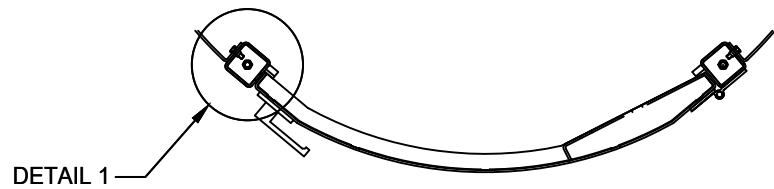
1
S1.0

COLUMN LIFTING CAP

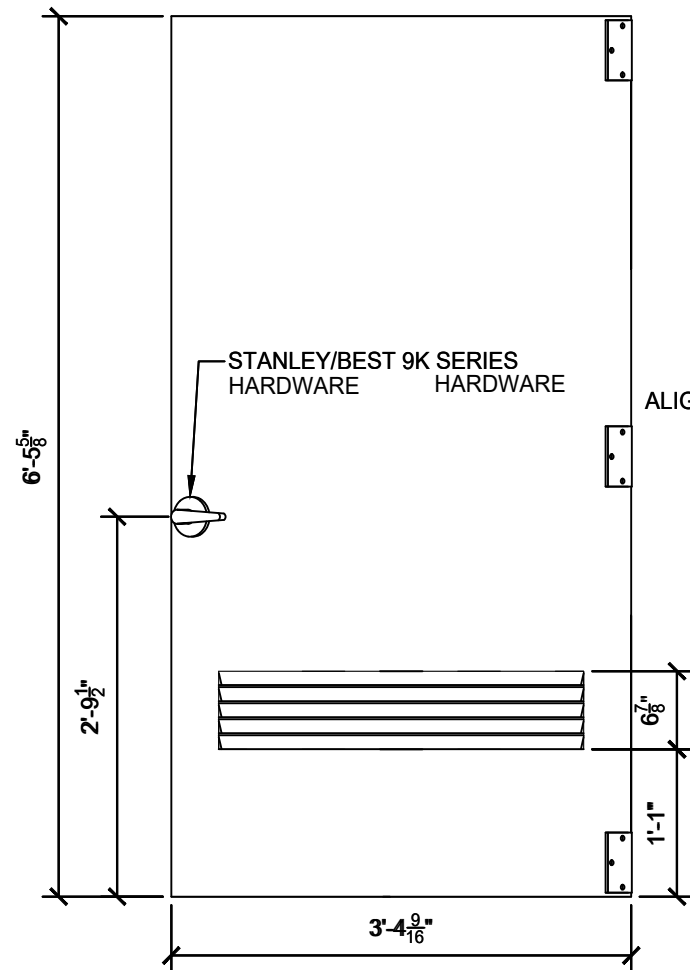
1/2" 304 SS  
TAP FOR 3/4-10 Bolt  
(11) REQ'D

|     |      |             |     |       |                                                                                     |                      |            |            |          |
|-----|------|-------------|-----|-------|-------------------------------------------------------------------------------------|----------------------|------------|------------|----------|
|     |      |             |     |       | <div>MADDEN<br/>FABRICATION</div>                                                   | PORTLAND LOO         |            |            |          |
|     |      |             |     |       |                                                                                     | COLUMN & BEAM LAYOUT |            |            |          |
|     |      |             |     |       | 2550 NW 25th Place •Portland, OR. 97210<br>Phone: (503) 226-3968 Fax (503) 242-2446 | NAME                 | DATE       | SERIAL NO. | DRW. NO. |
| REV | DATE | DESCRIPTION | DRN | APP'D |                                                                                     | LEO                  | 11/16/2016 |            | S1.0     |





PLAN VIEW



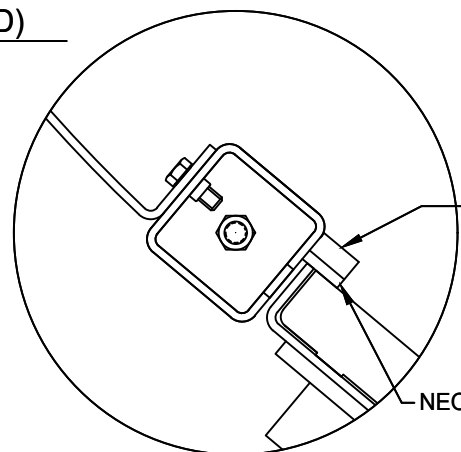
FRONT DOOR COMPLIES WITH ADA 404.2.9

3 TAPPED PLATES WELDED TO DOOR ALIGN WITH DOOR HOLES

STANLEY/BEST 9K SERIES HARDWARE

# 1 LEFT HAND ENTRY DOOR (STANDARD)

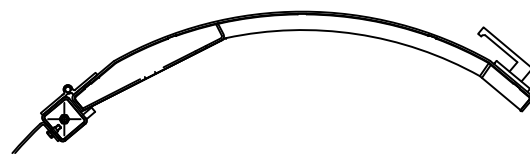
PL 3/16" 304 SS  
(1) REQ'D



DETAIL 1

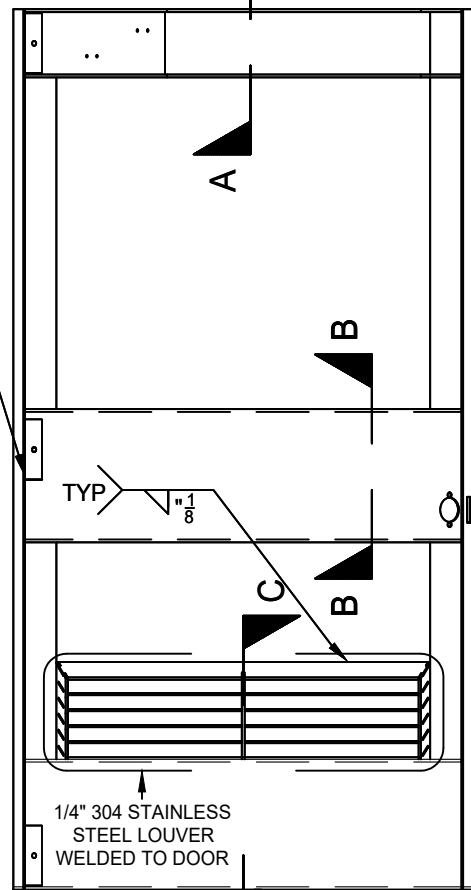
1/2" X 1" SQ BAR  
CS DOOR STOP

1/4" X 1"  
NEOPRENE RUBBER STRIP

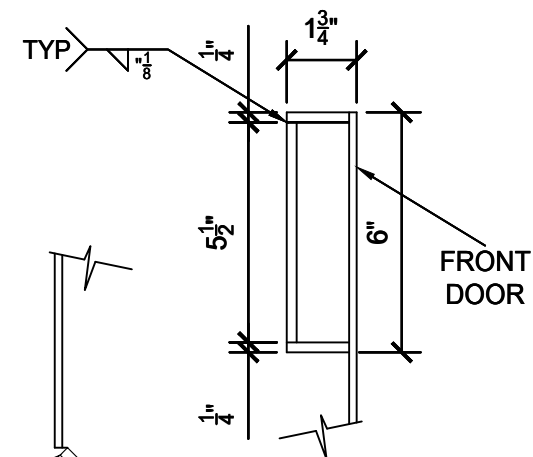


PLAN VIEW

BACKSIDE



1/4" 304 STAINLESS  
STEEL LOUVER  
WELDED TO DOOR



SECTION A-A

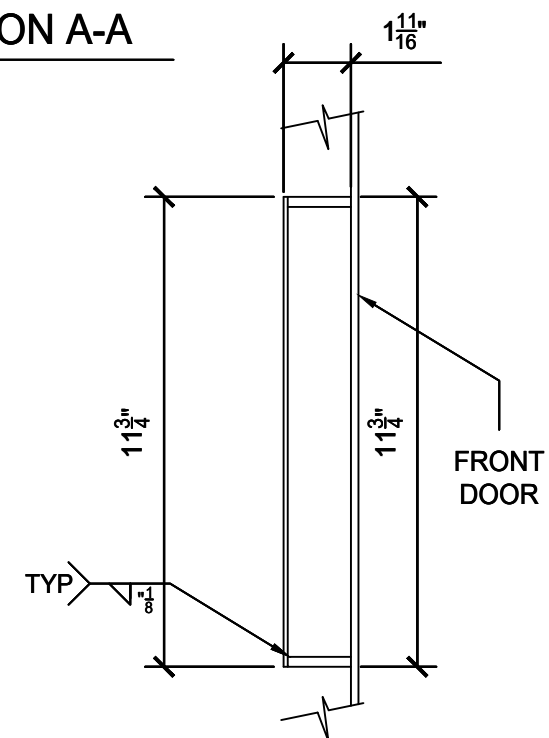
1/4" 304 SS

3/16" 304 SS

11 1/2"

12 GAUGE  
304 SS

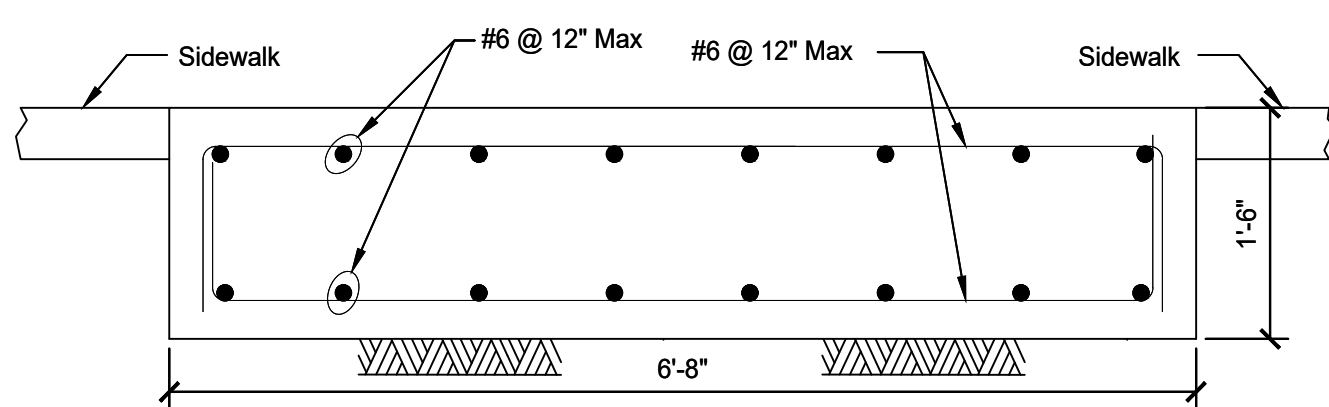
SECTION C-C



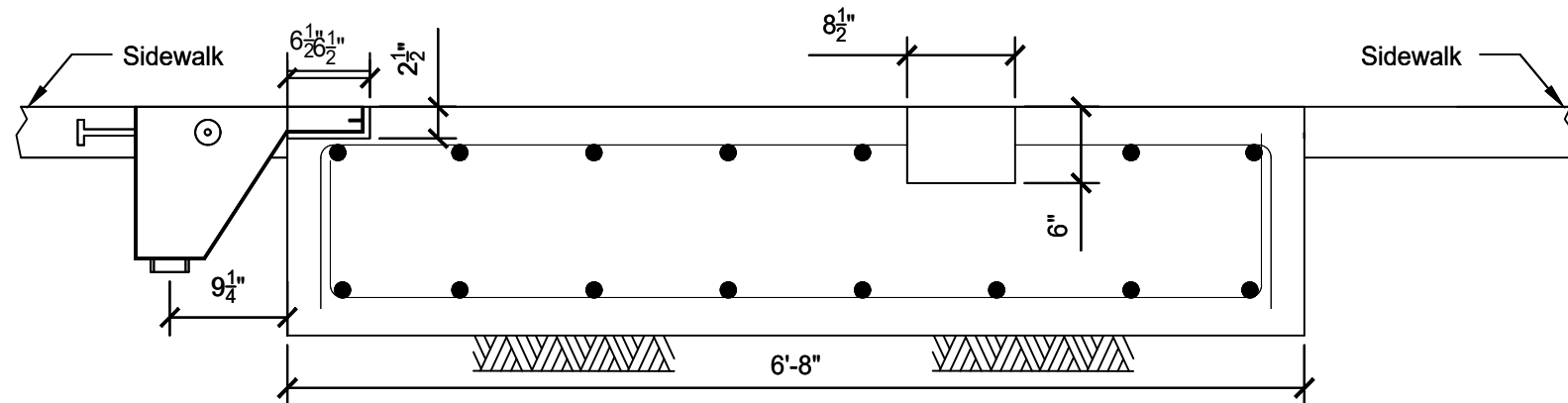
SECTION B-B

FRONT  
DOOR

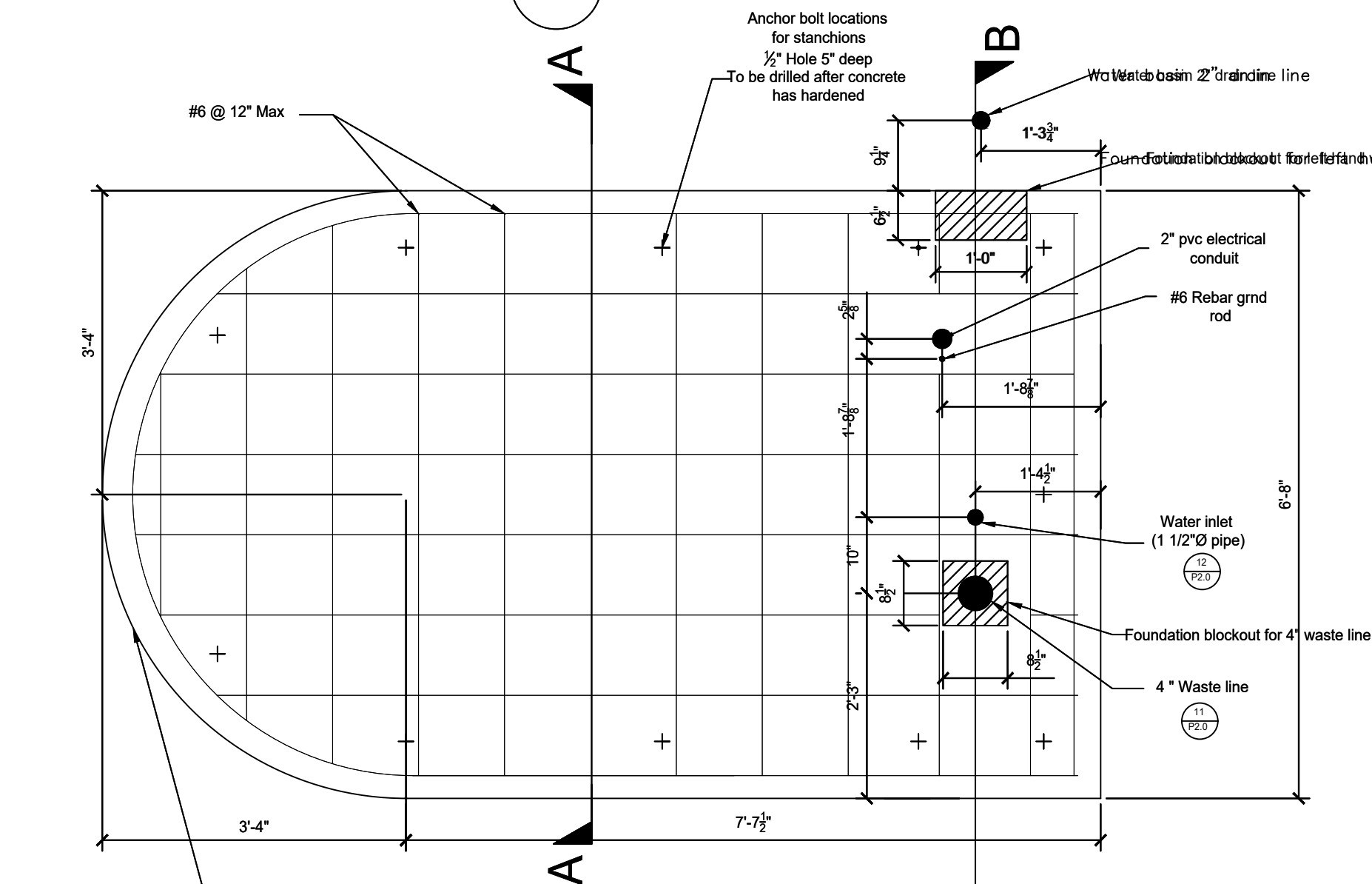
|     |      |             |     |       |                                                                                    |      |              |            |          |  |
|-----|------|-------------|-----|-------|------------------------------------------------------------------------------------|------|--------------|------------|----------|--|
|     |      |             |     |       | <b>MADDEN<br/>FABRICATION</b>                                                      |      | PORTLAND LOO |            |          |  |
|     |      |             |     |       |                                                                                    |      | FRONT DOOR   |            |          |  |
| REV | DATE | DESCRIPTION | DRN | APP'D | 2550 NW 25th Place Portland, OR. 97210<br>Phone: (503) 226-3968 Fax (503) 242-2446 | NAME | DATE         | SERIAL NO. | DRW. NO. |  |
|     |      |             |     |       |                                                                                    |      | LEO          | 11/16/2016 | S2.0     |  |



SECTION **A-A**



SECTION **B-B**



Saw cut profile of footing plan into sidewalk

**FOUNDATION & ANCHOR BOLT LOCATIONS**  
Standard hand wash drain location

**GENERAL NOTES:**

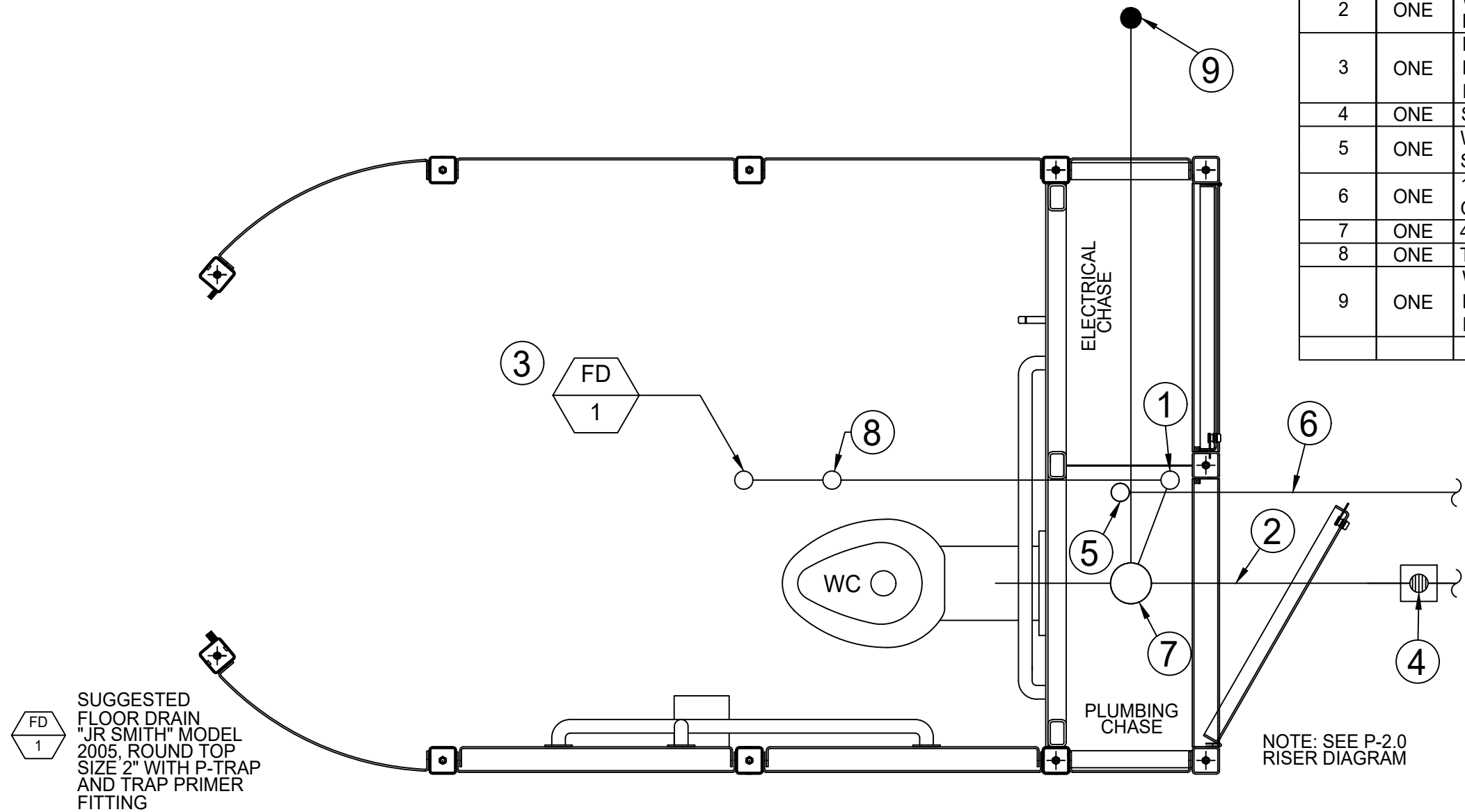
1. Provide all materials and perform all work according to the current edition of the Specifications of the Authority Having Jurisdiction.
2. All concrete shall be Structural Class 4000. FC = 4000
3. All reinforcing steel shall conform to ASTM A706 or A615 Grade 60.
4. Place bars 3 inches clear of the nearest face of concrete unless shown otherwise.
5. Concrete footing may be poured integrally with 4' sidewalk, providing a deep cut tool joint is located around perimeter of footing.
6. Stanchions section "A-A" / A1.0 to be fastened to the concrete using 1/2"x5" titens. The Loos columns to be fastened the the stanchions.
7. Location of anchor bolts to be located and drilled using template provided before installation by Madden Fabrication.

|     |      |             |     |       |                           |  |  |  |                                    |            |            |             |
|-----|------|-------------|-----|-------|---------------------------|--|--|--|------------------------------------|------------|------------|-------------|
|     |      |             |     |       | <b>MADDEN FABRICATION</b> |  |  |  | <b>PORTLAND LOO</b>                |            |            |             |
|     |      |             |     |       |                           |  |  |  | FOUNDATION & ANCHOR BOLT LOCATIONS |            |            |             |
|     |      |             |     |       |                           |  |  |  | NAME                               | DATE       | SERIAL NO. | DRW. NO.    |
|     |      |             |     |       |                           |  |  |  | LEO                                | 11/16/2016 |            | <b>S3.0</b> |
| REV | DATE | DESCRIPTION | DRN | APP'D |                           |  |  |  |                                    |            |            |             |
|     |      |             |     |       |                           |  |  |  |                                    |            |            |             |

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Phone: (503) 226-3968 Fax (503) 242-2446

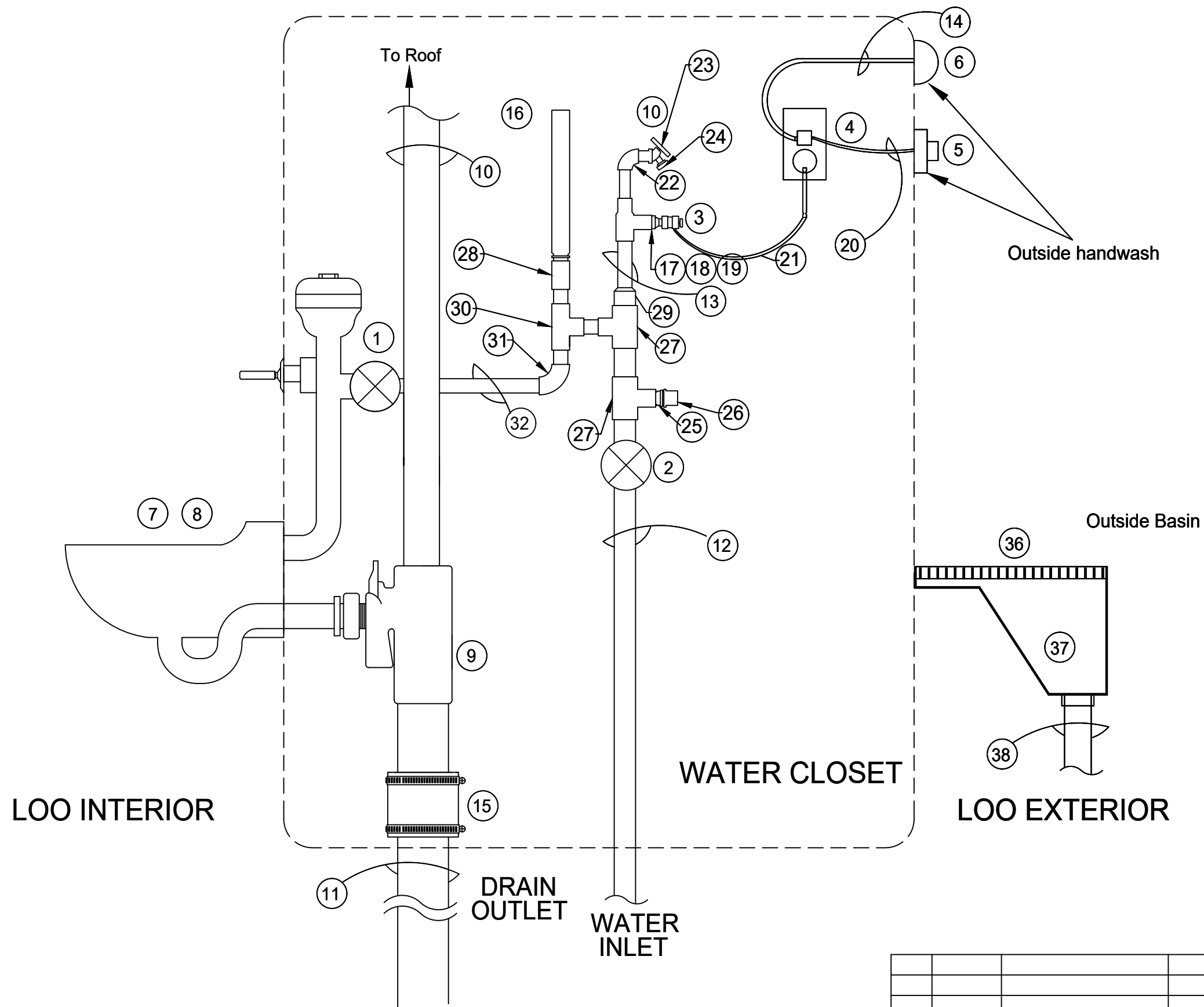


| BILL OF MATERIAL |     |                                                                                               |              |
|------------------|-----|-----------------------------------------------------------------------------------------------|--------------|
| ITEM             | QTY | DESCRIPTION                                                                                   | MFG.         |
| 1                | ONE | 2" VENT PIPE TUBE TO ROOF                                                                     | VARIOUS      |
| 2                | ONE | WASTE PIPING 4" SDR 35 PVC SEWER LINE TO P.O.C.                                               | VARIOUS      |
| 3                | ONE | ROUTE CW SUPPLY TO FLOOR DRAIN P-TRAP FROM TRAP PRIMING LOCATED IN PLUMBING CHASE (SUGGESTED) | JAY R. SMITH |
| 4                | ONE | SUGGESTED 4" GRADE CLEAN-OUT                                                                  | VARIOUS      |
| 5                | ONE | WATER INLET 1-1/2" C.W. SUPPLY SHOWN ON SHEET 7                                               | VARIOUS      |
| 6                | ONE | 1-1/2" C.W. SUPPLY TO SOV SHOWN ON SHEET 7                                                    | VARIOUS      |
| 7                | ONE | 4" SEWER LINE CARRIER SHOW ON P2.0                                                            | VARIOUS      |
| 8                | ONE | TRAP PRIMER VALVE                                                                             | PRIME-RIGHT  |
| 9                | ONE | WASH BASIN FLOOR DRAIN P-TRAP FROM TRAP PRIMING LOCATED IN PLUMBING CHASE                     | VARIOUS      |
|                  |     |                                                                                               |              |



PLUMBING FLOOR PLAN

|     |      |             |     |       |                                                                                    |                     |            |            |          |
|-----|------|-------------|-----|-------|------------------------------------------------------------------------------------|---------------------|------------|------------|----------|
|     |      |             |     |       | <b>MADDEN<br/>FABRICATION</b>                                                      | PORTLAND LOO        |            |            |          |
|     |      |             |     |       |                                                                                    | PLUMBING FLOOR PLAN |            |            |          |
|     |      |             |     |       | 2550 NW 25th Place Portland, OR. 97210<br>Phone: (503) 226-3968 Fax (503) 242-2446 | NAME                | DATE       | SERIAL NO. | DRW. NO. |
| REV | DATE | DESCRIPTION | DRN | APP'D |                                                                                    | LEO                 | 11/16/2016 |            | P1.0     |



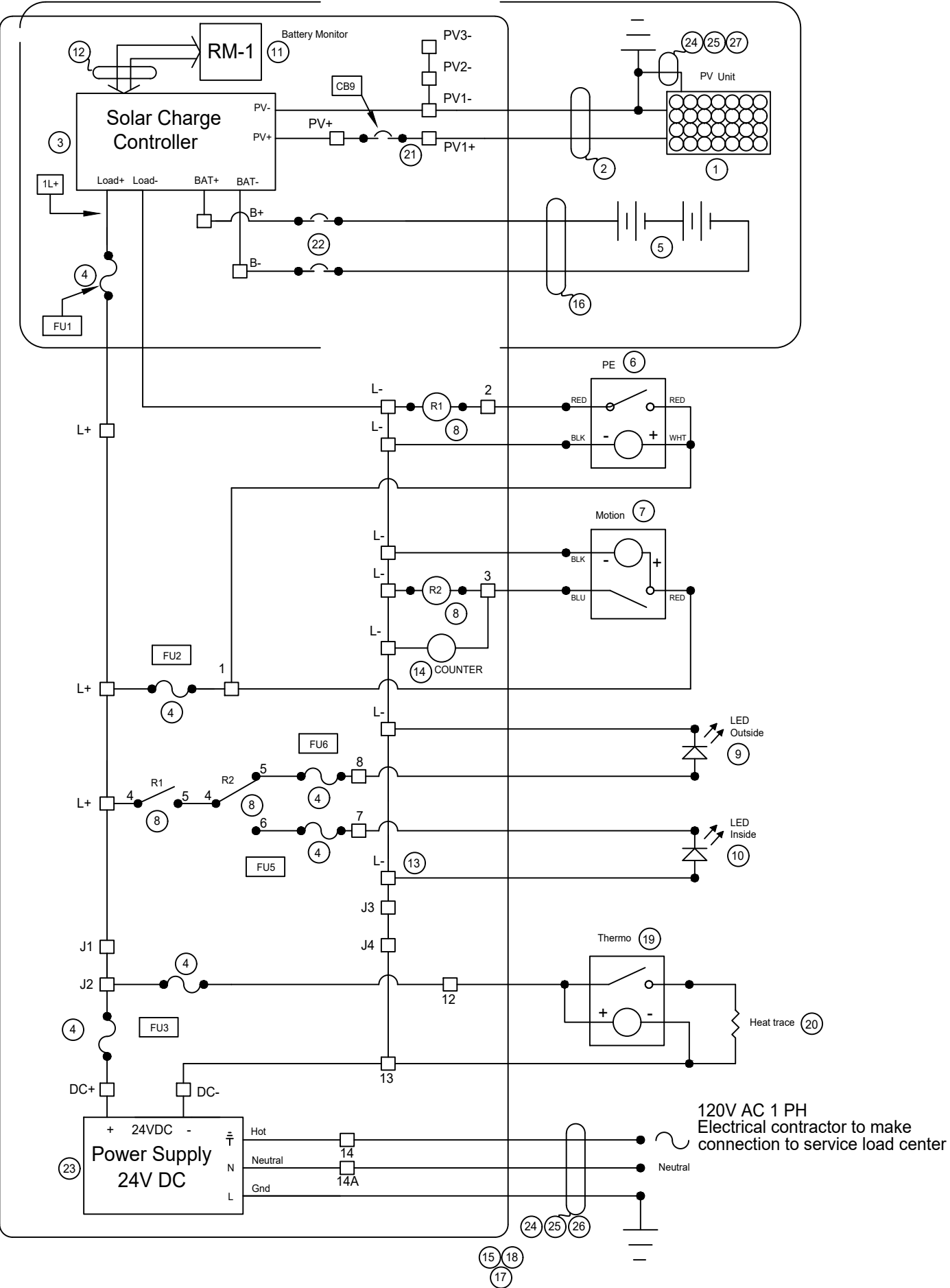
## BILL OF MATERIAL

| ITEM | QTY | DESCRIPTION                      | MFG.         |
|------|-----|----------------------------------|--------------|
| 1    | ONE | 140-1.28 w/ MBFW FLOW UNIT       | SLOAN        |
| 2    | ONE | 1 1/2" MAIN SHUT OFF VALVE       | VARIOUS      |
| 3    | ONE | 1" - 1/4 TURN SHUT OFF VALVE     | VARIOUS      |
| 4    | ONE | 03-M-BPH-PBH AIR CONTROL         | ACORN        |
| 5    | ONE | AIR CONTROL PUSH BUTTON          | ACORN        |
| 6    | ONE | HEMISPHERICAL WATER SPOUT        | ACORN        |
| 7    | ONE | 2105-W-1-CN DURA-WARE TOILET     | ACORN        |
| 8    | ONE | DURABLE PLASTIC TOILET SEAT      | ACORN        |
| 9    | ONE | 440 Y CARRIER                    | JAY R. SMITH |
| 10   | ONE | 2" CAST IRON SCH 40 PIPE         | VARIOUS      |
| 11   | ONE | 4" SEWER DRAIN                   | OTHERS       |
| 12   | ONE | 1-1/2" CU SUPPLY (TYPE L)        | OTHERS       |
| 13   | ONE | 3/4" IPS CU PIPE (TYPE L)        | VARIOUS      |
| 14   | ONE | 3/8" RISER TUBING                | ACORN        |
| 15   | ONE | 4" RUBBER COUPLING               | FERNCO       |
| 16   | ONE | EXPANSION HAMMER DEVICE          | VARIOUS      |
| 17   | ONE | 1" TO 3/4" DOUBLE REDUCING TEE   | VARIOUS      |
| 18   | ONE | 3/4" TO 1/2" THREADED REDUCER    | VARIOUS      |
| 19   | ONE | 3/4" TO 1/2" REDUCER             | VARIOUS      |
| 20   | ONE | 1/8" PLASTIC AIR LINE            | ACORN        |
| 21   | ONE | 1/2" MESH WATER HOSE             | VARIOUS      |
| 22   | ONE | 3/4" 90 DEGREE ELBOW PIPE        | VARIOUS      |
| 23   | ONE | HOSE BIB                         | VARIOUS      |
| 24   | ONE | ANTI SIPHON                      | VARIOUS      |
| 25   | ONE | SOLDERED THREADED FITTING        | VARIOUS      |
| 26   | ONE | 1" THREADED CAP                  | VARIOUS      |
| 27   | TWO | 1 1/2" TO 1" REDUCING TEE        | VARIOUS      |
| 28   | ONE | 1" TO 1" FEMALE THREADED COUPLER | VARIOUS      |
| 29   | ONE | 1 1/2" TO 1" REDUCER             | VARIOUS      |
| 30   | ONE | 1" TEE                           | VARIOUS      |
| 31   | ONE | 1" 90 DEGREE ELBOW PIPE          | VARIOUS      |
| 32   | ONE | 1" CU PIPE (TYPE L)              | VARIOUS      |
| 33   | ONE | 1 1/2" TO 1" REDUCING TEE        | VARIOUS      |
| 34   | ONE | 1 1/2" TO 1" REDUCING TEE        | VARIOUS      |
| 35   | ONE | 1 1/2" TO 1" REDUCING TEE        | VARIOUS      |
| 36   | ONE | 1" ADA FIBERGLASS GRATE          | MADDEN FAB   |
| 37   | ONE | EMBEDED SS BASIN W/ 2" COUPLING  | MADDEN FAB   |
| 38   | ONE | 2" SEWER PIPE                    | OTHERS       |
|      |     |                                  |              |
|      |     |                                  |              |

|     |      |             |     |       |                 |            |            |          |
|-----|------|-------------|-----|-------|-----------------|------------|------------|----------|
|     |      |             |     |       | PORTLAND LOO    |            |            |          |
|     |      |             |     |       | PLUMBING DETAIL |            |            |          |
|     |      |             |     |       | NAME            | DATE       | SERIAL NO. | DRW. NO. |
|     |      |             |     |       | LEO             | 11/16/2016 |            | P2.0     |
| REV | DATE | DESCRIPTION | DRN | APP'D |                 |            |            |          |

**MADDEN**  
**FABRICATION**

2550 NW 25th Place Portland, OR. 97210  
Phone: (503) 226-3968 Fax (503) 242-2446



FUSE/BREAKER DESCRIPTION

|      |                    |
|------|--------------------|
| FU1  | MAIN LOAD          |
| FU2  | PE/MOTION          |
| FU3  | HEAT TRACE         |
| FU4  | NOT USED           |
| FU5  | INSIDE LED LIGHT   |
| FU6  | OUTSIDE LED LIGHT  |
| CB8  | MAIN 24VDC BREAKER |
| CB9  | PV1 BREAKER        |
| CB10 | PV2 BREAKER        |
| CB11 | PV3 BREAKER        |

TERMINAL DETAIL

|      |
|------|
| Sol+ |
| Sol+ |
| Sol- |
| Sol- |
| L -  |
| L -  |
| L -  |
| L -  |
| L +  |
| L +  |
| 1    |
| 1    |
| 1    |
| 2    |
| 3    |
| 3    |
| 7    |
| 8    |
| 12   |
| 13   |
| 13   |
| 13   |
| 14   |
| 14A  |
| J1   |
| J2   |
| J3   |
| J4   |

BILL OF MATERIAL

| ITEM                         | QTY   | DESCRIPTION                                       | MFG.               |
|------------------------------|-------|---------------------------------------------------|--------------------|
| 1                            | 1 - 3 | Grape Solar 160W PV Module (or equal)             | GRAPE SOLAR        |
| 2                            | 1 - 3 | MC 4 Cable 30' #10AWG                             | RLH INDUSTRIES     |
| 3                            | ONE   | SS-MPPT-15L SOLAR CHARGE CONTROLLER               | MORNINGSTAR CORP   |
| 4                            | 5-7   | 6A-600V Fuse LPCC-6                               | Buss               |
| 5                            | TWO   | MK 8A24 LTP Sealed AGM Battery                    | MK Battery         |
| 6                            | ONE   | 24V Photocell EM-24A2                             | Watt Stopper       |
| 7                            | ONE   | Occupancy Sensor WPIR-24                          | Watt Stopper       |
| 8                            | TWO   | 24V DC relay RH1B-U-DC24V                         | IDEC               |
| 9                            | ONE   | 24V LED Light Rope, White 3W/Ft x 4ft             | Imtra Corp         |
| 10                           | TWO   | 24", 24V,5W LED Blue Actinic                      | Current USA        |
| 11                           | ONE   | Battery system monitor RM-1                       | Morningstar        |
| 12                           | ONE   | RJ-11 Meter Cable                                 | VARIOUS            |
| 13                           | ONE   | Ground Bus 44CONN-AL                              | ITE                |
| 14                           | ONE   | V8-4816 6 DIGIT COUNTER                           | REDINGTON COUNTERS |
| 15                           | ONE   | NEMA1 Enclosure 20"x20" 20206-1                   | BENC               |
| 16                           | ONE   | 6ga Battery Harness cable                         | ALLBATTERY         |
| 17                           | Lot   | 14ga Cu wire THHN-14-19STR-CU                     | VARIOUS            |
| 18                           | Lot   | 10ga Cu wire Varies                               | VARIOUS            |
| 19                           | ONE   | Solstat 2-20 Solid State Thermostat               | ENGENTY            |
| 20                           | ONE   | Heat trace - 10 ft, 24V, 3W/ft Kompensator        | HEATLINE           |
| 21                           | ONE   | 15 Amp, 150V DC Breaker                           | ALTEC CORP         |
| 22                           | ONE   | 63 Amp, 125V DC Breaker                           | ALTEC CORP         |
| 23                           | ONE   | Sola Power Supply SDN-10-24-100C                  | Sola Inc           |
| 24                           | ONE   | LOAD CENTER, 70A Q024L70S 2 BRKR                  | SQUARE D           |
| 25                           | ONE   | Approved UFER ground connection to rebar Sht S2.0 | BY OTHERS          |
| 26                           | ONE   | 4ga Cu wire insulated                             | VARIOUS            |
| 27                           | LOT   | 6ga Cu wire insulated                             | VARIOUS            |
| 28                           | 1-3   | 6ga crimp eyelet and mechanical fastener to PV    | VARIOUS            |
| Items not shown on schematic |       |                                                   |                    |
| A                            | Lot   | Din Rail 2M - 2 ft                                | WEIDMULLER         |
| B                            | EIGHT | Modular Fuse Holder CHCC1DI                       | BUSS               |
| C                            | TWO   | Relay Pin Base 70-459                             | MAGNECRAFT         |
| D                            | 20    | Terminal splice unit                              | WEIDMULLER         |
| E                            | TWO   | 1-5/8" x 1-5/8" x 69" B22SH strut                 | B-Line or Equal    |
| F                            | FOUR  | 3/8" Spring Nut N228                              | B-Line or Equal    |
| G                            | FOUR  | 10-1/2" Shelf Bracket S-205                       | B-Line or Equal    |
| H                            | ONE   | NEMA1 Panel 20"x20" AW2020                        | BENC               |
| VARIOUS                      |       |                                                   |                    |

|                                      |  |          |          |
|--------------------------------------|--|----------|----------|
| Jumper Power Configuration           |  | J1 to J2 | J3 to J4 |
| Solar Powered only (3 panels)        |  | Yes      | Yes      |
| AC Power Only                        |  | Yes      | Yes      |
| Hybrid AC/Solar Powered (1-2 panels) |  | No       | No       |

|     |      |             |     |       |
|-----|------|-------------|-----|-------|
| REV | DATE | DESCRIPTION | DRN | APP'D |
|     |      |             |     |       |
|     |      |             |     |       |
|     |      |             |     |       |
|     |      |             |     |       |
|     |      |             |     |       |

**MADDEN**  
**FABRICATION**

2550 NW 25th Place Portland, OR. 97210  
Phone: (503) 226-3968 Fax (503) 242-2446

PORTLAND LOO

ELECTRICAL SCHEDMATIC

|      |            |            |          |
|------|------------|------------|----------|
| NAME | DATE       | SERIAL NO. | DRW. NO. |
| LEO  | 11/16/2016 |            | E1.0     |

**1. Terms of Payment.** 30% at time of order, 50% at time of shipment and remaining 20% Net 30 after receipt by customer.

**a. Deviation from Payment.** Payment Time is of the essence with respect to Buyer's payment of the purchase price, and timely payment shall not be delayed or excused for any reason. Payment agreement between Buyers and other parties, or failure by other parties to pay Buyer or perform any agreement with Buyer shall not result in delay of payment to Madden Fabrication. Madden Fabrication does not accept partial payments, any offsets, credit card merchant fees and/or retainage against the Purchase Order price. Should Buyer not act according to the terms of payment for any reason, the terms will be revoked and any remaining goods or services not yet delivered are subject to pre-payment terms whereby payment, in full is due 10 days prior to delivery. Any amounts not paid when due shall bear interest at the rate of 18 percent per annum or the highest lawful rate applicable, if such rate is less than 18 percent, from the date payment was due. The Madden Fabrication Warranty becomes null and void when payment is more than 5 business days past due.

**b. Tax.** Unless otherwise indicated on the Madden Fabrication quote or purchase order, any sales, use, consumption, value added or other goods/services based tax imposed by a state, county/local or other agency with jurisdictional authority is excluded from this order. Buyer is responsible for remitting any taxes that are applicable.

**c. Fees.** Madden Fabrication is not responsible for any fees and or expenses related to licensing, inspections and engineering as required by individual states or local governments.

**2. Change Orders.** All change orders must be signed by the buyer. Prices stated herein are valid for 1 month from the purchase order date, or two weeks from the purchase order date if unsigned, at which time Madden Fabrication may adjust its price if cost factors warrant. Additionally, any modifications to Madden Fabrication Portland Loo quote to customer, prior to formal approval, may result in a price adjustment. Any modification, to Madden Fabrication Portland Loo quote to customer, after formal approval, requested or required by Buyer for any reason shall be performed by Madden Fabrication at Buyer's expense, as follows: (i) Buyer shall submit a written description of the modifications to Madden Fabrication (ii) within 14 days of receipt of Buyer's description, Madden Fabrication shall provide to Buyer a written price quote for the modifications requested; (iii) Buyer shall pay the Change Order Invoice to Madden Fabrication in accordance with payment terms.

**3. Terms of Delivery.** Madden Fabrication will not be liable for any delay in the performance of orders or contracts, or in the delivery or shipment of goods, or for a damages suffered by the buyer by reason of such delay, when such delay is beyond Madden Fabrication control. All goods are shipped F.O.B. Portland, Oregon, which means that the risk of loss or damage to the goods and risk of delays in transit passes to the Buyer when the goods are duly delivered to the carrier at Portland, Oregon. Madden Fabrication has no control over arrival time of shipment, and shall not be responsible for delays in shipments once the goods leave Madden Fabrication plant.

**a. Procedures for Handling Products.** Madden Fabrication suggested procedures for handling products are as follows:

- i. All Madden Fabrication materials, whether palletized or separated from a pallet, must be handled per the instructions detailed in the Portland Loo Installation Procedures submitted with respect to the specified model of Portland Loo restroom facility or component.
  - ii. All material received from, but not manufactured by Madden Fabrication must be handled per the specific handling instructions of the manufacturer of the material.
  - iii. Proper handling equipment its supply and operation are strictly the responsibility of the Buyer.
4. **Description of Products and Warranty.** The Portland Loo and all its associated components shall be warranted against defects in materials and workmanship for a period for not less than one year from date of final acceptance.
5. **Time of Shipment and Delivery.** Unless otherwise specified on the purchase order, Madden Fabrication may ship goods pursuant to an order at any time after the goods are completed and ready for shipment. Further, unless payment has been made in advance, if a carrier holding a Madden Fabrication shipment order by a Buyer is ready to deliver the goods to the buyer, the Buyer agrees to accept the goods at the carrier's earliest possible delivery date and time.
6. **Store & Invoice.** If Buyer delays shipment, regardless of the reason for delay, Madden Fabrication is permitted to invoice and the Buyer accepts the obligation to pay Madden Fabrication under its agreed upon payment terms, using the date the order was ready for shipment as the invoice date. Once the order is invoiced, the materials shall become property of the agency/contractor. Further Madden Fabrication may at its sole discretion invoice the Buyer for a **minimum** of \$450 per month of on-site storage per Loo. Deliveries that are delayed by the Buyer may be canceled by Madden Fabrication and the goods returned to Madden Fabrication at its discretion. Any costs or difficulties arising from the Buyer's act in delaying receipt of Madden Fabrication's shipments are the complete responsibility of the Buyer. The Buyer agrees to pay for the complete shipment cost if Madden Fabrication elects to cause the goods to be returned to Madden Fabrication or delivered to another Buyer.
7. **Cancellation.** Mutual acceptance of the purchase order indicates notice to Madden Fabrication to proceed with the provisions of design service required in completing its fabrication of Portland Loo per this purchase order agreement. Should Buyer cancel its purchase order prior to granting Notice to Proceed in production of the Portland Loo, Buyer shall pay the design fee stated in the purchase order as compensation for design services rendered. Madden Fabrication requires the Buyer to indicate approval of its supply offering by executing the signature page of the Purchase order agreement document and Notice to Proceed. Upon granting Madden Fabrication approval of this purchase order agreement and Notice to Proceed, Buyer accepts responsibility for all costs incurred by Madden Fabrication in producing the Portland Loo for Buyer.

**8. Special Orders.** All products sold by Madden Fabrication are custom to each particular job. Payments toward any product, once made are non-refundable.

**9. Contract Documents.** Together with the Purchase Order, the following constitute the “Contract Documents” and the entire contract between the parties, either written or oral: (i) Approved “final” Madden Fabrication purchase order agreement and (ii) Change Order form (if applicable).

**10. Attorney Fees.** If Buyer fails to pay any amount when due, and Madden Fabrication incurs any expenses in pursuant of collection, Buyer agrees to pay the reasonable attorney fees (whether or not litigation is commenced) and other costs of such collection.

- a. In any dispute involving the interpretation or enforcement of this agreement or involving issues related to bankruptcy (whether or not such issues related to the terms of this agreement), the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney fees, paralegal fees, costs disbursements, and other expense incurred by the prevailing party in the dispute, including those arising before and at any trial, arbitration, bankruptcy, or other proceeding, and in any appeal or review thereof. In addition, the amount recoverable by the prevailing party shall include an amount estimated as the fees, costs, disbursement, and other expenses that will be reasonably incurred in collecting monetary judgment or award, or otherwise enforcing any order, judgment, award, or decree entered in the proceeding
- b. This agreement shall be interpreted and enforced according to the laws of the State of Oregon. The parties irrevocably submit and consent to the jurisdiction of the Multnomah County circuit courts of the State of Oregon and the Oregon Federal District Court, with respect to litigation regarding any dispute, claim or other matter related to this contract.

**11. Intellectual Property.** Madden Fabrication makes and sells the Portland Loo under license from the City of Portland, Oregon. Aside from implied licenses sufficient to install and maintain the Portland Loo purchased by the Buyer under this Agreement, the Buyer’s purchase of the Portland Loo shall not transfer any intellectual property rights pertaining to the Portland Loo, including but not limited to patent, trademark, and copyright rights in the design of the Portland Loo or in the name PORTLAND LOO. All such intellectual property rights shall remain owned by the City of Portland, subject to any licenses or assignments granted or executed by the City of Portland. The Buyer shall have no right to make copies of the Portland Loo, or to sublicense or otherwise commercially use any intellectual property associated with the Portland Loo.

**12. Controlling Provisions.** The terms and conditions of this Purchase Order shall supersede and control any provisions, terms and conditions contained on any confirmation order, Purchase Order, or other writing the Buyer may give or receive, and the rights of the parties shall be governed exclusively by the provisions, terms and conditions thereof.

**13. Binding Effect.** This Purchase Order agreement shall be effective and in force only when signed by Buyer and Madden Fabrication. Madden Fabrication must consent to any assignment of this Purchase Order agreement in writing. Subject to any restrictions upon assignment, this Purchase Order agreement shall be binding on and inure to the benefit of the heirs, legal representative, successors, and assigns of the parties.

**14. Notice.** All notices required by this Purchase Order shall be in writing addressed to the party to whom the notice is directed at the address of that party set forth in this Purchase Order agreement and shall be deemed to have been given for all purposes upon receipt when personally delivered; one day after being sent, when sent by recognized overnight courier service; three days after deposit in United States Mail, postage prepaid, registered or certified mail; or on the date transmitted and received by facsimile. Any party may designate a different mailing address or a different person for all future notices by notice given in accordance with this paragraph.

**15. Modification.** No modification of this Purchase Order agreement shall be valid unless it is in writing and is signed by all of the parties.

**16. Interpretation.** The paragraph headings are for the convenience of the reader only and are not intended to act as a limitation of the scope or meaning of the paragraphs themselves. This agreement shall not be construed against the drafting party.

**17. Severability.** The invalidity of any terms or provisions of the agreement shall not affect the validity of any other provisions.

**18. Waiver.** Waiver of any party of strict performance of any provisions of this Purchase Order agreement shall not be a waiver of or prejudice any party's right to require strict performance of the same provision in the future or any other provision.

**19. Counterparts.** This Purchase Order agreement may be executed in multiple counterparts, each of which shall constitute one agreement, even though all parties do not sign the same counterpart.

X \_\_\_\_\_

Buyer's Authorized Representative

X \_\_\_\_/ \_\_\_\_ / \_\_\_\_.

Date

X \_\_\_\_\_

Portland Loo Representative

X \_\_\_\_/ \_\_\_\_ / \_\_\_\_.

Date



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** Sean R. Fletcher - CPRP, Parks and Recreation Director

**PREPARED BY:** Patrick McVerry - CPRP, Parks and Recreation Deputy Director

**DATE:** 4/15/2019

**SUBJECT:** Reed Street Park Improvements - Bid Ref #98852-054.0

## RECOMMENDATION

It is recommended that the City Commission approve a contract with Balkema Construction in the amount of \$310,000 for improvements to be completed at Reed Street Park - Bid Ref #98852-054.0.

## BACKGROUND

The Department of Parks and Recreation began planning the improvements to Reed Street Park in the spring of 2018. Community input was sought for what types of improvements should be made at the park. There were two community meetings held to discuss improvements and gather input.

## COMMUNITY RESOURCES CONSULTED

The Department of Parks and Recreation has worked with the Edison Neighborhood Association and residents in planning the improvements at Reed Street Park. Community input was gathered at numerous meetings in 2018. Valuable input was received on what improvements should be made.

The Parks and Recreation 10-year Strategic Vision and Imagine Kalamazoo 2025 both identify Inviting Public Places as one of the key strategies the Parks and Recreation Department should focus on, and the park improvements will play a key role in providing this for the Edison Neighborhood.

## FISCAL IMPACT

The Reed Street Park Redevelopment project was included in the 2019 Adopted Budget Capital Improvement Program, with funding from bond proceeds and Foundation for Excellence.

## ALTERNATIVES

There is the alternative to not accept these funds and not make the improvements, but that is not being recommended. Funds are not available in the Parks and Recreation budget to complete these improvements.

## ATTACHMENTS:

| Type | Description |
|------|-------------|
|------|-------------|

|                          |                                  |
|--------------------------|----------------------------------|
| <input type="checkbox"/> | Aerial Bid Results Summary Photo |
|--------------------------|----------------------------------|



## BID RESULTS SUMMARY

**PROJECT:** Reed Street Park Improvements

**DATE:** April 22, 2019

**BIDDERS SOLICITED:** 81

**BIDDERS RESPONDED:** 4

**MBE/WBE BIDS SOLICITED:** 17

**MBE/WBE BIDDERS RESPONDED:** 0

**BID REFERENCE NO:** 98852-054.0

**MBE/WBE AWARDED:** No

**ISSUE DATE:** March 15, 2019

**BID OPENING:** April 11, 2019

**APPROVAL REQUIRED:** City Manager

**FUNDED BY:** CIP & FFE

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| <u>BIDDERS</u>         | <u>AMOUNT BID</u>                                      | <u>LOCATION</u>  |
|------------------------|--------------------------------------------------------|------------------|
| Balkema Construction   | <sup>1</sup> \$310,000.00<br><sup>2</sup> \$290,000.00 | Kalamazoo, MI    |
| James E. Fulton & Sons | <sup>1</sup> \$314,000.00<br><sup>2</sup> \$298,000.00 | Kalamazoo, MI    |
| Pel Construction, LLC  | <sup>1</sup> \$352,772.00<br><sup>2</sup> \$340,772.00 | Grand Rapids, MI |

<sup>1</sup>WITH Prevailing Wages Bid

<sup>2</sup>WITHOUT Prevailing Wages Bid

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



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



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** Rebekah Kik, Director Community Planning and Economic Development

**PREPARED BY:** Christina Anderson, City Planner

**DATE:** 4/22/2019

**SUBJECT:** Natural Features Protection Overlay Zoning District Creation

## RECOMMENDATION

Staff recommends that the City Commission move the proposed text amendments to the May 20, 2019, meeting for a public hearing and vote.

## BACKGROUND

Intent. Imagine Kalamazoo 2025, the Strategic Vision, and the 2025 Master Plan set a goal of greater Environmental Responsibility for the community. In the Master Plan, one way this translated was through the goal of "Protecting Natural Features throughout the City for well-head protection, watershed, erosion, urban forest, tree canopy, wildlife refuge, agriculture, and restoration along Kalamazoo River and Creek corridors."

The proposed Natural Features Protection Overlay District defines the Natural Features that exist in Kalamazoo and sets standards to better protect and manage these Features during site development. The Overlay is proposed to be mapped throughout the City generally following the 2025 Master Plan – Future Land Use map. Applying this map to lots is the second NFP item on the Commission's agenda.

Overlay Guiding Principles. Using the 2025 Master Plan as a starting point, City staff, with the assistance of a technical advisory committee and the community, drafted the proposed Natural Features Protection Overlay District. This work was also guided by four (4) principles:

1. NFP is intended to foster more thoughtful development around the City's Natural Features; not to prevent development from occurring.
2. The Overlay standard must be tied to the Natural Feature(s) they are intended to impact.
3. The Overlay standards must be implementable and enforceable by City staff.
4. NFP will be applied City-wide on a variety of parcel sizes, shapes, and underlying zoning districts.

Zoning Overlay as a Tool. To implement the goal of NFP as outlined in the Master Plan, staff considered several options ultimately determining that a zoning overlay district would be the best vehicle to meet the Master Plan's intent. A zoning overlay creates a set of standards that are applied to a parcel in addition to the standards of the base or underlying zoning district. Applying an overlay district does not change a parcel's base zoning designation.

NFP Overlay District Standards. The proposed NFP Overlay district defines six Natural Features (Wetlands, Water Resources, Trees, Woodlands, Slope, and Natural Heritage Communities) and establishes standards for how each should be taken into consideration during plan development and how to protect and manage each during construction/site work and beyond. The protection tool in many cases is a minimum setback distance from the Natural Features. Unlike a setback that is typically found in a zoning district, which locates where a building can be located in relationship to a property line, this setback area must remain undisturbed or be restored/planted with a vegetated buffer in addition to not located buildings or infrastructure in it.

In addition to standards associated with each of the six defined Natural Features, the Overlay includes site development standards, such as mirroring the use requirements already in our Wellhead Protection Overlay District (located around the City's drinking water wells to protect our water supply), leaving required pervious coverage areas undisturbed, and stronger stormwater management tools. There is also built-in flexibility with setback and decorative landscape requirements of the base district.

To assist in long term implementation, the proposed text amendment also establishes a review board comprised of local experts in each of the Natural Features and development. This will be a Mayoral-appointed and City Commission-approved Board. It will participate in plan review in a similar way as do the Historic District Commission (HDC) or the Downtown Design Review Board (DDRC) during Site Plan Review. This board will also assist the City with Phase 2 and 3 of the NFP, detailed below.

The proposed Overlay includes two reserved sections. Floodplains and habitat corridors will be further explored in Phase 2 to understand how to best manage these Natural Features in the future. In addition as it relates to floodplains, the City is currently studying flooding and floodplains in conjunction with work by the Army Corp of Engineers and Federal Emergency Management Agency (FEMA). This work will also inform how floodplains are included in the NFP Overlay District.

Future Phases. This proposed Ordinance and Map change is the first phase of Natural Features Protection work in Kalamazoo. The second phase will focus on a deeper dive into the mapping of the Natural Features in Kalamazoo to further investigate the features and locations that the community requested to be considered. This work could inform the locations where NFP is mapped in the future and/or inform the standards within the Overlay. Phase 3 is focused on community education and stewardship of individual properties in Kalamazoo.

## **POLICY CONSIDERATIONS**

The proposed NFP Overlay District aligns with the City's vision and plans as follows.

2025 Master Plan. This proposal is in alignment with the 2025 Master Plan - Future Land Use Map and IK at Work, which called for the implementation of Natural Features Protection in 2019.

- Strategic Vision. This proposal is in alignment with the Strategic Vision, specifically Environmental Responsibility (Responsible Development and Sustainability & Conservation).

- Public Participation Plan. The Zoning Overlay District was created using the City's Public Participation Plan to shape the outreach and engagement activities. Creation of the NFP has a high impact over a large geography, consequently a wide number of outreach tools were utilized, including a technical advisory group, four focus groups, social media, websites, and a City-wide meeting.

- 6-Month Moratorium. The Zoning Overlay District draft and the outreach associated with its creation were completed within the moratorium timeline provided by the City Commission on December 3, 2018, through a transparent community process.

- Planning Commission Recommends Approval. The Planning Commission recommends approval to the City Commission for the addition of the NFP Overlay District into Chapter 50 Zoning.

- Five Factors to Consider when Reviewing Zoning Requests. When Commissioners are considering a zoning request, the following should be considered in the review.

1. Alignment with 2025 Master Plan, Neighborhood Plans, and Strategic Vision.

- NFP is a stated goal in the 2025 Master Plan.
- The draft Oakland Drive Winchell Neighborhood Plan supports the creation of NFP standards.
- NFP aligns with the Environmental Responsibility strategic vision goal.

2. Change of Conditions.

Kalamazoo is experiencing growth and redevelopment around the City. Many in the community have provided comment through Imagine Kalamazoo and in process to create this draft Overlay District that when development and redevelopment occur, Natural Features are not taken into account during the plan development or site work phases. The City Commission placed a moratorium on development projects within the NFP area as mapped in the Master Plan until June 3<sup>rd</sup>, expressing that the time to establish the NFP standards is now.

3. Address a Demonstrated Community Need.

The inclusion of NFP in the 2025 Master Plan and robust attendance at NFP meetings over the last 4 months demonstrate a strong community interest and desire for this project.

4. Compatibility with Surrounding Uses.

The proposed is an Overlay Zoning District, designed to work with any base or underlying district standards. It was created to better guide development as it relates to parcels containing Natural Features. It recognizes that some parcels have both a natural context and a human-centric development context and works to achieve a better compatibility between these two.

5. Development Pattern.

This proposed Overlay District does not create new rights-of-way or infrastructure networks that alter the pattern of development. Instead, these standards are recognition that some parcels, in addition for being appropriate for commercial or residential or industrial uses, also contain Natural Features. NFP standards recognize this second context for these parcels and set parameters for how the Natural Features are protected during construction.

## COMMUNITY RESOURCES CONSULTED

Using the City's Public Participation Plan, staff created an extensive outreach process to assist in the creation and review of the draft NFP Overlay Ordinance.

Advisory Technical Committee. Shortly after the moratorium was passed, City staff gathered a group of local environmental and development experts to define and guide NFP standard development. This group met with staff five times this winter.

Focus Group Presentations. Staff hosted 4 focus group presentations. These meetings were open to anyone, but staff targeted invitations to key stakeholder groups.

- Neighborhood: west. At the regularly scheduled February 20 meeting of the Oakland Drive Winchell Neighborhood, staff presented the first draft to a full house.
- Neighborhood: east. Kalamazoo Eastside Neighborhood Association hosted a second neighborhood focused meeting on February 27. This meeting was attended by WMU students, residents, and the Sisters of St. Joseph.
- Environmental & Conservation Organizations. At the February 20 meeting of the City's Environmental Concerns Committee, staff presented to full City Commission Chambers.
- Development Interests. On February 28, staff presented to about two dozen engineers, architects, attorneys, landscape architects, planners and developers.

- City-Wide Meeting. After revising and releasing 2 more drafts, staff presented to a large group at the Kalamazoo Public Library.

WMU. Staff presented the NFP draft in March to WMU students.

Online Resources. In addition to meetings, staff regularly posted process and draft updates on [www.imaginekalamazoo.com/nfp/projects](http://www.imaginekalamazoo.com/nfp/projects). Through this site, drafts could be reviewed and comments sent directly

through an online portal. Staff also received comments directly via email and by phone.

## **FISCAL IMPACT**

The creation of the NFP Review Board will require staff time to manage and facilitate the review of projects during Site Plan Review.

## **ALTERNATIVES**

The Commission could opt to not move this item forward for a public hearing and vote. This action could mean that the moratorium would expire prior to having standards in place.

## **ATTACHMENTS:**

| Type             | Description                                       |
|------------------|---------------------------------------------------|
| ▣ Ordinances     | Chapter 50 Zoning Amendment                       |
| ▣ Proposal       | Chapter 50 NFP Text Amendment                     |
| ▣ Minutes        | April 9, 2019 Planning Commission Minutes (DRAFT) |
| ▣ Correspondence | NFP Correspondence Received                       |

**CITY OF KALAMAZOO, MICHIGAN  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND CHAPTER 50 “ZONING”,  
OF THE CITY OF KALAMAZOO CODE OF ORDINANCES TO ADD LANGUAGE TO  
IMPLEMENT THE NATURAL FEATURES PROTECTION OVERLAY DISTRICT**

**THE CITY OF KALAMAZOO ORDAINS:**

**Section 1.** Section 50-1.3 “Definitions” of Chapter 50 “Zoning” of the Kalamazoo City Code of Ordinances is amended to add terms to accommodate and implement the Natural Features Protection Overlay District, as attached hereto.

**Section 2.** Section 50-3.2 “Overlay Zone Districts” is added to Chapter 50 “Zoning” of the Kalamazoo City Code of Ordinances to create the Natural Feature Protection Overlay District, as attached hereto.

**Section 3.** The title to Article 6 of Chapter 50 “Zoning” is amended to “Zoning Overlay Standards” and Section 50-6.1 “Overlay District Requirements” is added, as attached hereto.

**Section 4.** Section 50-6.2 “Natural Features Protection Overlay Standards” is added to Chapter 50 “Zoning” as attached hereto.

**Section 5. Construction.** In the event of any conflict between the provisions of Chapter 50 “Zoning” and Appendix A “Zoning Ordinance”, the language of Chapter 50 is controlling.

**Section 6. Severability.** If any section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the remaining portions of this ordinance.

**Section 7. Effective Date.** Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage.

**CERTIFICATE**

The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on \_\_\_\_\_, 2019. Public notice was given and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267, 1976, M.C.L. § 15.261 et. seq). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted and authenticated by the Mayor and City Clerk as required by the Charter of said City.

\_\_\_\_\_  
Bobby J. Hopewell, Mayor

\_\_\_\_\_  
Scott A. Borling, City Clerk

## Chapter 50 - Table of Contents

What articles will be amended with the NFP Overlay.

Article 1. General Requirements (definitions)

Article 2. Review Bodies and Processes

Article 3 Zoning Districts & Map (add overlay district)

Article 4. Use Regulations

Article 5: Zoning Standards: Lot Types

Article 6: Zoning Standards: Overlay District Standards (add article for overlay  
(replacing Article 6. Street Types )

Article 7. Parking & Loading Regulations

Article 8. Landscape & Screening Regulations

Article 9 Signage.

Article 10 Lighting.

## Article 50-3. Zoning Districts.

### 50-1.3 Definitions

(these are new definition to be integrated into the existing 50-1.3 Zoning)

**Basal Area.** A method of determining Woodland density by measuring the cross-sectional area of individual tree stems over a particular unit area.

**Best Management Practices (BMP).** Commercial or professional procedures that are accepted or prescribed as being correct or most effective.

**Canopy, Tree.** The upper layer of a Woodland formed by the crowns of mature trees.

**Critical Root Zone (CRZ).** The zone encompassing the majority of a tree's roots. It is calculated by measuring the diameter of a tree trunk at breast height and measuring outward from the trunk eighteen (18) inches for every inch of trunk diameter. Refer to Figure 1.3-1 Measuring Critical Root Zone.

**Develop.** The construction, removal, or renovation of a primary or accessory structure or other impervious surfaces on a parcel.

**Diameter at Breast Height (DBH).** The diameter of a tree trunk measured at 4.5 feet above ground level.

**Disturbance.** Includes any of the following: 1) placement of impervious surface or structure; 2) exposure or movement of soil, including removal or addition of soil or other natural or manufactured materials; or 3) clearing, cutting, or removing of vegetation.

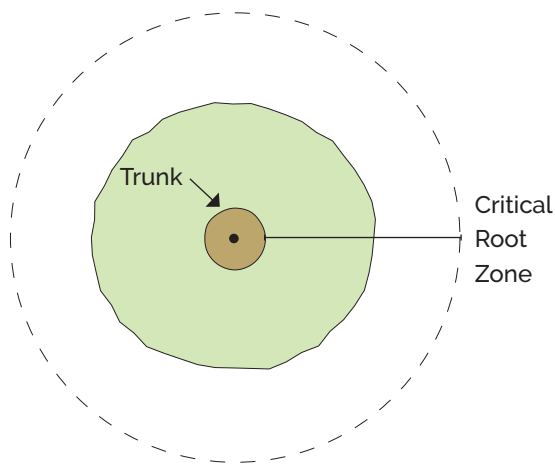


Figure 1.3-1 Measuring Critical Root Zone



**Ecosystem.** A biological community of interacting organisms and their physical environment.

**Ecosystem Assessment, Woodland.** A method for quickly gathering information about the plant density, species diversity, and/or condition of a Woodland habitat.

**Endangered Species.** Any species recognized by the State of Michigan and/or Federal government as being in danger of extinction throughout all or a significant portion of its range.

**Forbs.** Non-woody plants and wildflowers other than grasses.

**Graminoids.** Grasses, sedges, and rushes.

**Habitat.** The natural home or environment of an animal, plant, or any other living organism.

**Habitat Corridor.** An area of land containing wildlife habitat, generally native vegetation, which joins or provides passage between two or more larger areas containing similar wildlife habitat, and the entire corridor thus formed.

**Invasive Species.** Any living organism that is not native to an ecosystem and causes the ecosystem harm.

**Nativar.** A cultivar of a native plant species.

**Native Species.** A species that normally lives and thrives in a particular place as a result of natural processes, not human introduction, disturbance, or intervention. For the purposes of this Article, a particular place is defined as Kalamazoo County.

**Natural Communities.** Groups of plants and animals and their physical environment that have experienced minimal human-caused disturbance or recovered from that disturbance.

**Natural Features.** Features defined in the Natural Feature Protection Overlay, specifically Wetlands, Water Resources, Trees, Woodlands, Floodplains, Slopes, Natural Heritage Areas, and Habitat Corridors.

**Natural Vegetation.** Plants that grow naturally, especially but not limited to those that provide habitat for wildlife; deep-roots to stabilize banks, shorelines, and slopes; or canopy for shade.

**NREPA.** Michigan's Natural Resources and Environmental Protection Act, 451 of 1994, as amended, MCL 324.101 - 324.90106.

Ordinary High Water Mark. The upper limit that the water level reaches during regular changes in water level. Refer to Figure 6.2-1 Wetland and Water Resources Setbacks.

Parcel, Parent. The parcel or tract of land lawfully in existence on the effective date of the Natural Features Protection Overlay District.

Preserve. An area of land under common ownership by a tax-exempt nonprofit organization where a management plan for conservation, wildlife, historic resources, or ecological resources or values is actively implemented.

Restoration. The process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed.

Riparian Area. The area adjacent to a Water Resource or Wetland.

Runoff. The portion of precipitation that does not soak into the ground or evaporate.

Semi-pervious Materials. A ground surface covering that allows for at least forty (40) percent absorption of water into the ground or vegetation, such as porous pavement, pavers, crushed stone, or gravel.

Slope. The area of the ground surface where there is a change in elevation over a horizontal distance.

Slope Face. The surface area of the slope from Top to Toe of Slope. Refer to Figure 1.3-2 Parts of a Slope.

Slope Percent Grade. The vertical change in the elevation of the ground surface (rise) divided by the specific horizontal distance (run) multiplied by 100.

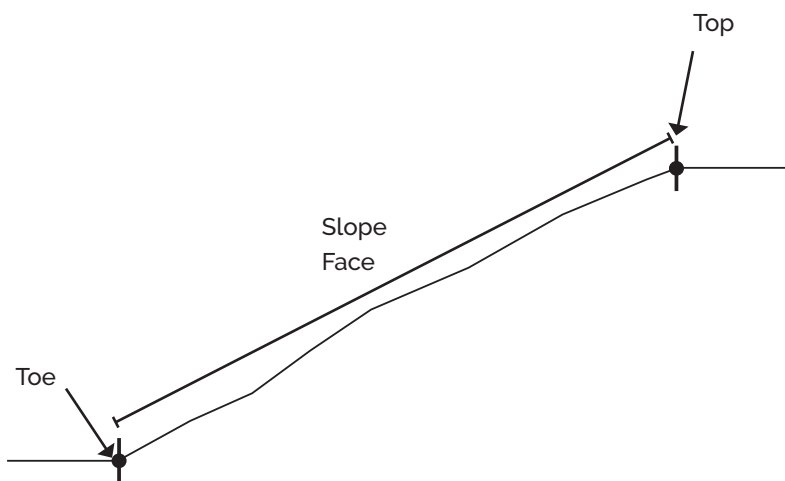


Figure 1.3-2 Parts of a Slope

**Slope Analysis.** An analysis based upon a topographic survey used to calculate the grade of slopes.

**Stormwater Best Management Practices (BMP).** Tools used to prevent or reduce stormwater runoff and/or associated pollutants as determined by professional associations, State of Michigan, or Federal government, such as the Michigan Low Impact Development Manual.

**Stormwater Runoff.** Runoff and any other surface water drainage that flows into natural or man-made drainage ways.

**Top of Slope.** The highest part of a slope. Refer to Figure 1.3-2 Parts of a Slope.

**Toe of Slope.** The lowest part of a slope. Refer to Figure 1.3-2 Parts of a Slope.

**Threatened Species.** Any species recognized by the State of Michigan and/or Federal government which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

**Turf Grass.** Any variety of commercial grasses grown and maintained to form turf.

**Understory.** The layer or layers of woody vegetation — including understory trees and shrubs — that naturally grow beneath a Tree Canopy.

**Vegetated Buffer.** A permanent, maintained strip of vegetation designed to help absorb and slow the velocity of surface Stormwater Runoff, and filter out sediment and other pollutants.

**Wetland Determination.** An on-site investigation to determine whether the presence of water, hydric soils, and wetland vegetation occur in such a manner as to meet the definition of a Wetland.

**Wild-type.** A straight species native plant that has not been commercially cultivated for a specific characteristic, which provides for natural genetic diversity, disease resistance, climate resiliency, and reliable pollinator habitat.

**Zoning District, Base.** Also referred to as underlying zoning. The zoning regulations applied to a parcel according to the Zoning Map.

**Zoning District, Overlay.** A set of standards placed on a parcel in addition to the standards of the Base Zoning District.

## Article 50-3. Zoning Districts.

**50-3.2 Overlay Zone Districts.** Refer to Figure 1.2-2 Zoning Overlay District Map of the following overlay districts.

A. Natural Feature Protection (NFP) Overlay District. Natural Features Protection (NFP) Overlay District is an overlay district providing additional development standards for parcels containing or adjacent to Natural Features.

## Article 6. Zoning Standards: Overlay District Standards

### 50-6.1 Overlay District Requirements.

A. Applicability. Overlay Districts are applied to parcels in addition to the base or underlying Zoning District as mapped in the Zoning Map. Unless otherwise provided, an overlay zoning district shall include and be applicable to whole parcels and any parcels subsequently joined or combined with a parcel subject to any overlay zone regulations.

B. Intent. Overlay Districts provide an additional set of requirements for the development and use of parcels with the Overlay

C. Conflict. If a conflict arises between the Overlay District regulations and those of the Base Zoning District, the Overlay District regulations control.

### 50-6.2 Natural Features Protection Overlay Standards

A. Intent. The NFP Overlay District is intended to protect Natural Features in the City of Kalamazoo, specifically Wetlands, Water Resources, Trees, Woodlands, Floodplains, Slopes, Natural Heritage Areas, and Habitat Corridors.

B. Applicability. The NFP Overlay District standards apply as follows.

- (1) The Natural Features Standards are divided by defined Natural Feature. When a parcel is developed, redeveloped, or the Natural Feature is impacted due to any site alterations, the standards for all applicable Natural Features are applied.
- (2) The Site Development Standards shall be applied to all parcels in the NFP Overlay District.
- (3) Overlay standards shall not eliminate the need to obtain a permit from the Michigan Department of Environmental Quality (MDEQ) or any other State, Federal, or regional permitting agency, if required.
- (4) Structures existing on the effective date of the ordinance creating the NFP Overlay District that do not meet the setbacks required in this Article are permitted and may be altered or expanded provided that they do not increase the amount of their non-conformance with the standards in this Article.

C. Natural Feature Standards: Wetlands. A Wetland is any area, regardless of parcel boundaries, that is characterized by the presence of water at a frequency and duration sufficient to support wetland vegetation or aquatic life, or otherwise defined in Part 303 of the NREPA.

(1) Wetland Determination. If any area on a parcel appears to be supporting wetland vegetation or is identified on the National Wetlands Inventory (NWI) map, one of the following is required.

- (a) The area in question shall be treated as a Wetland and the standards of this Section apply.

(b) A Wetland Determination shall be completed by a qualified professional, such as a Professional Wetland Scientist to confirm whether the area in question is a Wetland.

(2) Altering a Wetland. Alteration to a Wetland is prohibited except as allowed by the NREPA. A copy of any required permits obtained from the State to alter a Wetland must be submitted to the City.

(3) Wetland Setbacks. Setback distance is measured from the outer edge of wetland vegetation. Refer to Figure 6.2-1 Measuring Wetland and Water Resource Setbacks and Figure 6.2-2 Setbacks Across Parcel Boundaries.

(a) The size of the Wetland setback is based on the size of the parent parcel following the distances in Table 6.2-1 Wetland and Water Resources Setbacks.

(b) Prohibited Activities. The following activities are prohibited in the setback.

- [1] Development activities, such as structures, impervious surfaces, parking, driveways, etc.
- [2] New Stormwater BMPs.

(c) Permitted Activities. The follow activities are permitted in the setback.

- [1] Water and sewer lines, utility lines, bridge abutments or approaches, or semi-pervious, non-motorized trailways, may be developed and maintained within a Wetland setback with approval from all applicable local, State, and/or Federal agencies.
- [2] Restoration activities, such as planting with native vegetation with approval from all applicable local, State, and/or Federal agencies.
- [3] Mitigation activities required under the NREPA.

(4) Protection During Construction. Appropriate erosion control measures must be used according to Chapter 30 of the Kalamazoo City Code.

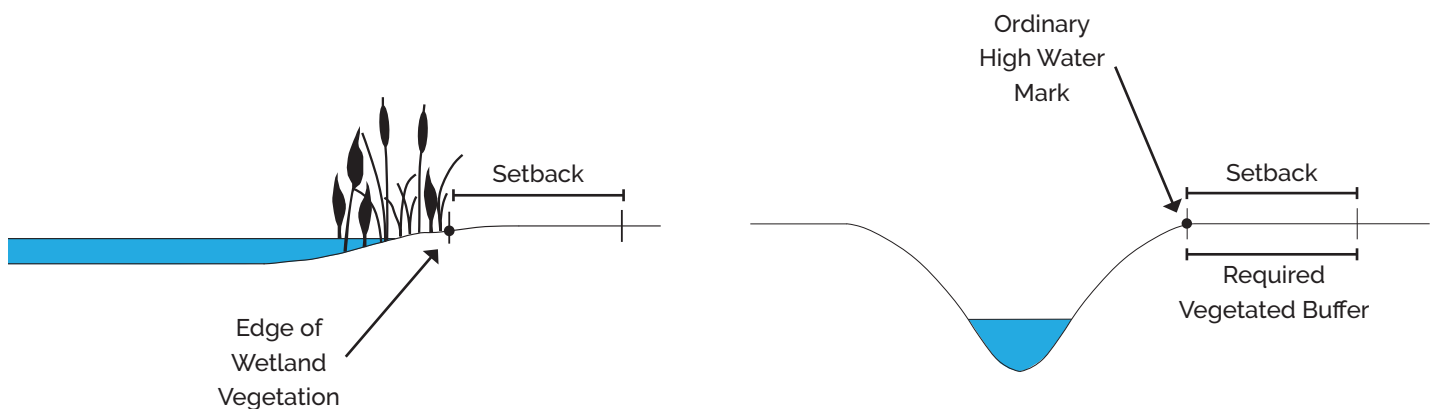


Figure 6.2-1 Measuring Wetland and Water Resource Setbacks

D. Natural Feature Standards: Water Resources. A Water Resource is any lake, pond, or impoundment; a river, stream, or creek which may or may not be serving as a drain; or any other body of water that has defined banks, a bed, and visible evidence of a continued flow or continued occurrence of water, or as otherwise defined in Part 301 of the NREPA.

(1) Altering a Water Resource. Alteration to a Water Resource is prohibited except as allowed by the NREPA. A copy of any required permits obtained from the State to alter a Water Resource must be submitted to the City.

(2) Water Resource Setbacks. Setback distance is measured from the Ordinary High Water Mark of all Water Resources, including when the Water Resource is located off the parcel but within the setback distance. Refer to Figure 6.2-1 Measuring Wetland and Water Resource Setbacks and Figure 6.2-2 Setbacks Across Parcel Boundaries.

(a) The size of the Water Resource setback is based on the size of the parent parcel following the distances in Table 6.2-1 Wetland and Water Resources Setbacks.

(b) Prohibited Activities. The following activities are prohibited in the setback.

- [1] Development activities, such as structures, impervious surfaces, parking, driveways, etc.
- [2] New Stormwater BMPs.

(c) Permitted Activities. The following activities are permitted in the setback.

- [1] Up to twenty (20) percent of the setback area may be developed with semi-pervious materials, such as paths or mowed Turf Grass.

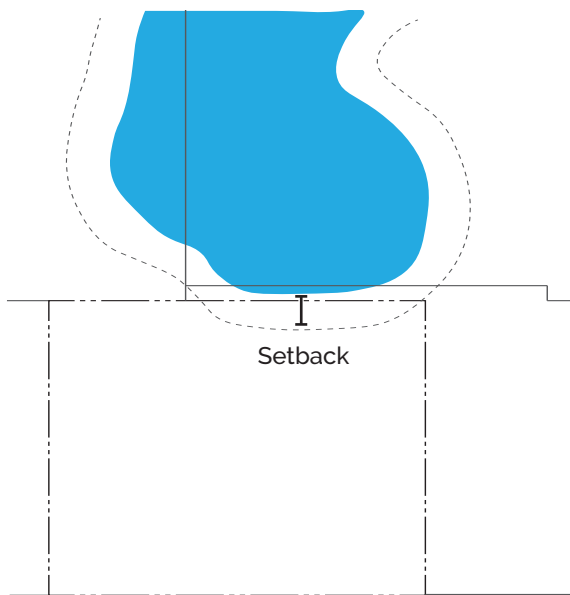


Table 6.2-1 Wetland and Water Resources Setbacks

| Size of Parent Parcel | Minimum Required Setback |
|-----------------------|--------------------------|
| Greater than 1 acre   | 25 feet                  |
| 1/2 acre - 1 acre     | 20 feet                  |
| Less than 1/2 acre    | 15 feet                  |

Figure 6.2-2 Setbacks Across Parcel Boundaries

Table 6.2-2 Example Plants for Vegetated Buffers

| Common Name                 | Scientific Name                     | Type      |
|-----------------------------|-------------------------------------|-----------|
| Silky Dogwood               | <i>Cornus amomum</i>                | Shrub     |
| Red Osier, Red Twig Dogwood | <i>Cornus stolonifera, sericea</i>  | Shrub     |
| Common Elderberry           | <i>Sambucus canadensis</i>          | Shrub     |
| Atlantic Ninebark           | <i>Physocarpus opulifolius</i>      | Shrub     |
| Common Winterberry          | <i>Ilex verticillata</i>            | Shrub     |
| Northern Spicebush          | <i>Lindera benzoin</i>              | Shrub     |
| Highbush Blueberry          | <i>Vaccinium corymbosum</i>         | Shrub     |
| Lake Sedge                  | <i>Carex lacustris</i>              | Graminoid |
| Tussock Sedge               | <i>Carex stricta</i>                | Graminoid |
| Bottlebrush Sedge           | <i>Carex hystericina</i>            | Graminoid |
| Bebb's Sedge                | <i>Carex bebbii</i>                 | Graminoid |
| Common Fox Sedge            | <i>Carex vulpinoidea</i>            | Graminoid |
| Prairie Cordgrass           | <i>Spartina pectinata</i>           | Graminoid |
| Dark-Green Bulrush          | <i>Scirpus atrovirens</i>           | Graminoid |
| Cottongrass Bulrush         | <i>Scirpus cyperinus</i>            | Graminoid |
| Bluejoint Grass             | <i>Calamagrostis canadensis</i>     | Graminoid |
| Common Rush                 | <i>Juncus effusus</i>               | Graminoid |
| Spotted Joe-Pye-Weed        | <i>Eutrochium maculatum</i>         | Forb      |
| White Turtlehead            | <i>Chelone glabra</i>               | Forb      |
| New England American Aster  | <i>Symphyotrichum novae-angliae</i> | Forb      |
| Purple-Stem American Aster  | <i>Symphyotrichum puniceum</i>      | Forb      |
| Flat-Topped White Aster     | <i>Doellingeria umbellata</i>       | Forb      |
| Common Boneset              | <i>Eupatorium perfoliatum</i>       | Forb      |
| Swamp Milkweed              | <i>Asclepias incarnata</i>          | Forb      |
| Cutleaf Coneflower          | <i>Rudbeckia laciniata</i>          | Forb      |
| Pin Oak                     | <i>Quercus palustris</i>            | Tree      |
| Swamp White Oak             | <i>Quercus bicolor</i>              | Tree      |
| Black Tupelo, Black Gum     | <i>Nyssa sylvatica</i>              | Tree      |
| Tamarack, American Larch    | <i>Larix laricina</i>               | Tree      |



[2] Water and sewer lines, utility lines, bridge abutments or approaches, or semi-pervious, non-motorized trailways, may be developed and maintained within a Water Resource setback with approval from all applicable local, State, and/or Federal agencies.

[3] Disturbance to the bank or shoreline, as expressly allowed under State law, is permitted when a restoration plan is prepared by a qualified professional, such as a Michigan Certified Natural Shoreline Professional or Professional Engineer.

[4] Operation and maintenance of existing flood control facilities or Stormwater BMPs.

(3) Required Planting. The setback must contain Natural Vegetation, including a combination of trees, shrubs, grasses, and Forbs to form a Vegetated Buffer in a Riparian area. The Vegetated Buffer must meet one (1) of the following.

(a) Where the bank or shoreline contains Natural Vegetation.

[1] Existing vegetation must remain undisturbed during and after construction activities.

[2] Supplemental planting or seeding is allowed when Native Species are used. Mowed turf grass does not qualify as Natural Vegetation.

[3] Removal of invasive species and/or dead or diseased woody species are allowed, if they are replaced according to the parameters in 50-6.2D(3)(b)[3].

(b) Where the bank or shoreline is not covered in Natural Vegetation.

[1] A Vegetated Buffer must be planted and maintained in the setback.

[2] Soil preparation for planting is allowed with proper soil erosion controls.

[3] A diverse mix of appropriate native species is required, as follows.

[a] At least twelve (12) different species must be planted.

[b] At least two (2) species from each of the following plant types must be planted: shrubs, Graminoids, and Forbs. Refer to Table 6.2-2 Example Plants for Vegetated Buffers.

[c] Trees may be planted if appropriate to the site. Refer to Table 6.2-5 Replacement Tree List.

[4] Any combination of native seed mix, plant plugs, bare root trees or shrubs, and/or container plants, trees, or shrubs are permitted.

(c) Exceptions. The Vegetated Buffer is not required when a structure or parcel is being redeveloped unless the project increases the site's impervious coverage on the parcel by more than ten (10) percent or if the project is being conducted within twenty (20) feet of the Water Resource setback.

(4) Protection During Construction. Appropriate erosion control measures must be used according to Chapter 30 of the Kalamazoo City Code.

(5) Operation and Maintenance Agreement. The Vegetated Buffer must be included in the Stormwater Operation and Maintenance Agreement, if an Agreement is required for the project.

E. Natural Feature Standards: Floodplains. Reserved.

F. Natural Feature Standards: Trees. Trees that provide special value to the community or ecosystem are protected through the NFP Overlay District.

(1) Tree Criteria. When Trees meet any of the following criteria and are not counted as part of a Woodland, the standards of this Overlay apply.

(a) Trees on the Special Status Tree List in Table 6.2-4.

(b) Any Tree larger than twenty-four (24) inches DBH.

(2) Tree Protection. Trees and their CRZ shall be protected during site development and construction.

(a) Disturbance. No disturbance is allowed within a CRZ, except as follows.

[1] Fences are permitted when they meet all other applicable zoning standards.

[2] Management of other Trees or Woodlands with a plan by a qualified professional, such as an International Society of Arboriculture (ISA) Certified Arborist.

(b) Protection During Construction. The CRZ of Trees shall be protected following the standards of 50-6.2K(8) Protection During Construction.

(3) Tree Removal. Trees may be removed in the following circumstances.

(a) Tree is located such that it impedes access to the site or prevents utility connections.

(b) A qualified professional has determined the tree is diseased, dying, or has sustained substantial damage prior to site work.

(c) Location of the Tree presents a threat to the structural integrity of an existing structure or infrastructure.

(4) Replacement. Any Tree meeting the criteria which is removed from the parcel must be replaced as follows.

(a) Except as otherwise permitted by this subsection, the replacement ratio is 1:1, where for every inch of Tree removed in total from the parcel, an equivalent number of inches must be replaced by newly planted Trees as follows.

[1] Inches of Tree removed shall be measured at DBH.

[2] Replacement Trees shall be selected from the Replacement Tree List in Table 6.2-5. Site context should be taken into consideration when selecting a replacement Tree.

[3] Replacement Trees must be two (2) inch caliper or greater, unless otherwise stated in Table 6.2-5.

(b) A replacement ratio of 3:1 is applicable in the following circumstances (where for every three (3) inches of Tree

DBH removed, one (1) inch of new replacement Tree DBH must be planted).

[1] Replacement Tree is four (4) inch caliper or greater.

[2] Replacement Tree has a special value in terms of long-term survival rate, habitat quality, or climate resiliency, as indicated by the ratios in Table 6.2-5 Replacement Tree List.

(c) Location. Replacement Trees shall be located as follows.

[1] Replacement Trees shall be located on the site from which they are removed.

[2] The NFP Review Board can approve alternative locations, if on-site replacement is not possible provided that the alternative is within the City of Kalamazoo.

[3] Replacement Trees cannot be located within a parking lot.

G. Natural Feature Standards: Woodlands. Woodlands provide important ecosystem services and habitat corridors and are protected by the NFP Overlay District.

(1) Woodland Criteria. When trees located on a parcel meet the following criteria, the area shall be considered a Woodland and the standards of this Overlay apply.

(a) Minimum Area. Trees cover a minimum area of 21,780 square feet or a half (1/2) acre, regardless of parcel boundaries. Refer to Figure 6.2-3 Defining and Delineating a Woodland.

(b) Tree Count. The area contains the equivalent of at least forty (40) trees per acre of at least two (2) inches DBH and reach or at maturity will reach at least fifty (50) feet in height.

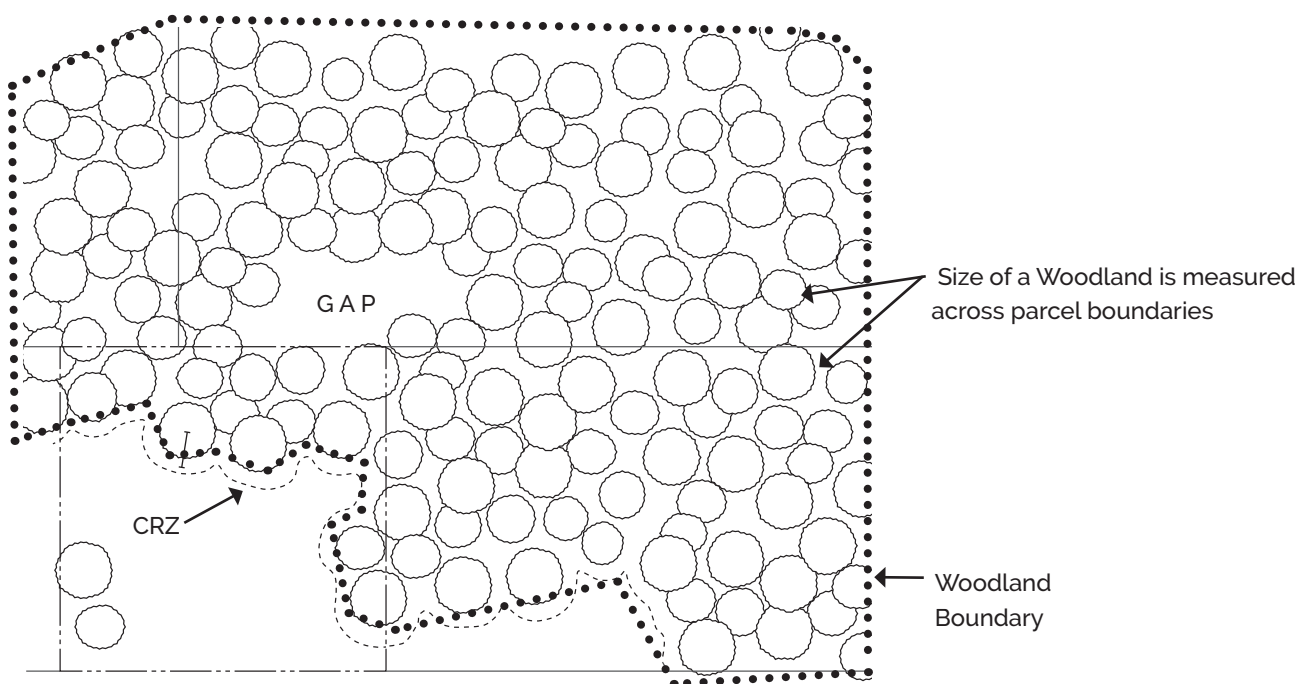


Figure 6.2-3 Defining and Delineating a Woodland

Table 6.2-4 Special Status Tree List

| Common Name                      | Scientific Name                      | DBH (inches)* |
|----------------------------------|--------------------------------------|---------------|
| Ash                              | <i>Fraxinus spp. (not cultivars)</i> | 18"           |
| Basswood, Linden                 | <i>Tilia americana</i>               | 18"           |
| Beech                            | <i>Fagus spp.</i>                    | 18"           |
| Buckeye (Horsechestnut)          | <i>Aesculus spp.</i>                 | 18"           |
| Cherry, Black                    | <i>Prunus serotina</i>               | 18"           |
| Elm, American                    | <i>Ulmus americana</i>               | 18"           |
| Elm, Slippery                    | <i>Ulmus rubra</i>                   | 18"           |
| Elm, Winged                      | <i>Ulmus alata</i>                   | 18"           |
| Fir                              | <i>Abies spp.</i>                    | 18"           |
| Fir, Douglas                     | <i>Pseudotsuga menziesii</i>         | 18"           |
| Kentucky Coffeetree              | <i>Gymnocladus dioicus</i>           | 18"           |
| Maple, Red                       | <i>Acer rubrum</i>                   | 18"           |
| Maple, Silver                    | <i>Acer saccharinum</i>              | 18"           |
| Maple, Sugar                     | <i>Acer saccharum</i>                | 18"           |
| Pine, Red                        | <i>Pinus resinosa</i>                | 18"           |
| Pine, White                      | <i>Pinus strobus</i>                 | 18"           |
| Spruce                           | <i>Picea spp.</i>                    | 18"           |
| Sycamore, American               | <i>Plantanus occidentalis</i>        | 18"           |
| Tuliptree                        | <i>Liriodendron tuliperifera</i>     | 18"           |
| Walnut, Black                    | <i>Juglans nigra</i>                 | 18"           |
| Honey Locust                     | <i>Gleditsia triacanthos</i>         | 16"           |
| Oak, Black                       | <i>Quercus velutina</i>              | 16"           |
| Oak, Bur                         | <i>Quercus macrocarpa</i>            | 16"           |
| Oak, Northern Red                | <i>Quercus rubra</i>                 | 16"           |
| Oak, White                       | <i>Quercus alba</i>                  | 16"           |
| Arbor-vitae, Eastern White Cedar | <i>Thuja occidentalis</i>            | 12"           |
| Birch                            | <i>Betula spp.</i>                   | 12"           |
| Birch, River                     | <i>Betula nigra</i>                  | 12"           |
| Cherry, Flowering                | <i>Prunus spp.</i>                   | 12"           |
| Crabapple                        | <i>Malus spp.</i>                    | 12"           |
| Dawn Redwood                     | <i>Metasequoia glyptostroboides</i>  | 12"           |
| Eastern Hemlock                  | <i>Tsuga canadensis</i>              | 12"           |
| Ginkgo                           | <i>Ginkgo biloba</i>                 | 12"           |

Table 6.2-4 (Continued) Special Status Tree List

| Common Name                   | Scientific Name                            | DBH (inches)* |
|-------------------------------|--------------------------------------------|---------------|
| Hickory, Bitternut            | <i>Carya cordiformis</i>                   | 12"           |
| Hickory, Pignut               | <i>Carya glabra</i>                        | 12"           |
| Hickory, Shagbark             | <i>Carya ovata</i>                         | 12"           |
| Hickory, Shellbark            | <i>Carya laciniosa</i>                     | 12"           |
| Oak, Chinkapin                | <i>Quercus muehlbergii</i>                 | 12"           |
| Oak, Northern Pin             | <i>Quercus ellipsoidalis</i>               | 12"           |
| Oak, Swamp White              | <i>Quercus bicolor</i>                     | 12"           |
| Pear                          | <i>Pyrus spp.</i>                          | 12"           |
| Persimmon                     | <i>Diospyros virginiana</i>                | 12"           |
| Poplar                        | <i>Populus spp.</i>                        | 12"           |
| Sassafras                     | <i>Sassafras albidum</i>                   | 12"           |
| Sweet Gum                     | <i>Liquidambar styraciflua</i>             | 12"           |
| Willow, Black                 | <i>Salix nigra</i>                         | 12"           |
| Yellowwood                    | <i>Cladrastis lutea</i>                    | 12"           |
| American Chestnut             | <i>Castanea dentata</i>                    | 8"            |
| Black Tupelo, Black Gum       | <i>Nyssa sylvatica</i>                     | 8"            |
| Butternut                     | <i>Juglans cinerea</i>                     | 8"            |
| Cedar, Eastern Red            | <i>Juniperus virginiana</i>                | 8"            |
| Hackberry                     | <i>Celtis occidentalis</i>                 | 8"            |
| Hawthorn                      | <i>Crataegus crus-galli and other spp.</i> | 8"            |
| Larch/Tamarack                | <i>Larix laricina</i>                      | 8"            |
| Maple, Mountain/Striped       | <i>Acer spicatum/pensylvanicum</i>         | 8"            |
| American Hophornbeam          | <i>Ostrya virginiana</i>                   | 4"            |
| American Hornbeam, Blue Beech | <i>Carpinus caroliniana</i>                | 4"            |
| Dogwood, Flowering            | <i>Cornus florida (native only)</i>        | 4"            |
| Dwarf Hackberry               | <i>Celtis tenuifolia</i>                   | 4"            |
| Eastern Redbud                | <i>Cercis canadensis</i>                   | 4"            |
| Pawpaw                        | <i>Asimina triloba</i>                     | 4"            |
| Serviceberry                  | <i>Amelanchier spp.</i>                    | 4"            |

\*Tree species with DBH greater than or equal to the values in this column of the table require replacement with any species on the Replacement Tree List if removed for construction/development.

Gray Highlight = Tree species must be replaced with a different species from the Replacement Tree List.

Table 6.2-5 Replacement Tree List

| Common Name                     | Scientific Name                            | Replacement Ratio | Condition Code |
|---------------------------------|--------------------------------------------|-------------------|----------------|
| Basswood, Linden*               | <i>Tilia americana</i>                     | 1:1               | Cs             |
| American Chestnut               | <i>Castanea dentata</i>                    | 3:1, (hybrid)     | Cr, F, Cul     |
| American Hophornbeam*           | <i>Ostrya virginiana</i>                   | 1:1               | P, Cr          |
| American Hornbeam, Blue Beech*  | <i>Carpinus caroliniana</i>                | 3:1               | Cr, P          |
| Arborvitae, Eastern White Cedar | <i>Thuja occidentalis</i>                  | 1:1               | Cv, Cs         |
| Birch                           | <i>Betula spp.</i>                         | 1:1               | Cv             |
| Birch, River                    | <i>Betula nigra</i>                        | 1:1               | P, Ri          |
| Black Tupelo, Black Gum*        | <i>Nyssa sylvatica</i>                     | 3:1               | Cr, Ri         |
| Cedar, Eastern Red*             | <i>Juniperus virginiana</i>                | 3:1               | Cr, P          |
| Cherry, Wild Black*             | <i>Prunus serotina</i>                     | 1:1               |                |
| Cherry, Flowering               | <i>Prunus spp.</i>                         | 1:1               |                |
| Crabapple                       | <i>Malus spp.</i>                          | 1:1               | P              |
| Dawn Redwood                    | <i>Metasequoia glyptostroboides</i>        | 1:1               |                |
| Dogwood, Flowering*             | <i>Cornus florida (native only)</i>        | 2:1               | Cr             |
| Eastern Redbud                  | <i>Cercis canadensis</i>                   | 3:1               | Cr, P          |
| Elm, American                   | <i>Ulmus americana</i>                     | 3:1               | Cul, Cs        |
| Elm, Slippery                   | <i>Ulmus rubra</i>                         | 1:1               |                |
| Hackberry*                      | <i>Celtis occidentalis</i>                 | 3:1               | Cr             |
| Hawthorn*                       | <i>Crataegus crus-galli and other spp.</i> | 3:1               | Cr, P          |
| Hickory, Bitternut*             | <i>Carya cordiformis</i>                   | 3:1               | Cr, F, Ri, Cs  |
| Hickory, Pignut*                | <i>Carya glabra</i>                        | 3:1               | Cr, F, Cs      |
| Hickory, Shagbark*              | <i>Carya ovata</i>                         | 3:1               | Cr, F, Cs      |
| Hickory, Shellbark*             | <i>Carya laciniosa</i>                     | 3:1               | F, Ri, Sc      |
| Honey Locust                    | <i>Gleditsia triacanthos</i>               | 3:1               | Cr             |
| Kentucky Coffeetree*            | <i>Gymnocladus dioicus</i>                 | 3:1               | Cr             |
| Larch/Tamarack*                 | <i>Larix laricina</i>                      | 3:1               | Ri, Cs         |
| Maple, Red                      | <i>Acer rubrum</i>                         | 1:1               | Cv, Cs         |
| Maple, Silver*                  | <i>Acer saccharinum</i>                    | 3:1               | Cr, Ri, Cs     |
| Maple, Sugar                    | <i>Acer saccharum</i>                      | 1:1               | Cv, Cul        |
| Oak, Black*                     | <i>Quercus velutina</i>                    | 3:1               | Cr, Cs         |
| Oak, Bur*                       | <i>Quercus macrocarpa</i>                  | 3:1               | Cr, Cul, Cs    |
| Oak, Chinquapin*                | <i>Quercus muehlenbergii</i>               | 3:1               | Cr, Cs         |
| Oak, Pin*                       | <i>Quercus palustris</i>                   | 3:1               | Cr, Ri, Cs     |

Table 6.2-5 (Continued) Replacement Tree List

| Common Name             | Scientific Name                              | Replacement Ratio | Condition Code |
|-------------------------|----------------------------------------------|-------------------|----------------|
| Oak, Northern Red*      | <i>Quercus rubra</i>                         | 3:1               | Cr, Sc         |
| Oak, Swamp White*       | <i>Quercus bicolor</i>                       | 3:1               | Cr, Ri, Cs     |
| Oak, White*             | <i>Quercus alba</i>                          | 3:1               | Cr, Cul, Cs    |
| Pawpaw                  | <i>Asimina triloba</i>                       | 3:1               | Cr, F          |
| Persimmon               | <i>Diospyros virginiana</i>                  | 3:1               | Cr, F          |
| Pine, Red               | <i>Pinus resinosa</i>                        | 1:1               |                |
| Pine, White             | <i>Pinus strobus</i>                         | 1:1               |                |
| Populus                 | <i>Populus spp. (except deltoides, alba)</i> | 1:1               | Cv             |
| Sassafras               | <i>Sassafras albidum</i>                     | 1:1               |                |
| Serviceberry*           | <i>Amelanchier spp.</i>                      | 1:1               | P, F           |
| Spruce                  | <i>Picea spp.</i>                            | 1:1               |                |
| Sycamore, American*     | <i>Plantanus occidentalis</i>                | 3:1               | Cr             |
| Tuliptree*              | <i>Liriodendron tuliperifera</i>             | 1:1               | Cr, Cs         |
| Walnut, Black           | <i>Juglans nigra</i>                         | 3:1               | F, Cs          |
| Willow, Black           | <i>Salix nigra</i>                           | 1:1               | Ri             |
| Ash                     | <i>Fraxinus spp.</i>                         | PROHIBITED        |                |
| Beech                   | <i>Fagus spp.</i>                            | PROHIBITED        |                |
| Fir                     | <i>Abies spp.</i>                            | PROHIBITED        |                |
| Fir, Douglas            | <i>Pseudotsuga menziesii</i>                 | PROHIBITED        |                |
| Ginkgo                  | <i>Ginkgo biloba</i>                         | PROHIBITED        |                |
| Pear                    | <i>Pyrus spp.</i>                            | PROHIBITED        |                |
| Maple, Mountain/Striped | <i>Acer spicatum/pensylvanicum</i>           | PROHIBITED        |                |
| Yellowwood              | <i>Cladrastis lutea</i>                      | PROHIBITED        |                |

Condition Codes:

PROHIBITED = Species not to be used as replacement tree

\*denotes species where 1" caliper tree may be substituted when Wild-Type is planted (full credit for 2" caliper applies)

Cr = Climate Resilient

P = Suitable for parking lots and roadways

Cs = Carbon sequestration

Ri = Suitable for riparian/wet plantings

Cul = Culturally significant

Cv = Climate vulnerable

F = Food source

(c) Natural Ground Cover. No more than twenty-five (25) percent of the ground area is mowed.

(d) Understory. The area contains a layering of shorter understory trees and/or shrubs and Forbs.

(2) Woodland Delineation and Assessment. Refer to Figure 6.2-3 Defining and Delineating a Woodland. Existing Woodland coverage on the parcel shall be delineated and assessed as follows.

(a) Gaps. Areas without trees or that have sparse trees are common within a Woodland and should be included in area and density measurements except when the gap is larger than 8,000 square feet.

(b) Woodland Assessment Tools. A Woodland must be assessed using a Basal Area, Woodland Ecosystem Assessment, or tree survey conducted by a qualified professional, such as an ISA Certified Arborist.

(3) Woodland Protection. For areas meeting the definition of a Woodland, a portion of the Woodland on the parcel must be preserved as follows.

(a) Woodland Preservation Minimums. Woodlands shall be preserved following the coverage requirements in Table 6.2-3 Woodland Preservation.

(b) Criteria for Woodland Preservation. In determining which areas of a Woodland are to be preserved, the following priorities shall be applied.

[1] Woodlands contiguous to Woodlands on adjacent parcels or areas serving as Habitat Corridors.

[2] Woodlands on or adjacent to another Natural Feature(s), floodplain, or a publicly accessible open space.

[3] Woodlands in the best condition as determined by a qualified professional, such as an ISA Certified Arborist, and based upon the Basal Area score or another Woodland Ecosystem Assessment.

[4] Woodlands with older growth, higher DBH trees, or trees noted in 6.2-4 Special Status Tree List and 6.2-5 Replacement Trees List.

(4) Prohibited Activities.

(a) Disturbance. No disturbance is allowed within a Woodland preserved area, the boundary of which is defined by the CRZ of trees along its edges, except for the following activities.

Table 6.2-3 Woodland Preservation

| Woodland Coverage of Parent Parcel | Minimum Required Woodland Coverage to be Preserved |
|------------------------------------|----------------------------------------------------|
| 75% to 100%                        | 25%                                                |
| 50% up to 75%                      | 50%                                                |
| 25% up to 50%                      | 75%                                                |
| Less than 25%                      | 90%                                                |



[1] Fences are permitted when they meet all other applicable zoning standards.

[2] Management of the Woodland vegetation with a plan by a qualified professional, such as an ISA Certified Arborist.

(b) Stormwater. No new Stormwater BMPs within the CRZ.

(5) Permitted Activities. Operation and maintenance of public utilities is permitted within the CRZ. Directional boring shall be used whenever possible.

(6) Construction Protection. Woodlands trees and their CRZ shall be protected during site construction following the standards of 50-6.2K(8) Protection During Construction.

H. Natural Feature Standards: Slopes. Slopes associated with Water Resources and other Natural Features are protected by the NFP Overlay District.

(1) Slope Criteria. Slopes protected by the NFP Overlay District are those with a grade of twenty (20) percent or greater and meet at least one (1) of the following.

(a) Slope Face contains a Woodland, refer to 50-6.2G.

(b) Slope Face contains Natural Heritage Area, refer to 50-6.2I.

(c) Any portion of the Slope Face is within five-hundred (500) feet of a Wetland or Water Resource, refer to 50-6.2C and 50-6.2D.

(d) Any portion of the Slope Face extends onto adjacent parcels.

(2) Slope Determination. If any area on a parcel appears to meet the Slope Criteria, one (1) of the following is required.

(a) A Slope Analysis by a professional is not completed and the area is assumed to meet the slope criteria; the standards of this Overlay are applied.

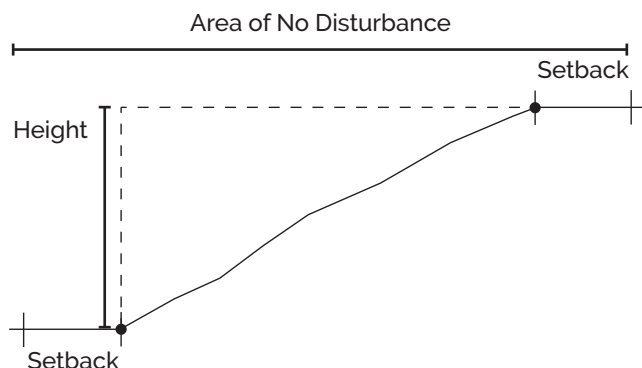


Figure 6.2-4 Protected Slope Setbacks

(b) A Slope Analysis shall be completed by a licensed surveyor, licensed professional engineer, or a geologist certified by the American Institute of Professional Geoscientists (AIPG) following all acceptable practices to determine whether any part of the Slope Face meets the Slope Criteria.

(3) Slope Protection. Slopes shall be maintained and protected as follows.

(a) Setbacks. A setback is required from the Top of Slope and the Toe of Slope equal to half (1/2) the height of the Slope, regardless of whether or not the entire Slope is contained within the parcel, or ten (10) feet, whichever is greater. Refer to Figure 6.2-4 Slope Setbacks.

(b) Permitted Activities in the Setbacks. Setback areas from the Top or Toe of Slope shall remain undisturbed except as follows.

[1] Any work necessary to maintain the stability of the Slope.

[2] Restoration and management of other Natural Features provided that they meet the requirements of this Overlay.

[3] Fences are permitted when they meet all other applicable zoning standards.

[4] Normal maintenance that does not disturb existing terrain.

[5] Maintenance of existing impervious surfaces and structures.

[6] In addition to the requirements in 50-6.2B(4), existing structures located in the setback may be expanded up to twenty-five (25) percent of the existing building footprint as follows.

[a] The expansion does not disturb the Slope Face.

[b] Ground disturbance is the minimum needed for the expansion.

(c) Permitted Activities in the Slope Face. The Slope Face shall remain undisturbed except as follows.

[1] Any work necessary to maintain the stability of the Slope Face, including the Top and Toe of Slope.

[2] Restoration and management of other Natural Features provided that they meet the requirements of this Overlay.

[3] Normal maintenance that does not disturb existing terrain.

[4] Maintenance of existing impervious surfaces and structures.

[5] In addition to the requirements in 50-6.2B(4), existing structures where a portion of the structure is in the Slope Face may be expanded up to twenty-five (25) percent of the existing building footprint as follows.

[a] The expansion can only occur on Slopes with a grade of thirty (30) percent or less.

[b] Expansion in the Slope Face is limited to no more than fifteen (15) percent of the existing building footprint.

[c] Ground disturbance is the minimum needed for expansion.

(d) Prohibited Activities. The following activities are prohibited.

[1] Surface water shall not be directed toward any Slope regulated by this Overlay.

[2] Stormwater BMPs are not permitted within the Slope Face or the setbacks, including storm sewer outlets.

[3] No new underground utilities may be placed within the Slope Face or setbacks.

(e) Construction Protection. The Slope Face and setbacks shall be protected during site development and construction following the standards of 50-6.2K(8) Protection During Construction.

I. Natural Feature Standards: Natural Heritage Areas. Rare species and remnants of historically and culturally significant ecosystems are protected by the NFP Overlay District.

(1) Natural Heritage Area Criteria. A Natural Heritage Area is defined by the presence of either of the following.

(a) Any species considered to be rare, threatened, or endangered by the State of Michigan, Federal government, or listed on the Michigan Natural Features Inventory (MNFI) Database.

(b) Any remnant of a Natural Community listed on the MNFI Michigan's Natural Communities List.

(2) Determination of Natural Heritage Area. The MNFI Natural Heritage Database shall be used to determine if any rare species have been located within a two (2) mile radius of the parcel.

(3) On-Site Survey. When a database search indicates a rare species has been identified within two (2) miles of the parcel, an on-site survey shall be conducted. The survey must be conducted by a consultant with a Michigan Endangered Species Permit or another qualified professional approved by the City Planner.

(4) Natural Heritage Area Protection. If the on-site survey confirms that a Natural Heritage Area exists on the parcel, all State and Federal protections and/or mitigation activities must be followed. A copy of any required permit obtained from a State or Federal agency must be submitted to the City.

J. Natural Feature Standards: Habitat Corridors. Reserved.

K. Site Development Standards. The following standards apply to all properties within the NFP Overlay District.

(1) Building Setbacks. When a conflict exists between meeting the 50-6.2C-J NFP Standards and the required placement of structures, the setbacks or built-to zones or lines may be adjusted to eliminate or reduce the conflict provided that the adjustment is the minimum required to meet the NFP standards.

(2) Use. In addition to the uses permitted in the Base Zoning District, the following apply.

(a) Appendix A 3.5 Wellhead Protection Overlay 10-year use restrictions.

(b) Outdoor storage of loose materials is prohibited within five hundred (500) feet of a Water Resource or Wetland.

(c) Appendix A 3.5 Wellhead Protection Overlay 1-year use restrictions apply within five hundred (500) feet of a Water Resource or Wetland.

(3) Lot Coverage. Areas designated to meet the pervious surface requirement of a the Base Zoning District shall meet the following requirements.

(a) Natural Features. Areas left undisturbed per the standards in 50-6.2C-J can be applied to a parcel's pervious

lot coverage requirement, except that Stormwater BMPs shall count at a ratio of two (2) square feet of BMP to one (1) square foot of pervious coverage ratio or at a rate of fifty (50) percent.

(b) Undisturbed Areas. All areas designated to meet a parcel's overall pervious lot coverage requirement must remain undisturbed except in the following circumstances.

[1] Restoration or maintenance of the pervious area when guided by a plan developed by a qualified professional.

[2] Planting or restoration of plants or trees per 50-6.2 Natural Features Standards.

[3] Installation of stormwater BMPs from the Michigan Low Impact Development (LID) Manual BMP Matrix Table in the Runoff Volumes and Infiltration categories.

(c) Location. Areas designated to meet a parcel's overall pervious lot coverage requirement shall be located as follows.

[1] Contiguous. Pervious areas shall be located in one (1) contiguous area or clustered into areas that each equal at least twenty (20) percent of the total pervious area.

[2] Adjacent to Natural Features. Pervious areas shall be located adjacent to defined Natural Features.

(d) Construction. Pervious areas shall be protected during construction and site development through barrier fencing as described in 50-6.2K(8).

(e) Semi-Pervious Allowance. A semi-pervious allowance of up to fifteen (15) percent may be utilized to meet the lot coverage requirement.

(4) Landscape and Screening. Additional landscape and screening activities apply within the NFP Overlay District.

(a) Relief. A reduction in a parcel's required building perimeter, parking lot, loading zone, perimeter screening, or interior landscaping requirements (refer to Appendix A. 6.2 Landscaping and Open Space) may be permitted to eliminate conflicts with meeting the requirements of 50.6-2 Natural Features Standards.

[1] Relief shall be the minimum required to meet the NFP standards.

[2] Landscaping serving as a buffer between residential and non-residential uses and between a vehicular parking lot and a street shall not be reduced.

(b) Plant Selection. Native species must be used for all site landscaping, which includes the use of both Wild-type and Nativar plants. Plants in Table 6.2-6 Prohibited Planting List shall not be planted on any portion of a parcel.

(c) Existing Vegetation. When a parcel's existing vegetation is being preserved and utilized to meet landscaping requirements in Appendix A 6.2 Landscaping and Open Space the following applies.

[1] Existing nonnative plants must be contained within the planting areas.

[2] Existing invasive plants must be removed. Refer to *Meeting the Challenge of Invasive Plants* by MNFI or Table 6.2-6 Prohibited Planting List.

Table 6.2-6 Prohibited Planting List

| Common Name                       | Scientific Name               |
|-----------------------------------|-------------------------------|
| <b>Trees</b>                      |                               |
| Norway Maple                      | <i>Acer platanoides</i>       |
| Tree-of-Heaven                    | <i>Ailanthus altissima</i>    |
| Silktree                          | <i>Albizia julibrissin</i>    |
| Russian Olive                     | <i>Elaeagnus angustifolia</i> |
| Black Locust                      | <i>Robinia pseudoacacia</i>   |
| Siberian Elm                      | <i>Ulmus pumila</i>           |
| Callery Pear                      | <i>Pyrus calleryana</i>       |
| <b>Shrubs</b>                     |                               |
| Japanese Barberry                 | <i>Berberis thunbergii</i>    |
| Common Barberry                   | <i>Berberis vulgaris</i>      |
| Autumn Olive                      | <i>Elaeagnus umbellata</i>    |
| Glossy Buckthorn                  | <i>Frangula alnus</i>         |
| Common or European Privet         | <i>Ligustrum vulgare</i>      |
| Showy Fly Honeysuckle (or hybrid) | <i>Lonicera x.bella</i>       |
| Amur Honeysuckle                  | <i>Lonicera maackii</i>       |
| Morrow Honeysuckle                | <i>Lonicera morrowii</i>      |
| Tatarian Honeysuckle              | <i>Lonicera tatarica</i>      |
| Common Buckthorn                  | <i>Rhamnus cathartica</i>     |
| Multiflora Rose                   | <i>Rosa multiflora</i>        |
| Japanese Meadowsweet              | <i>Spiraea japonica</i>       |
| European Cranberrybush            | <i>Viburnum opulus</i>        |
| <b>Vines</b>                      |                               |
| Asian Bittersweet                 | <i>Celastrus orbiculatus</i>  |
| Black Swallow-wort                | <i>Cynanchum louiseae</i>     |
| European Swallow-wort             | <i>Cynanchum rossicum</i>     |
| English Ivy                       | <i>Hedera helix</i>           |
| Japanese Honeysuckle              | <i>Lonicera japonica</i>      |
| <b>Grasses</b>                    |                               |
| Reed Canary Grass                 | <i>Phalaris arundinacea</i>   |
| Common Reed                       | <i>Phragmites australis</i>   |

| Common Name                 | Scientific Name                                         |
|-----------------------------|---------------------------------------------------------|
| <b>Herbs</b>                |                                                         |
| Garlic Mustard              | <i>Alliaria petiolata</i>                               |
| Spotted Knotweed            | <i>Centaurea biebersteinii</i> or<br><i>C. maculata</i> |
| Canada Thistle              | <i>Cirsium arvense</i>                                  |
| Bull Thistle                | <i>Cirsium vulgare</i>                                  |
| Leafy Spurge                | <i>Euphorbia esula</i>                                  |
| Dame's Rocket               | <i>Hesperis matronalis</i>                              |
| Creeping Jenny or Moneywort | <i>Lysimachia nummularia</i>                            |
| Purple Loosestrife          | <i>Lythrum salicaria</i>                                |
| Japanese Knotweed           | <i>Polygonum cuspidatum</i>                             |
| Giant Knotweed              | <i>Polygonum sachalinense</i>                           |
| Crown Vetch                 | <i>Securigera varia</i>                                 |

(5) Lighted Signs. Internally illuminated, automatic changeable copy, and blinking and/or flashing lighted signs are not permitted within three hundred (300) feet of a Preserve.

(6) Stormwater Management Criteria. Refer to the City of Kalamazoo Performance Standards for Groundwater Protection within Wellhead Protection Capture Zones for additional information and definitions.

(a) Channel Protection Performance Standard. Parcels half (1/2) acre or greater shall maintain the post-development project site runoff volume and peak flow rate at or below pre-development levels for all storms up to the ten (10) year, twenty-four (24) hour event.

(b) Water Quality Treatment Runoff Volume Standard. The first one (1) inch of runoff generated from the entire parcel must be treated using one of the following.

[1] Multiple Methods. Two or more BMPs shall be utilized with at least twenty-five (25) percent of the required runoff volume treated by BMPs from the Low Impact Development Manual for Michigan, Table 7.1 BMP Matrix Table from "Runoff Volume/Infiltration" and "Runoff Volume/Non-infiltration" categories.

[2] Underground Methods. All required runoff shall be treated by underground detention or infiltration BMPs.

[3] Non-Infiltration Methods. Sites requiring non-infiltration BMPs, such as those with contamination or within A3.5 Wellhead Protection Overlay, use BMPs from Low Impact Development Manual for Michigan, Table 7.1 BMP Matrix Table, "Runoff Quality/Non-infiltration" category.

(c) Maintenance Agreement. A Stormwater Operation and Maintenance Agreement is required by and between

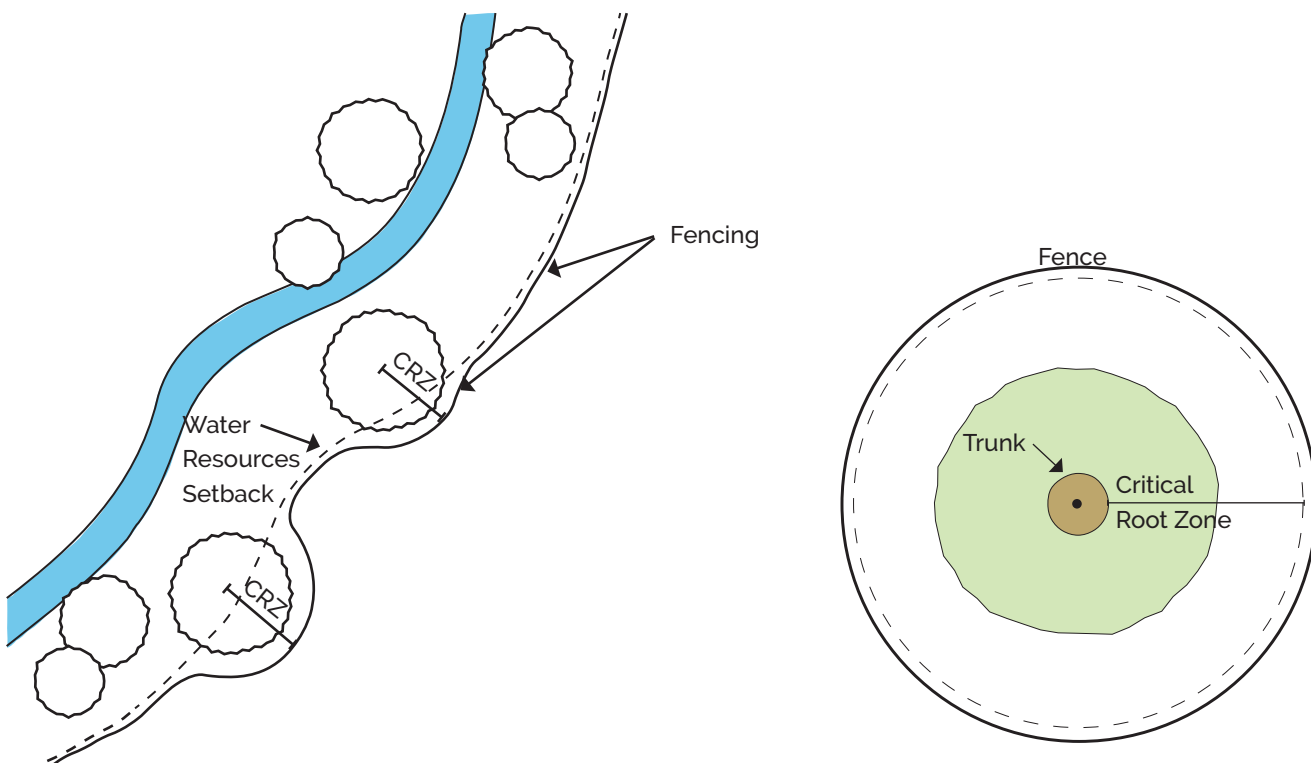


Figure 6.2-5 Placement of Construction Fencing

the City of Kalamazoo and the owner of the property when Stormwater BMPs are used.

(d) Exceptions. Development or redevelopment of a single family home or duplex is exempt from these Stormwater standards.

(7) Fill Materials. Use of fill material containing regulated substances above any State and/or Federal cleanup criteria for soils is prohibited. Fill material shall be sourced as follows.

(a) Fill material shall not be sourced from industrial or commercial sites where hazardous materials were used, handled, or stored or from unpaved parking areas.

(b) Fill material shall not be sourced from sites that contain species that are legally designated by the State of Michigan as prohibited or restricted.

(8) Protection During Construction. A temporary construction fence is required to protect Natural Features and not-to-be disturbed areas, such as those designated to meet pervious lot coverage requirements, during the duration of any site work or construction,

(a) Fence Construction. Construction fences shall be erected as follows.

[1] Fencing must be built using posts six (6) feet in height, spaced no more than eight (8) feet apart on center and buried at least two (2) feet below grade.

[2] Fence must have two (2) cross beams placed approximately at two (2) and six (6) feet above grade.

[3] Plastic mesh barrier fence shall be affixed to the front of the posts.

(b) Fence Placement. Refer to Figure 6.2-5 Placement of Construction Fencing. Fencing shall be located no closer than the required setback or edge of a not-to-be disturbed area.

[1] Where a tree is located in the setback or not-to-be disturbed area, the fencing shall be placed to protect the CRZ. Refer to Figure 6.2-5 Placement of Construction Fencing.

[2] Trees and Woodlands protected through 50-6.2F and 50-6.2G shall have construction fencing placed outside of the CRZ.

(c) Prohibited Activities. The following activities are prohibited within the construction fencing.

[1] Spreading of soil spoils.

[2] Heavy equipment and vehicle traffic.

[3] Storage of construction materials and debris.

[4] Site grading changes that increase or decrease the moisture conditions within a CRZ on a temporary or permanent basis.

L. NFP Review Bodies and Processes. Projects located in the NFP Overlay District require special review.

(1) Project Review. Review of projects in the NFP Overlay District shall occur as follows.

(a) Where Site Plan is not required. Administrative review of the site development or construction permit request

shall be completed by the City Planner or designee.

(b) Where Site Plan is required. The NFP Review Board shall review the NFP Plan in conjunction with the Site Plan Review process. NFP Review Board approval is required for a project to achieve Site Plan approval.

(c) Where Site Plan is required and a zoning review from the Planning Commission is requested and/or Zoning Board of Appeals is requested or the site is located within one hundred (100) feet of a Wetland or Water Resource or adjacent to land publicly used for open space or recreation, the following shall occur prior to review by the NFP Review Board.

[1] Owner or developer shall send notice by first class postage paid of a project in the NFP Overlay District to all property owners and occupants within three hundred (300) feet of the parcel and the neighborhood association or contact.

[2] Notice shall at a minimum include information on the proposed project, a location (physical or digital) where plans can be reviewed, instructions on how to provide comments, and a timeline for project review and construction.

[3] Notice shall be postmarked a minimum of fourteen (14) days before application is made for review by the NFP Review Board.

(2) NFP Review Board. A board will be formed to review projects in the NFP Overlay District.

(a) Intent. The NFP Review Board will review projects to ensure the standards of the NFP Overlay District are met and assist the City with regular review of the NFP standards, map, outreach, and City-wide education.

(b) NFP Review Board Members.

[1] Board will be comprised of seven (7) members.

[2] Members will be those who live or work in the greater Kalamazoo community.

[3] At a minimum, the Board must have at least one (1) member with education or experience in each of the following features in this Chapter: 1) water resources/wetlands, 2) plants/trees, 3) slopes, and 4) site development/building construction.

[4] Board members are to be appointed by the Mayor and approved by the City Commission.

[5] A City staff will be appointed by the City Planner to be the Board's liaison.

(c) The NFP Review Board is subject to the Open Meetings Act, MCL 15.261 et seq. and shall establish its own by-laws and meeting procedures.

(3) Relief from NFP Overlay District Standards. Relief from the NFP Overlay District Standards may be sought from the Zoning Board of Appeals.

(a) Criteria. Relief from the NFP Overlay District Standards in 50-6.2 may be granted when all the following conditions are met.



- [1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.
  - [2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.
  - [3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.
  - [4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing Stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a Natural Feature on the site, or use of Wild-type native plants or desired trees as detailed in Table 6.2-5 Replacement Trees.
- (b) Process. The following process shall be followed when relief is sought from 50.6-2 NFP Overlay District.
- [1] NFP Review Board shall review the request using the NFP Site Plan documentation and make a recommendation on the requested relief to the Zoning Board of Appeals.
  - [2] Application for relief from the Zoning Board of Appeals must include the NFP Review Board's recommendation.

#### M. Bonding of Projects.

- (1) Intent. To ensure the protection of Natural Features, a financial assurance will be required when seeking site development permits for a lot or structure from the City of Kalamazoo.
- (2) Applicability. The following financial assurances shall be required for NFP projects that require Site Plan approval.
  - (a) A bond is required for projects in the NFP Overlay District valued at \$100,000 or more.
  - (b) A lien shall be applied to parcels for projects in the NFP Overlay District valued under \$100,000.
- (3) Financial Assurance Amount. The amount of the assurance shall be in an amount satisfactory to the City to restore and/or stabilize a Natural Features that has been disturbed, not properly managed during site work or construction, or has been abandoned for more than six (6) months.
- (4) Release of Financial Assurance. The assurance shall be released when a Certificate of Occupancy is granted. Except when a project includes a vegetated buffer or required tree planting where the assurance may be reduced by sixty (60) percent at the time of the Certificate of Occupancy is granted with the remaining percentage released no sooner than three (3) years after the granting of the Certificate of Occupancy.

#### N. Penalty. A violation of the provisions of this Chapter is a municipal civil infraction punishable as follows.

- (1) Any person, firm, or corporation violating any provision of this Chapter is responsible for a municipal civil infraction and shall be fined up to \$2,500 for each violation. A civil infraction citation for a violation of this Chapter may be issued by the Building Official, or by such person as the City Commission or City Manager may designate.

- (2) Each day a violation exists or continues shall be deemed as a separate offense.
- (3) Any person, firm, or corporation found responsible for a subsequent violation of this Chapter within two years of having been found or admitted responsible for a violation of this Chapter shall be responsible for a civil fine of up to \$5,000.
- (4) Imposition of court-imposed costs.
- (5) Issuance of an order by the court to replace, mitigate, or restore a Natural Feature damaged or destroyed by a violation.



City of Kalamazoo  
PLANNING COMMISSION  
Minutes  
April 9, 2019  
*DRAFT*

Second Floor, City Hall  
Commission Chambers  
241W. South Street, Kalamazoo, MI 49007

Members Present: Gregory Milliken, Chair; Rachel Hughes-Nilsson; Jack Baartman; Alfonso Espinosa; Sakhi Vyas; Emily Greenman Wright (late), Charley Coss (late)

Members Excused: Derek Wissner, Vice Chair James Pitts

City Staff: Christina Anderson, City Planner; Robert Bauckham, Senior Development Planner; Beth Cheeseman, Code Administration Clerk/Cashier; Clyde Robinson, City Attorney; Jamie McCarthy, Projects Development Coordinator; Pete Eldridge, Zoning Administrator; Bobby Durkee, Planner I; Luis Pena, Americorp Intern

**A. CALL TO ORDER**

Commissioner Milliken called the meeting to order at approximately 7:04 p.m.

**B. ROLL CALL**

Planner Anderson proceeded with roll call and determined that the aforementioned members were present.

**C. ADOPTION OF FORMAL AGENDA**

**Commissioner Greenman Wright, supported by Commissioner Vyas, moved approval of the April 9, 2019 Planning Commission agenda. With a voice vote, the motion carried unanimously.**

**D. APPROVAL OF MINUTES**

Commissioner Milliken mentioned that there are two minutes that need to be approved. The minutes from the November 2017 special meeting were not officially approved correctly.

**Commissioner Greenman Wright, supported by Commissioner Espinosa, moved approval of the March 7, 2019 Planning Commission minutes. With a voice vote, the motion carried unanimously.**

**Commissioner Vyas, supported by Commissioner Greenman Wright, moved approval of the November 15, 2017 Planning Commission minutes. With a voice vote, the motion carried unanimously.**

**E. COMMUNICATIONS AND ANNOUNCEMENTS**

Ms. Anderson mentioned that in terms of public hearing we will take them concurrently. There will be two separate motions, but there will be one public hearing for both. Commissioner Milliken clarified that

there will be one public hearing, one public comments, and two separate motions. One motion will be for the zoning ordinance and the other motion will be for the amendment to the map.

## **F. PUBLIC HEARINGS**

Commissioner Milliken mentioned that there will be an opportunity for public comments as well for citizen comments.

### **Commissioner Milliken opened the Public Hearing**

**P.C. #2019.02 and P.C. # 2019.03:** Request from the Community Planning and Economic Development Department for a text amendment to the Zoning Ordinance to create the Natural Features Protection Overlay District following the 2025 Master Plan. **[Recommendation: motion to recommend to the City Commission to approve]**

Ms. Anderson introduced Ms. McCarthy to the committee, explaining that they will both be presenting and explaining the Natural Feature Protection Overlay District. Ms. Anderson mentioned that there were changes made to the draft that was sent out for review in the packet and a clean copy was at their seats. The majority of the changes were made from the city attorney's office. Ms. Anderson explained that with the Natural Feature Protection Overlay District, it was indicated in the master plan as a goal for the city. The goal was understood to be implemented for 2019. The City Commission decided to put a six month moratorium on parcels that are indicated in the master plan as having Natural Feature Protection. There are two additional phases to the Natural Feature protection.

Phase Two: will begin in the Summer of 2019. It will consist of working with partners, understanding what other natural features. Phase Three, The City hopes to implement a level of stewardship amongst individuals within the community.

Ms. Anderson began explaining what they have been working on since December and what they are currently still working on. Ms. Anderson mentioned that what is being proposed is the change to the zoning ordinance. After the Planning Commission's review, the City Commission review will be taken into two steps before being officially approved.

Ms. Anderson described the four guiding principles.

1. This does not mean no development, it's to implement more thoughtful development
2. Standards in the ordinance are to be tied to the natural feature they are protecting
3. Standards must be manageable and implemented by City staff
4. This will be a City wide ordinance

Ms. McCarthy explained the Natural Features Standards Ordinance and Plans for the following.

1. Water Resources and Wetlands
2. Trees & Woodlands
3. Slopes & Natural Heritage Areas

#### 4. Flood Plains and Habitat Corridors

Ms. McCarthy mentioned that the public feedback resulted in the inclusion of the flood plains and the habitat corridors as reserved. Phase Two will provide more time to review the issues associated with the flood plains and habitat corridors.

Ms. Anderson mentioned that they are creating a Natural Features Protection Review Board that will function similar to the downtown design review committee and the historic district committee, in sense that they review projects in conjunction with site plans. There will be seven members.

Ms. Anderson gave explanation to the committee's questions. There were questions in regards how this proposal will affect projects that are already in progress when this goes into effect, as well as reviewing how the appeal process works. Commissioner Milliken questioned how issues with interpretation of the ordinance are addressed.

Ms. Anderson responded that due to the fact that the city has issued a moratorium, that there are no projects currently in progress, and the relief process starts with the Zoning Board of Appeals. To assist individuals interpret the ordinance there will be a user guide for the NFP to assist with interpretation of the ordinance.

#### **Commissioner Milliken opened the Public Comment of the Hearing.**

Karin Larsen, resident at 2313 Parkview Ave., congratulated the members that worked on this project. She was enthused that Ms. McCarthy took the time to visit Western Michigan University and included the student's thoughts and inputs on the idea. Ms. Larsen believes that the students should be included as well. There were concerns that there is not enough time to for this proposal to be approved.

Paul MacNellis, not a resident of Kalamazoo city but a resident of Kalamazoo County. Is in favor of the document but has concerns that there are other issues that are not being taken into consideration, such as the Bow in the Cloud preserve, The Asylum Lake preserve and the Kleinstuck Preserve.

Tom Small, 2502 Waite Ave. supports approval of recommendation to the City Commission for passage of the document.

Wendy Denning, 2305 Tipperary, reluctantly agrees that the Stadium and Drake site should be allowed for commercial development. She requests a consideration to change the setback distance for wildlife from 25' feet to 100' feet and placing the asylum in the preserve.

Judith Huxmann, 3432 Bernard Ave., had concerns of overdevelopment being overwhelming for the community and the environment.

Margo Rebar, 7877 Binder rd. requested more clarity on who will be on the NFP Review Board.

Bonnie Alkema, 3318 Pine Bluff Ln, expressed concern of having an editor review the document and requests an extension of the setback along preserves.

Lauri Holmes; 2417 Highpointe Dr. presented a magazine that gave history of the Asylum preserve, in hopes to show the committee the importance of protecting the preserve with this zoning change.

Caelan Deater, 1407 Oak St. a student at WMU. He agrees with having an editor review the document, wants transparency in review of all projects, including the public's comments and inputs.

Peter Kushner, 2002 Benjamin Ave. He is the President of the Oakland Drive Winchell Neighborhood Association Board. He presented and read a letter that was submitted to the Committee stating that the O.D.W.N. Association support's the Approval of the NFP zoning overlay map ordinance as presented to the planning commission.

Sharon Dever, 455 W Lovell; she agrees with expanding the setback along preserves in the overlay and supports the approval of the NFP Overlay map.

Dean Hauck; 3228 Pine Bluff; is the owner of MI news agency. She expressed pressing concerns of the need to protect the natural features and the environmental preserves.

Rick Schell, 3313 Stadium Dr. requested to have 11 parcels be removed from the map and list because they do not meet criteria.

Matthew Van Dyk, 100 W. Michigan, an Attorney from Miller Johnson. He is there on behalf of client, requesting to revise the proposed overlay NFP map, to correctly reflect the NFP area indicated on the master plan that is on his client's property.

Jeff Messner, City Resident; WMU owns two large parcels in the proposed site in question. He questioned what authority the city has in compelling the University; which is their own independent government, to comply with the city ordinances and the NFP.

Haji Tehrani; Drive and Shine owner, 6050 Grand Mere Rd. stated that he believes his car wash business is approximately 110 feet away from the lake. Stated how much less water is used at his car wash business than typical car washes, he will recycle the water, that in other situations or places would typically continuously contaminate the lake. He also agreed and encouraged the committee to listen to what Matt Van Dyk stated prior. He would accommodate and comply with the new regulation.

Tom; Hilcrest Ave. resident; He mentioned that we have already lost a majority of species, Trees being one of them. That the trees are not growing very well. He would like to see an emphasis in the plan of not just preserving the natural features but also to expand them.

**Commissioner Milliken closed the Public Comment of the Hearing**

Ms. Anderson addressed some of the public questions and concerns. She clarified that they're looking into online public notices of projects and other options for keeping residents up to date, including an update to the public participation plan. They are looking into having an application go out for the NFP Board. She mentioned their intentions are to have members of the board represent different natural features. If a site plan is required it will require a review by the NFP Review Board. She also explained that property for University purposes, the zoning ordinance does not apply, including NFP regulations, zoning setbacks, anything that is in the zoning ordinance.

Commissioner Coss mentioned that there was discussion about potential for regulatory taking and wanted more in depth details and more details on the overlay.

Mr. Robinson explained more details of the regulatory taking for the committee. It's based on case by case bases for the regulatory taking determination with every property and site.

Commissioner Hughes – Nilsson questioned rather there will be a reserved section for the preserves and Ms. Anderson indicated that they reviewed all their possible options and felt they were not meeting their four principles.

Commissioner Vyas also expressed concerns for not including an expanded setback along preserves.

**Commissioner Coss, supported by Commissioner Hughes - Nilsson, moved to approve P.C. #2019.02:** Request from the Community Planning and Economic Development Department for a text amendment to the Zoning Ordinance to create the Natural Features Protection Overlay District following the 2025 Master Plan. **[Recommendation: motion to recommend to the City Commission to approve the text amendment.] Approve as is.**

With the time constraint of the moratorium, Commissioner Coss requested the Commissioners move forward quickly with the proposal and is in support.

Commissioner Greenman Wright expressed economic implications concerns and unintended effects on property owners. Ms. Anderson responded with additional information to answer Greenman-Wright's questions.

**Roll call vote was taken and passed unanimously.**

**P.C. #2019.03:** Request from the Community Planning and Economic Development Department to map the Natural Features Protection Overlay District on parcels throughout the City following the 2025 Master Plan, Future Lane Use Plan. **[Recommendation: motion to recommend to the City Commission to approve the mapping of the Natural Features Protection Overlay District.]**

**Commissioner Vyas, supported by Commissioner Greenman Wright, moved to approve P.C. #2019.03:** Request from the Community Planning and Economic Development Department to map the Natural Features Protection Overlay District on parcels throughout the City following the 2025 Master Plan, Future Lane Use Plan. **[Recommendation: motion to recommend to the**



**City Commission to approve the mapping of the Natural Features Protection Overlay District.] Approve Mapping**

Commissioner Vyas supported with discomfort knowing that there is still work need to be completed in Phase 2.

Commissioner Coss did not support because he does not believe that the project was thoroughly thought through and that is does not seem ready to present to the City Commission.

Commissioner Milliken addressed concerns and questioned what would need to be done for their approval.

Ms. Anderson further asked for what specific information the Commissioner is seeking in advance of approving of the proposal overlay map. The Commissioners did not have requests for additional information and all but Commissioner Coss were ready to move the item forward as is.

**Roll Call Vote was taken Commissioner Coss – Voted no . Majority of Commissioners Voted yes.**

**G. UNFINISHED BUSINESS**

None Responded

**H. NEW BUSINESS**

None Responded

**I. CITIZENS' COMMENTS (Regarding non-agenda items)**

Ed Sitaurus from Sister of St. Joseph expressed concerned that the Planning Commission review of the site plan will cost more delay and increase costs for the sisters.

**J. CITY COMMISSION LIAISON COMMENTS**

Jack Urban, City Commission Liaison commented on how much things have changed with the public participation and civic affairs and would like to see it continue improving.

**K. CITY PLANNER'S REPORT**

Mr. Bauckham reviewed the projects that are in process and updates the commission on the progress of the projects. One project being a reuse of a building for medical marijuana. There have been 23 projects this year.

Ms. Anderson reviewed the site plans with the commission and what is currently being worked on and the progress. She mentioned that there have been a few requests to hear the site plans. She requested a special meeting before the end of the month. Mr. Bauckham informed the commission that the site plans will possibly not be ready for review and approval in time for the special meeting.

The Committee questioned rather this is something they're eligible to view. The Committee agreed to have a special meeting on April 22<sup>nd</sup>. This special meeting will not be a public hearing.

**L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS**

Commissioner Coss expressed his appreciation to Commissioner Hughes – Nilsson for having her on the committee.

**M. ADJOURNMENT**

**Commissioner Milliken, supported by Commissioner Coss, moved to adjourn the meeting. A voice vote was taken and passed unanimously. The meeting was adjourned at 10:35 pm.**



April 29, 2019

Dear Kalamazoo City Commission Members;

The Board of the Oakland Drive – Winchell Neighborhood Association (ODWNA) **supports** the approval of the Natural Features Protection (NFP) Zoning Overlay Ordinance as approved by the Planning Commission on April 9, 2019.

We believe that the Ordinance:

- 1) Represents a reasonable balance between neighborhood concerns, environmental preservation and sustainable development.
- 2) Helps to protect our natural resources, yet allows for responsible development to allow our city to grow.
- 3) Sets a foundation for the city to move forward with the sustainable stewardship, management, and protection of our key natural features.

We understand that some individuals, as well as interest groups, are not in favor of the current iteration of this Ordinance. However, the ODWNA board believes that it is a good start in helping to protect our city's endangered natural resources, and we look at this Ordinance as a solid step forward to achieving that goal. We also recognize that this Ordinance is designed to apply to lands throughout the city as well as other areas in our neighborhood; not just Asylum Lake Preserve but Woods Lake, Arcadia Creek, Kleinstuck Preserve, Woods Lake Park, Kensington Park, and Oakwood Memorial Beach, as well as undeveloped strips of land between residential and commercial development along Stadium Drive.

We look forward to participating in the NFP Map Review process and educational outreach program, currently scheduled to begin this June, as another opportunity to work with the city on providing neighborhood feedback for the consideration of other lands to be protected by the NFP Overlay Ordinance.

We would also like to commend city staff for the process they used in writing this Ordinance. This included the creation of an ad hoc technical committee to provide expert advice on natural features, as well as being inclusive, open, and responsive to the feedback of individual citizens, neighborhood associations, environmental organizations, and development groups.

Respectfully,

Board of the Oakland Drive – Winchell Neighborhood Association

Peter Kushner, President

# ENVIRONMENTAL CONCERNS COMMITTEE

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## MEMORANDUM

From: Environmental Concerns Committee  
To: Kalamazoo City Commission  
cc: Christina Anderson, Jamie McCarthy

**Re: Recommendation to Approve the Natural Features Protection Ordinance**  
Date: May 2, 2019

The City of Kalamazoo Environmental Concerns Committee has voted unanimously to recommend that the City Commission approve the proposed Natural Features Protection Ordinance and the Natural Features Protection Overlay District Map as developed by the City planner and her staff.

The ECC has been monitoring the NFP process since the City Commission's approval of the Imagine Kalamazoo 2025 Master Plan. We have been particularly impressed with the transparency and inclusiveness of that process over the last few months. The resulting ordinance is an environmentally and economically sound addition to the City's Zoning Code. Approval of the ordinance is crucial in that it will allow the next phases of this process, which include more extensive mapping and public education, to continue. The end result will promote thoughtful development in our City and help preserve for future generations of Kalamazoo residents the valuable resources that are our natural features. This is one more very important step in making Kalamazoo an even more "livable" community, a community that guides its development in a way that will improve the quality of life of its residents and attract other people and businesses to move here.

Thank you for your consideration of our recommendation.

### **City of Kalamazoo Environmental Concerns Committee**

Paul Manstrom (Chair)  
Phil Dietrich (Vice Chair)  
Aaron Wright  
Gail Walter  
Mary Clare Griffith  
Joe Bower  
Ian Magnuson  
Sharon Dever  
Scott Schmidt  
Eric Brown  
Kevin Weller

May 2, 2019

**VIA EMAIL**

City Commission  
City of Kalamazoo  
c/o Office of City Manager  
Email: [cokcitymanager@kalamazoocity.org](mailto:cokcitymanager@kalamazoocity.org)

Re: **Proposed Natural Features Protection Ordinance**

Dear Mr. Mayor and City Commissioners:

We represent Haji Tehrani and DNS Stadium Drive, LLC. Mr. Tehrani owns 18 acres of land on the southeast corner of Stadium Drive and South Drake Road, directly north of the Asylum Lake Preserve (the "**Property**"). The Property is made up of three tax parcels:

- 4301 Stadium Drive PPN 06-30-159-001
- 4305 Stadium Drive formerly, PPN 06-30-158-001
- 2231 South Drake Road formerly, PPN 06-30-162-001

As you know, the City's 2025 Master Plan set up a "Natural Features Protection" area that covered the Asylum Lake Preserve and some surrounding property (the "**NFP Area**"). The NFP Area contains natural features that the Master Plan said "should be protected." The NFP Area is entirely within "**Parcel C**". "**Parcel A**" is entirely situated outside the NFP Area, as is 4301 Stadium Drive ("**Parcel B**"). Figure 1 below shows the configuration of our client's 3 parcels, and Figure 2 below shows NFP Area designated in the Master Plan crosshatched in black overlaid onto our client's parcels:

**Figure 1: Parcel Configuration**

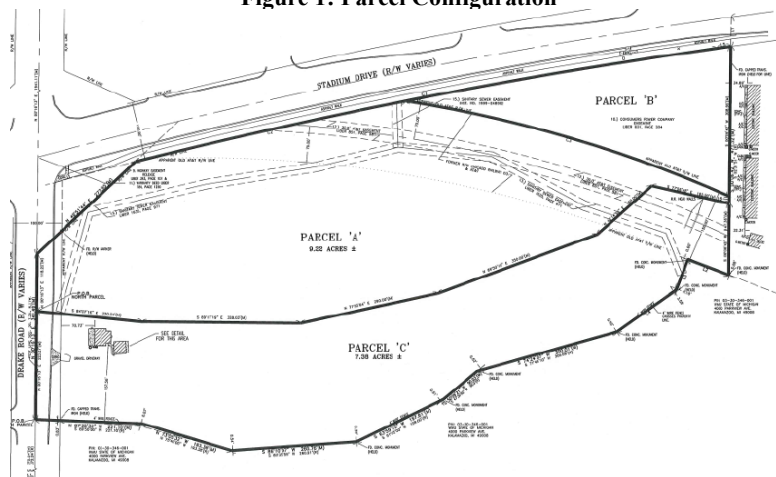
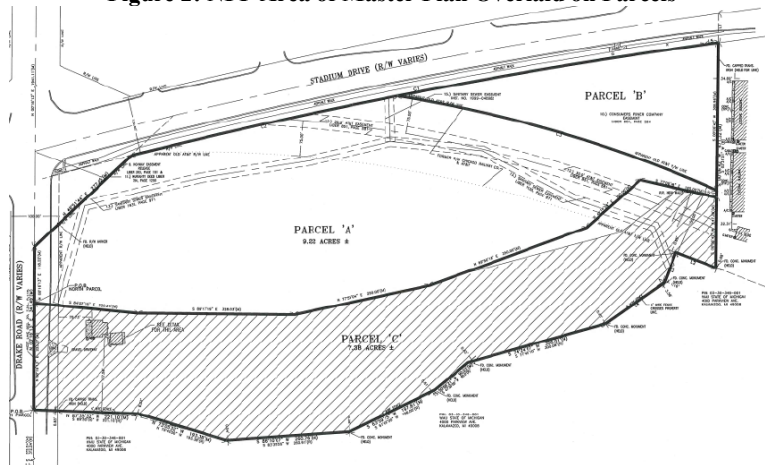


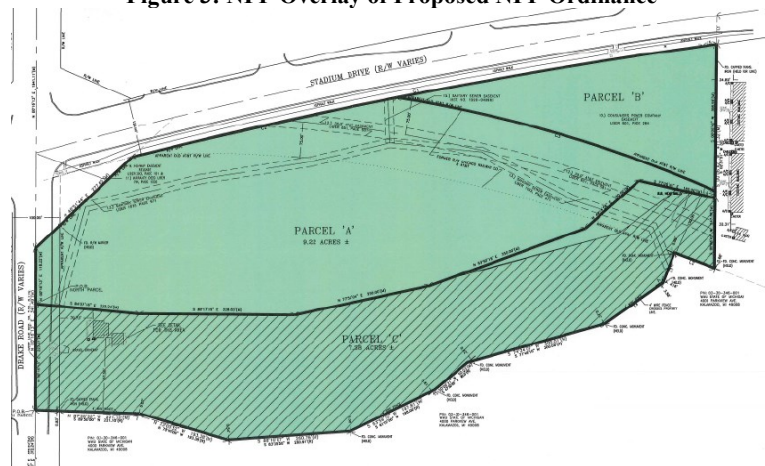
Figure 2: NFP Area of Master Plan Overlaid on Parcels



As you can see, no part of Parcels A or B is within the Master Plan's NFP Area. The *only* part of our client's Property within the NFP Area is Parcel C.

The proposed Natural Features Protection Ordinance (the "**NFP Ordinance**") is intended to protect the natural features identified in the Master Plan. But while the NFP Area covers only Parcel C, the proposed Natural Features Protection Overlay in the NFP Ordinance (the "**NFP Overlay**") covers Parcels C and A and B. Again, *no* part of Parcels A or B is within the Master Plan's NFP Area. Figure 3 below shows the NFP Overlay shaded in green encumbering all of Parcel A, Parcel B, and Parcel C:

Figure 3: NFP Overlay of Proposed NFP Ordinance



The NFP Ordinance treats our client's Property differently from every other parcel in the Stadium Drive corridor. Parcels A and B are the *only* parcels in the Stadium Drive corridor that are included in the NFP Overlay that are *entirely outside* the Master Plan's NFP Area. There are examples all along the corridor where parcels that front on Stadium Drive are *not* included in the NFP Overlay and parcels "behind" them that touch the Master Plan's NFP Area are included. Figure 4 below shows the

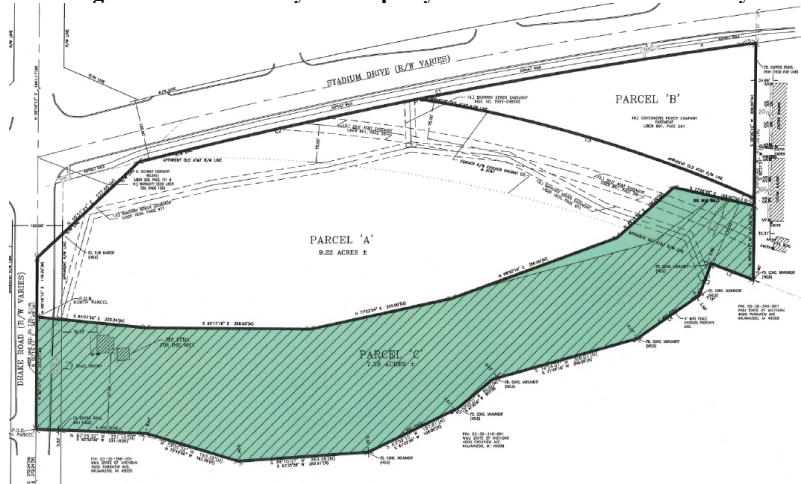
NFP Area crosshatched in black and the NFP Overlay shaded in green along the balance of the Stadium Drive corridor:

**Figure 4: NFP Area of Master Plan vs. NFP Overlay of Proposed NFP Ordinance**



Figure 5 below shows how the NFP Overlay would encumber our client's property if it were treated consistently with the way the NFP Ordinance treats the other property within and adjacent to the NFP Area:

**Figure 5: NFP Overlay on Property if It Was Treated Consistently**



**The NFP Ordinance directly conflicts with the Master Plan's treatment of Parcels A and B.** The Master Plan not only carved out Parcels A and B from the NFP Area, but designated those areas for future "Commercial" use. According to the Master Plan, "Commercial" use is intended to allow for "a wide range of retail, office, and entertainment uses," with "active uses ... on the ground floor, particularly at key intersections (nodes), corners, and along front property lines." Our client's Property is on the westernmost end of Stadium Drive — the starting point of the City's new retail corridor. It's at a hard corner, where two of the four corner already have been heavily developed commercially. Parcels A and B are *exactly* the kind of site where the Master Plan intended commercial development to take place. Our client's engineer, however, has determined that if Parcels A and B are included in the NFP Overlay, then, in essence, *the NFP Ordinance would prevent any commercial development of those Parcels at all.* A summary of the impact is attached to this letter as **Exhibit A**. By including Parcels A and B in the NFP Overlay, the NFP Ordinance would not only be stretched beyond the NFP Area designated by the Master Plan and inconsistent in its application along Stadium Drive, but it would also prevent the very land use intended by the City and our client for the Property.



**To include Parcels A and B within the NFP Overlay would effectively be to rezone those Parcels in complete defiance of the Master Plan.** Michigan's Zoning Enabling Act (MZEA) provides that "a zoning ordinance shall be based upon a plan."<sup>1</sup> Michigan's Planning Enabling Act (MPEA) provides the process for establishing that plan. That is why, whenever a property owner applies for a rezoning, Section 8.3 of the Zoning Ordinance requires the City Commission to consider several factors, first and foremost of which is "the extent to which the proposed amendment *is consistent with the Comprehensive Plan*" (i.e. the Master Plan).<sup>2</sup> That is also why the City's rezoning application states that the Commission will consider whether "the proposed change is *in accord with the city's Comprehensive Plan*."<sup>3</sup> Municipal legislative bodies rarely, if ever, grant an application for rezoning unless it satisfies that factor. If a developer ever applied to rezone property to an "Industrial" use that the Master Plan designated for future "Residential" use, the City Commission would almost certainly deny the application on that basis alone! Yet that is effectively what is being proposed here. The Master Plan designates Parcels A and B for future "Commercial" use *without* "Natural Features" area, and yet the City is seeking to rezone them into the NFP Overlay. That is completely at odds with how the City evaluates rezoning.

**The City has no rational basis for rezoning Parcels A and B in a way opposed to its Master Plan.** The City adopted the Master Plan *only 18 months ago*. According to the Master Plan, the only natural features that need to be protected by future zoning are within the NFP Area. By specifically including Parcel C in the NFP Area and excluding Parcels A and B from the NFP Area, the Master Plan established that Parcels A and B *do not have* natural features that need to be protected. None of the natural features on our client's Property have changed within the past 18 months. Therefore, there is no natural feature within Parcels A or B that would warrant including our client's entire Property in the NFP Overlay *that was not already present and ruled out* when the City adopted the Master Plan. The rationale that existed when the Master Plan was developed a mere *18 months ago* to designate the property fronting Stadium as commercial and suitable for such development remains today.

**It does not matter whether the political winds favor the NFP Ordinance.** The entire reason for having a Master Plan on which to base future zoning is to ensure a "degree of independence from the political arena."<sup>4</sup> Moreover, if the City Commission refuses to follow the Master Plan here, then it will only serve to discredit any attempt by the City to use the Master Plan in the future as a defense for any other action challenged by property owners or developers.<sup>5</sup> The courts have held that any rezoning that does not conform to a master plan (as is being proposed here) is susceptible to challenge and stripped of any presumption of validity.<sup>6</sup> To put this in perspective: The City spent over 16 months developing the Master Plan. The City Commission and Planning Commission met with *thousands* of members of its local community in an effort to find compromises that balanced many competing interests and provided a path forward for the City through 2025. The Master Plan was adopted *for the express purpose of guiding future zoning and development* in accordance with those compromises. And now, in the first conflict between a proposed rezoning and the City's long-term planning goals — *the very type of conflict that the Master Plan was intended to resolve* — the City Commission is being asked to break with its Master

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<sup>1</sup> MCL 125.3203(1).

<sup>2</sup> City of Kalamazoo, Zoning Ordinance § 8.3.B.5.a (emphasis added).

<sup>3</sup> City of Kalamazoo, Application to Amend the Zoning Ordinance or Map, *available at* [www.kalamazoo-city.org/planningzoningforms/140-application-to-amend-the-zoning-ordinance-or-map/file](http://www.kalamazoo-city.org/planningzoningforms/140-application-to-amend-the-zoning-ordinance-or-map/file) (emphasis added).

<sup>4</sup> See Michigan Municipal League [MML], *Handbook for General Law Village Officials*, § 2, ch. 9, 37 (2015), *available at* [www.mml.org/pdf/resources/publications/ebooks/GLV\\_Handbook\\_by\\_chapter/CH%209%20Planning%20and%20Zoning.pdf](http://www.mml.org/pdf/resources/publications/ebooks/GLV_Handbook_by_chapter/CH%209%20Planning%20and%20Zoning.pdf).

<sup>5</sup> See MML, *supra* n.4 § 2, ch. 9, 37.

<sup>6</sup> Raabe v. Walker, 383 Mich. 165, 178 (1970); *see also* Biske v. City of Troy, 381 Mich. 611 (1969).



Plan. Why did members of the local community bother to participate if their voice was to be given no say? Or if the compromises were to be given no weight? Why should future property owners or developers applying for rezoning be required to comply with the Master Plan if the City departs from it at will?

**The inclusion of Parcels A and B in the NFP Overlay would unfairly single out and impose on our client at least a substantial economic burden, and potentially a complete elimination of reasonable development of this site.** This is the *only* instance along the entire Stadium Drive corridor where property that is located entirely outside of the NFP Area is included within the NFP Overlay. The *only* one. Our client purchased the Property for commercial development in reliance on directions and assurances from City staff that they would support commercial rezoning and development of Parcels A and B with some light restrictions on Parcel C because the rezoning and development would be in accordance with the Master Plan. The purchase price that our client paid for the Property reflected that potential for development. In reliance on further directions and assurances from City staff, our client waited to apply to rezone the Property, and instead spent over a year meeting with City staff, a “Natural Features Protection” group assembled by the City, and various stakeholders in the Asylum Lake Preserve, all to put together a plan for development that would be acceptable to the City, its group, and the stakeholders mentioned above. The plan included protections for the natural features on Parcel C — as directed by City staff in accordance with the Master Plan. And now, just as our client began meeting with neighbors and other members of the community, the City is now proposing to add the entirety of our client’s Property — including Parcels A and B, *which are located entirely outside of the NFP Area* — to the NFP Overlay. This is incompatible with the City’s standards for rezoning, and it is patently unfair. As discussed above and delineated in **Exhibit A** attached, under the proposed NFP Ordinance, there is no economically-viable commercial development of Parcels A or B — or any portion of the Property — by which our client could reasonably recoup his investment, let alone realize anything close to his reasonable investment-backed expectations from the plan designed with the City.

**The City Commission has historically expressed significant misgivings where an overlay works to deprive property owners of their reasonable investment-backed expectations and impose on them unfair economic burdens.** During the City Commission’s April 1, 2019 meeting, the Commission adopted a resolution that prohibited the City’s historic preservation commission from establishing the Bronson Park and Nazareth Historic Districts. While discussing the resolution, several of you expressed concerns over how the historic preservation process seemed to be a reaction to the owners’ plans, and the extent of the hardships that historic preservation districts would impose on those plans. Even there — where the owners had failed to engage members of the community, or to gather input from local stakeholders, or to work out a plan with City staff — a majority of you determined that those hardships were a bridge too far. In this case, the NFP Ordinance seems to be just as much a reaction to our client’s plans for development as the historic preservation process was to the plans of the Sisters of St. Joseph and First Congregational Church, and it would impose just as substantial of a hardship. There main difference here is that our client *did* engage members of the community – *for a full year*. Our client even consulted with City staff during his pre-purchase due diligence investigations to ensure viable development and was assured that other than having the southern boundary of his project being affected by NFP regulations which was being created, the rest of his property was slated for commercial development without any NFP impact and would be supported by the City. He then gathered input from local stakeholders. He worked out a plan with City staff. And, ironically, it is *because* our client took those steps that he is in this position.

May 2, 2019

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Do not penalize our client for taking the time to listen and take the concerns of the community, stakeholders, and City into consideration. If you do, you will remove every incentive for any owner or developer in the City to do the same in the future.

For your review, we have attached Exhibit A which is a summary of the notes from our engineering team that has worked with us and the City since the onset of this project, specifically summarizing the impact of the NFP ordinance on our client's site.

**We respectfully request that the City Commission revise the NFP Ordinance to exclude Parcels A and B from the NFP Overlay.** This revision would cause the NFP Overlay to conform to the NFP Area identified in the Master Plan, cause the purpose and intent of the Master Plan on this topic to be carried out, avoid undermining the City's reliance on its Master Plan in the future, and avoid the unfair and devastating economic burden that would be imposed on our client — and *only* on our client.

Thank you for your attention to our letter.

Very truly yours,

MILLER JOHNSON

A handwritten signature in black ink, appearing to read 'Matthew B. Van Dyk', with a stylized, flowing script.

By

Matthew B. Van Dyk

cc: Clyde Robinson, City Attorney (via email)  
Haji Tehrani, DNS Stadium Drive, LLC (via email)  
Craig Lubben, Miller Johnson. (via email)

MILLER JOHNSON

May 2, 2019  
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**EXHIBIT “A”**

**Engineering Memo**



***Danch, Harner & Associates, Inc.***

Land Surveyors    ■    Professional Engineers  
Landscape Architects    ■    Land Planners

Office: (574)234-4003 / (800)594-4003    ■    Fax: (574)234-4009

1643 Commerce Drive    ■    South Bend, IN 46628

Memo to: Mr. Matthew B. Van Dyk

Date: April 25, 2019

From: Michael Danch  
Danch, Harner & Associates, Inc.

RE: Comments on restrictions to Stadium Drive property based on  
interpretations of proposed NFP District standards:

Possible property development restrictions to property if NFP District standards Draft 3 are applied over  
Commercial zoning with no variances approved from NFP District:

1. If NFP Prohibits Fill Then Property Cannot Be Developed At All:
  - a. NFP Ordinance is not clear whether property in said district can be filled to be brought up to the necessary grade for the project site or what restrictions apply to any proposed earth work filling to the project area. Indeed, if a given property contains specific Natural Features – e.g., slopes, trees, woodlands, etc. – the NFP ordinance heavily implies that such fill would not be permitted. If Parcel B and Parcel C can't be filled then those properties are not developable at all. As the City knows, rezoning property specifically so that it can only be developed by the grace of variances creates significant legal challenges. Cost to owner is purchase price of property plus expended development costs less selling cost (as reduced by the impact of the NFP Ordinance) and less potential revenue of proposed land use over life of project.
2. Even if NFP Permits Fill, The Economic Impact On the Development is Devastating:
  - a. The developable area of the property is reduced by approximately 65% to 70% of gross property area, which will have an impact in the millions of dollars.
  - b. Additional costs to owner:
    - i. Professional assessment of natural features for slopes, trees, woodland boundary, wetland plant species check, endangered species assessment, rare species assessment, special tree assessment, preparation of management plans for above assessment studies all which impact amount of developable area of project site, and which themselves, will cost well in excess of a of an additional \$100,000.00.
  - c. Review requirements costs:

**EXHIBIT A**  
**(continued)**

- i. All required assessment studies and plans required to be reviewed by Planning staff and/or NFP Board to determine accuracy for final determination of approval for development area and or request for additional information and revision of said site assessments and plans. We expect this process will add an additional tens of thousands of dollars to the cost and several additional months to the project timeline (which has already been delayed 18 months by the City).
- d. Additional site costs:
  - i. Costs to owner for all required NFP assessment studies and plans;
  - ii. Drainage systems limited to smaller development areas;
  - iii. Additional engineering costs to comply with required approved NFP restrictions;
  - iv. Additional costs to hire professionals to prepare all required plans. Plans require varied environmental disciplines and their licensed or certified professionals;
  - v. Additional bonding/surety costs and time for bonding/surety monies held by City.

Due to the variables of the NFP Ordinance in the number of natural features which may be present on any property or adjacent to any property within the NFP District, the final cost and time for compliance to the owner/developer can vary widely due to the number of professionals required to be involved and the amount of time and effort to create plans and/or written narratives that would satisfy the Planning staff and/or the NFP Board, but the most likely scenario is that the additional time and cost which would be required **would render the property effectively undevelopable in any sort of economically reasonable way.**



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** Rebekah Kik, Director Community Planning and Economic Development

**PREPARED BY:** Christina Anderson, City Planner

**DATE:** 4/22/2019

**SUBJECT:** Mapping of the NFP Overlay Zoning District

## RECOMMENDATION

Staff recommends that the City Commission move the proposed zoning of the Natural Features Protection (NFP) Overlay District forward to the May 20, 2019 meeting for a public hearing and vote.

## BACKGROUND

Intent. Imagine Kalamazoo 2025, the Strategic Vision, and the 2025 Master Plan set a goal of greater Environmental Responsibility for the community. In the Master Plan, one way this translated was through the goal of "Protecting Natural Features throughout the City for well-head protection, watershed, erosion, urban forest, tree canopy, wildlife refuge, agriculture, and restoration along Kalamazoo River and Creek corridors." The proposed Natural Features Protection Overlay District defines the Natural Features that exist in Kalamazoo and sets standards to better protect and manage these Features during site development.

Future Land Development Map. The Overlay District is proposed to be mapped throughout the City generally following the 2025 Master Plan – Future Land Development Map. The one notable exception is the inclusion of Kleinstuck in the NFP Overlay District Map. Since the Master Plan's approval in October 2017, we have consistently heard that Kleinstuck should have been included in the areas with the NFP overlay.

The Future Land Development Map was created considering the whole City, and like the text of the Master Plan, is a view of the City from 10,000 feet up. Zoning, however, is an on-the-ground application of standards. It is mapped onto whole parcels, where the Future Land Development Plan used a broader brush to indicate where appropriate land uses and development could occur.

NFP Overlay District. A Zoning Overlay District was determined the best tool to implement the goal in the 2025 Master Plan as it relates to NFP. Staff considered several options before determining that a zoning would be the best vehicle to meet the Master Plan's intent. A Zoning Overlay District creates a set of standards that are applied to a parcel in addition to the standards of the base or underlying zoning district. Applying an overlay district does not change a parcel's base zoning designation.

The mapping of the NFP Overlay District was discussed at length throughout the process. Many in the community wished that the proposed map would have extended far beyond that which was laid out in the Master

Plan Future Land Development Map. Staff felt it was important to work from the community-approved Master Plan Future Land Development Map based on the timing of the moratorium. Understanding the two points of view, staff has established a second phase of work to begin as soon as possible. The second phase will focus on a deeper dive into the mapping of the Natural Features in Kalamazoo to further investigate the features and locations that the community requested to be considered. This work could inform the locations where NFP is mapped in the future and/or inform the standards within the Overlay.

At the Planning Commission meeting on April 9, two property owners along Stadium Drive requested to have their parcels removed from the Overlay. One did not believe there were no longer Natural Features on the property since it was already developed and the second was concerned with the application of the Overlay District on the entirety of the parcels, rather than how it was illustrated in the Future Land Development Map. The Planning Commission heard both requests, but opted to not make a recommendation for changing the proposed map when they recommended approval to the City Commission.

## **POLICY CONSIDERATIONS**

The proposed NFP Overlay District Mapping aligns with the City's vision and plans as follows.

2025 Master Plan. This proposal is in alignment with the 2025 Master Plan - Future Land Use Map and IK at Work, which called for the implementation of Natural Features Protection in 2019.

Strategic Vision. This proposal is in alignment with the Strategic Vision, specifically Environmental Responsibility (Responsible Development and Sustainability & Conservation).

Public Participation Plan. The proposed Zoning Overlay District and Map was created using the City's Public Participation Plan to shape the outreach and engagement activities. Creation of the NFP has a high impact over a large geography, consequently a wide number of outreach tools were utilized, including a technical advisory group, four focus groups, social media, websites, and a City-wide meeting.

6-Month Moratorium. The proposed Zoning Overlay District and Map and the outreach associated with its creation were completed within the moratorium timeline provided by the City Commission on December 3, 2018, through a transparent community process.

Planning Commission Recommends Approval. The Planning Commission recommends approval to the City Commission of zoning the NFP Overlay District as noted on the proposed Overlay District Map.

Five Factors to Consider when Reviewing Zoning Requests. When Commissioners are considering a zoning request, the following should be considered in the review.

1. Alignment with 2025 Master Plan, Neighborhood Plans, and Strategic Vision.
  - NFP is a stated goal in the 2025 Master Plan.
  - The draft Oakland Drive Winchell Neighborhood Plan supports the creation of NFP standards.
  - NFP aligns with the Environmental Responsibility strategic vision goal.

2. Change of Conditions.

Kalamazoo is experiencing growth and redevelopment around the City. Many in the community have provided comment through Imagine Kalamazoo and in process to create this draft Overlay District that when development and redevelopment occur, Natural Features are not taken into account during the plan development or site work phases. The City Commission placed a moratorium on development projects within the NFP area as mapped in the Master Plan until June 3, expressing that the time to establish the NFP standards is now.

3. Address a Demonstrated Community Need.

The inclusion of NFP in the 2025 Master Plan and robust attendance at NFP meetings over the last 4 months demonstrate a strong community interest and desire for this project.

4. Compatibility with Surrounding Uses.

The proposed is an Overlay Zoning District, designed to work with any base or underlying district standards. It was created to better guide development as it relates to parcels containing Natural Features. It recognizes that some parcels have both a natural context and a human-centric development context and works to achieve a better compatibility between these two.

5. Development Pattern.

This proposed Overlay District does not create new rights-of-way or infrastructure networks that alter the pattern of development. Instead, these standards are recognition that some parcels, in addition for being appropriate for commercial or residential or industrial uses, also contain Natural Features. NFP standards recognize this second context for these parcels and set parameters for how the Natural Features are protected during construction.

## COMMUNITY RESOURCES CONSULTED

Using the City's Public Participation Plan, staff created an extensive outreach process to assist in the creation and review of the draft NFP Overlay Ordinance.

Advisory Technical Committee. Shortly after the moratorium was passed, City staff gathered a group of local environmental and development experts to define and guide NFP standard development. This group met with staff five times this winter.

Focus Group Presentations. Staff hosted 4 focus group presentations. These meetings were open to anyone, but staff targeted invitations to key stakeholder groups.

- Neighborhood: west. At the regularly scheduled February 20<sup>th</sup> meeting of the Oakland Drive Winchell Neighborhood, staff presented the first draft to a full house.
- Neighborhood: east. Kalamazoo Eastside Neighborhood Association hosted a second neighborhood focused meeting on February 27<sup>th</sup>. This meeting was attended by WMU students, residents, and the Sisters of St. Joseph.
- Environmental & Conservation Organizations. At the February 20<sup>th</sup> meeting of the City's Environmental Concerns Committee, staff presented to full City Commission Chambers.
- Development Interests. On February 28<sup>th</sup>, staff presented to about two dozen engineers, architects, attorneys, landscape architects, planners and developers.

City-Wide Meeting. After revising and releasing 2 more drafts, staff presented to a large group at the Kalamazoo Public Library.

- WMU. Staff presented the NFP draft in March to WMU students.

Online Resources. In addition to meetings, staff regularly posted process and draft updates on [www.imaginekalamazoo.com/nfp/projects](http://www.imaginekalamazoo.com/nfp/projects). Through this site, drafts could be reviewed and comments sent directly through an online portal. Staff also received comments directly via email and by phone.

## FISCAL IMPACT

The creation of the NFP Review Board will require staff time to manage and facilitate the review of projects during Site Plan Review.

## ALTERNATIVES

The Commission could opt to not move this item forward for a public hearing and vote. This action could mean that the moratorium would expire prior to having standards in place.

## ATTACHMENTS:

| Type                    | Description                                       |
|-------------------------|---------------------------------------------------|
| □ Ordinances            | Chapter 50 Zoning Map Amendment                   |
| □ Map – Proposed Zoning | Proposed NFP Zoning Map                           |
| □ Map – Future Land Use | 2025 Master Plan Future Land Development Plan     |
| □ Minutes               | April 9, 2019 Planning Commission Minutes (DRAFT) |



▣ Correspondence NFP Correspondence Received

**CITY OF KALAMAZOO, MICHIGAN**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF KALAMAZOO ZONING  
ORDINANCE TO CREATE NATURAL FEATURES PROTECTION OVERLAY DISTRICT**

**THE CITY OF KALAMAZOO ORDAINS:**

**Section 1.** Chapter 50 “Zoning”, Section 50-1.2. “Zoning Map” is amended as follows:

The land area, addressees, and parcel identification numbers of the properties described on the attached pages shall be included and subject to the standards and regulations of the Natural Features Protection Overlay District.

A map identifying the land area of the Natural Features Protection Overlay District, being Figure 1.2-2 to accompany the Zoning Map is also attached hereto.

**Section 2. Repealer.** All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 4. Effective Date.** Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage.

**CERTIFICATE**

The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on \_\_\_\_\_, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been available as required by said Act, and furthermore, said ordinance was duly recorded, posted, and authenticated by the Mayor and City Clerk as provided by the Charter of said City.

Bobby J. Hopewell, Mayor

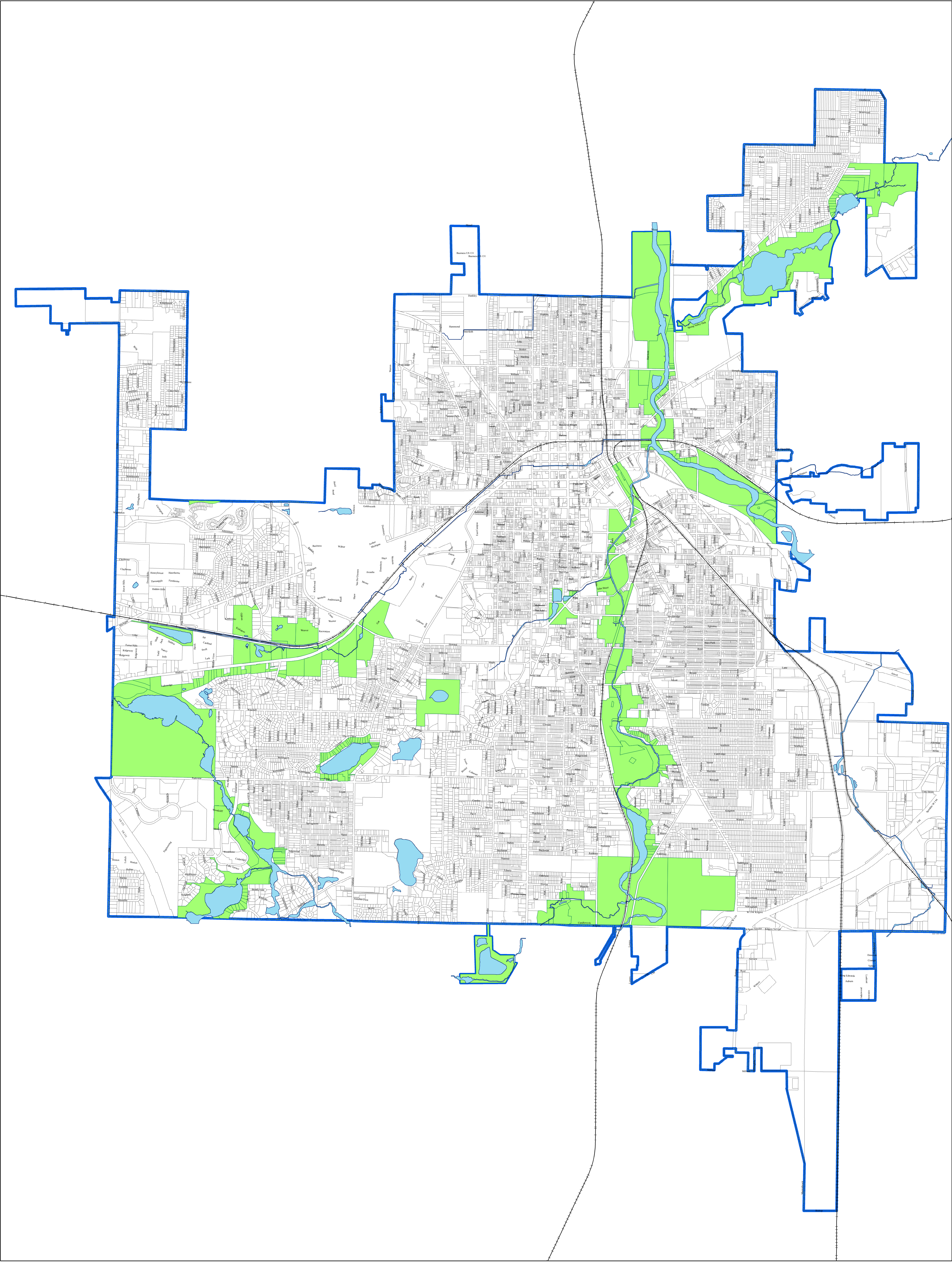
Scott A. Borling, City Clerk

\_\_\_\_\_

\_\_\_\_\_



# NATURAL FEATURES PROTECTION OVERLAY DISTRICT



**LEGEND**

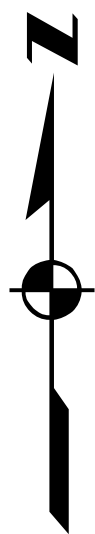
Surface Water

Natural Features Protection Overlay

Parcel

Railroads

City Limits





| <b>PIN</b>    | <b>Street No</b> |   | <b>Address</b> | <b>City</b> | <b>State</b> | <b>Zip</b> |
|---------------|------------------|---|----------------|-------------|--------------|------------|
| 06-27-252-001 | 350              | E | ALCOTT         | KALAMAZOO   | MI           | 49001      |
| 06-27-257-001 | 320              | E | ALCOTT         | KALAMAZOO   | MI           | 49001      |
| 06-27-212-002 | 311              | E | ALCOTT         | KALAMAZOO   | MI           | 49001      |
| 06-27-213-002 | 333              | E | ALCOTT         | KALAMAZOO   | MI           | 49001      |
| 06-27-267-001 | 316              | E | ALCOTT         | KALAMAZOO   | MI           | 49001      |
| 06-27-221-001 | 315              | E | ALCOTT         | KALAMAZOO   | MI           | 49001      |
| 06-27-254-002 | 420              | E | ALCOTT         | KALAMAZOO   | MI           | 49001      |
| 06-15-234-063 | 1029             |   | AMPERSEE       | KALAMAZOO   | MI           | 49001      |
| 06-15-239-061 | 1003             |   | AMPERSEE       | KALAMAZOO   | MI           | 49001      |
| 06-15-294-001 | 433              |   | AMPERSEE       | KALAMAZOO   | MI           | 49007      |
| 06-19-200-004 | 3900             |   | ARBORETUM      | KALAMAZOO   | MI           | 49009      |
| 06-14-310-010 | 350              |   | BLAINE         | KALAMAZOO   | MI           | 49048      |
| 06-01-357-001 | 2916             |   | BROOK          | KALAMAZOO   | MI           | 49004      |
| 06-01-358-001 | 2902             |   | BROOK          | KALAMAZOO   | MI           | 49004      |
| 06-01-362-001 | 2800             |   | BROOK          | KALAMAZOO   | MI           | 49004      |
| 06-01-363-001 | 2750             |   | BROOK          | KALAMAZOO   | MI           | 49004      |
| 06-01-352-002 | 2924             |   | BROOK          | KALAMAZOO   | MI           | 49004      |
| 06-01-352-003 | 2936             |   | BROOK          | KALAMAZOO   | MI           | 49004      |
| 06-01-352-004 | 3010             |   | BROOK          | KALAMAZOO   | MI           | 49004      |
| 06-34-422-001 | 4225             | S | BURDICK        | KALAMAZOO   | MI           | 49001      |
| 06-27-401-001 | 2403             | S | BURDICK        | KALAMAZOO   | MI           | 49001      |
| 06-27-489-003 | 3020             |   | BURKE          | KALAMAZOO   | MI           | 49001      |
| 06-27-489-001 | 2932             |   | BURKE          | KALAMAZOO   | MI           | 49001      |
| 06-27-484-001 | 2920             |   | BURKE          | KALAMAZOO   | MI           | 49001      |
| 06-29-441-016 | 1907             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-29-441-018 | 1919             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-29-441-019 | 2001             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-29-419-074 | 2111             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-29-419-073 | 2103             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-29-440-022 | 2025             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-29-440-020 | 2015             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-29-418-075 | 2129             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-29-440-021 | 2019             |   | CHEVY CHASE    | KALAMAZOO   | MI           | 49008      |
| 06-34-202-003 | 310              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-34-208-001 | 400              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-495-001 | 501              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-492-001 | 603              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-423-001 | 425              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-419-001 | 525              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-454-001 | 455              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-464-001 | 303              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-464-001 | 303              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-473-002 | 401              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-27-473-001 | 405              | E | CORK           | KALAMAZOO   | MI           | 49001      |
| 06-29-470-152 | 2318             |   | CREST          | KALAMAZOO   | MI           | 49008      |
| 06-29-470-150 | 2308             |   | CREST          | KALAMAZOO   | MI           | 49008      |
| 06-29-471-149 | 2248             |   | CREST          | KALAMAZOO   | MI           | 49008      |
| 06-29-470-155 | 2336             |   | CREST          | KALAMAZOO   | MI           | 49008      |
| 06-29-471-148 | 2236             |   | CREST          | KALAMAZOO   | MI           | 49008      |
| 06-22-335-008 | 122              | W | CROSSTOWN      | KALAMAZOO   | MI           | 49001      |
| 06-22-335-009 | 116              | W | CROSSTOWN      | KALAMAZOO   | MI           | 49001      |

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|---------------|------------------|----------------|-------------|--------------|------------|
| 06-22-336-001 | 100              | W CROSSTOWN    | KALAMAZOO   | MI           | 49001      |
| 06-22-336-007 | 60               | W CROSSTOWN    | KALAMAZOO   | MI           | 49001      |
| 06-22-319-001 | 150              | W CROSSTOWN    | KALAMAZOO   | MI           | 49001      |
| 06-22-323-001 | 300              | W CROSSTOWN    | KALAMAZOO   | MI           | 49001      |
| 06-22-400-002 | 224              | E CROSSTOWN    | KALAMAZOO   | MI           | 49001      |
| 06-30-162-001 | 2231             | S DRAKE        | KALAMAZOO   | MI           | 49008      |
| 06-22-251-004 | 408              | E DUTTON       | KALAMAZOO   | MI           | 49007      |
| 06-22-251-005 | 412              | E DUTTON       | KALAMAZOO   | MI           | 49007      |
| 06-22-252-045 | 501              | E DUTTON       | KALAMAZOO   | MI           | 49007      |
| 06-22-457-041 | 435              | E GLESTON      | KALAMAZOO   | MI           | 49001      |
| 06-22-209-003 | 534              | GIBSON         | KALAMAZOO   | MI           | 49007      |
| 06-22-204-001 | 563              | GIBSON         | KALAMAZOO   | MI           | 49007      |
| 06-27-425-002 | 500              | GOLDEN         | KALAMAZOO   | MI           | 49001      |
| 06-15-234-012 | 903              | GORDON         | KALAMAZOO   | MI           | 49001      |
| 06-31-249-001 | 3505             | GREENLEAF      | KALAMAZOO   | MI           | 49008      |
| 06-31-287-001 | 3707             | GREENLEAF      | KALAMAZOO   | MI           | 49008      |
| 06-31-299-001 | 3721             | GREENLEAF      | KALAMAZOO   | MI           | 49008      |
| 06-31-243-001 | 3485             | GREENLEAF      | KALAMAZOO   | MI           | 49008      |
| 06-31-248-001 | 3501             | GREENLEAF      | KALAMAZOO   | MI           | 49008      |
| 06-31-447-001 | 4231             | GREENLEAF      | KALAMAZOO   | MI           | 49008      |
| 06-31-236-001 | 3500             | GREENLEAF      | KALAMAZOO   | MI           | 49008      |
| 06-31-237-001 | 3400             | GREENLEAF      | KALAMAZOO   | MI           | 49008      |
| 06-29-102-001 | 1500             | GREENWOOD      | KALAMAZOO   | MI           | 49006      |
| 06-20-369-001 | 1500             | GREENWOOD      | KALAMAZOO   | MI           | 49006      |
| 06-15-277-001 | 751              | GULL           | KALAMAZOO   | MI           | 49048      |
| 06-15-282-001 | 669              | GULL           | KALAMAZOO   | MI           | 49007      |
| 06-15-425-301 | 418              | HARRISON       | KALAMAZOO   | MI           | 49007      |
| 06-15-431-002 | 412              | HARRISON       | KALAMAZOO   | MI           | 49007      |
| 06-15-426-003 | 424              | HARRISON       | KALAMAZOO   | MI           | 49007      |
| 06-10-442-001 | 1415             | HARRISON       | KALAMAZOO   | MI           | 49007      |
| 06-10-487-003 | 1400             | HARRISON       | KALAMAZOO   | MI           | 49007      |
| 06-15-240-002 | 809              | HARRISON       | KALAMAZOO   | MI           | 49007      |
| 06-15-295-100 | 508              | HARRISON       | KALAMAZOO   | MI           | 49007      |
| 06-27-409-350 | 415              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-409-353 | 412              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-409-355 | 424              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-409-354 | 418              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-414-356 | 430              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-435-367 | 436              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-435-358 | 502              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-435-400 | 508              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-436-361 | 522              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-436-001 | 536              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-437-364 | 538              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-27-436-002 | 528              | HOMECREST      | KALAMAZOO   | MI           | 49001      |
| 06-20-482-001 | 1940             | HOWARD         | KALAMAZOO   | MI           | 49008      |
| 06-22-250-002 | 711              | JASPER         | KALAMAZOO   | MI           | 49007      |
| 06-22-250-004 | 715              | JASPER         | KALAMAZOO   | MI           | 49007      |
| 06-22-250-001 | 719              | JASPER         | KALAMAZOO   | MI           | 49007      |
| 06-22-255-001 | 721              | JASPER         | KALAMAZOO   | MI           | 49007      |
| 06-34-247-008 | 729              | KEENWAY        | KALAMAZOO   | MI           | 49001      |

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|---------------|------------------|----------------|-------------|--------------|------------|
| 06-34-277-010 | 715              | KEENWAY        | KALAMAZOO   | MI           | 49001      |
| 06-29-389-058 | 2427             | KENSINGTON     | KALAMAZOO   | MI           | 49008      |
| 06-29-394-001 | 2435             | KENSINGTON     | KALAMAZOO   | MI           | 49008      |
| 10-04-224-001 | 813              | W KILGORE      | KALAMAZOO   | MI           | 49008      |
| 06-34-373-001 | 322              | W KILGORE      | KALAMAZOO   | MI           | 49001      |
| 06-34-373-002 | 320              | W KILGORE      | KALAMAZOO   | MI           | 49001      |
| 06-34-482-001 | 607              | E KILGORE      | KALAMAZOO   | MI           | 49001      |
| 06-34-390-001 | 300              | W KILGORE      | KALAMAZOO   | MI           | 49001      |
| 06-34-367-001 | 410              | W KILGORE      | KALAMAZOO   | MI           | 49001      |
| 06-34-392-001 | 200              | W KILGORE      | KALAMAZOO   | MI           | 49001      |
| 06-14-352-001 | 1041             | KING           | KALAMAZOO   | MI           | 49001      |
| 06-23-208-002 | 1801             | KING           | KALAMAZOO   | MI           | 49001      |
| 06-20-392-002 | 1701             | KNOLLWOOD      | KALAMAZOO   | MI           | 49006      |
| 06-22-413-001 | 508              | LAKE           | KALAMAZOO   | MI           | 49001      |
| 06-22-407-001 | 504              | LAKE           | KALAMAZOO   | MI           | 49001      |
| 06-31-479-001 | 4200             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-31-479-219 | 4206             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-31-479-218 | 4216             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-31-484-217 | 4300             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-31-489-150 | 4330             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-31-484-151 | 4316             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-31-489-149 | 4414             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-32-321-001 | 4140             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-32-321-002 | 4130             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-32-321-003 | 4120             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-32-321-004 | 4110             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-32-321-005 | 4040             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-32-321-006 | 4030             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-32-321-007 | 4020             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-32-321-008 | 4010             | LAKE FOREST    | KALAMAZOO   | MI           | 49008      |
| 06-31-494-148 | 3224             | LAKE HILL      | KALAMAZOO   | MI           | 49008      |
| 06-31-493-147 | 3304             | LAKE HILL      | KALAMAZOO   | MI           | 49008      |
| 06-31-493-146 | 3318             | LAKE HILL      | KALAMAZOO   | MI           | 49008      |
| 06-31-492-245 | 3322             | LAKE HILL      | KALAMAZOO   | MI           | 49008      |
| 06-31-492-101 | 3327             | LAKE HILL      | KALAMAZOO   | MI           | 49008      |
| 06-31-497-102 | 3325             | LAKE HILL      | KALAMAZOO   | MI           | 49008      |
| 06-29-423-076 | 2203             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-423-077 | 2209             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-423-079 | 2215             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-422-080 | 2227             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-452-082 | 2237             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-452-084 | 2247             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-451-086 | 2257             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-451-087 | 2263             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-451-089 | 2301             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-455-091 | 2311             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-455-092 | 2315             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-455-002 | 2327             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-455-001 | 2323             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-29-455-093 | 2319             | LORRAINE       | KALAMAZOO   | MI           | 49008      |
| 06-22-206-003 | 400              | E LOVELL       | KALAMAZOO   | MI           | 49007      |

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|---------------|------------------|------------------|-------------|--------------|------------|
| 06-34-435-001 | 4200             | LOVERS           | KALAMAZOO   | MI           | 49001      |
| 06-34-297-001 | 3914             | LOVERS           | KALAMAZOO   | MI           | 49001      |
| 06-34-297-002 | 3910             | LOVERS           | KALAMAZOO   | MI           | 49001      |
| 06-34-292-004 | 3908             | LOVERS           | KALAMAZOO   | MI           | 49001      |
| 06-34-292-003 | 3848             | LOVERS           | KALAMAZOO   | MI           | 49001      |
| 06-34-287-001 | 3820             | LOVERS           | KALAMAZOO   | MI           | 49001      |
| 06-34-292-001 | 3832             | LOVERS           | KALAMAZOO   | MI           | 49001      |
| 06-34-292-002 | 3840             | LOVERS           | KALAMAZOO   | MI           | 49001      |
| 06-32-174-004 | 3916             | MADISON          | KALAMAZOO   | MI           | 49008      |
| 06-32-309-101 | 4020             | MADISON          | KALAMAZOO   | MI           | 49008      |
| 06-32-314-102 | 4028             | MADISON          | KALAMAZOO   | MI           | 49008      |
| 06-32-304-092 | 3920             | MADISON          | KALAMAZOO   | MI           | 49008      |
| 06-32-309-001 | 4012             | MADISON          | KALAMAZOO   | MI           | 49008      |
| 06-32-174-001 | 3912             | MADISON          | KALAMAZOO   | MI           | 49008      |
| 06-32-304-100 | 3924             | MADISON          | KALAMAZOO   | MI           | 49008      |
| 06-32-304-101 | 3940             | MADISON          | KALAMAZOO   | MI           | 49008      |
| 06-19-483-003 | 3201             | MICHIGAMME WOODS | KALAMAZOO   | MI           | 49006      |
| 06-30-129-001 | 4601             | W MICHIGAN       | KALAMAZOO   | MI           | 49006      |
| 06-15-432-001 | 645              | E MICHIGAN       | KALAMAZOO   | MI           | 49007      |
| 06-15-428-001 | 667              | E MICHIGAN       | KALAMAZOO   | MI           | 49048      |
| 06-15-421-121 | 418              | E MICHIGAN       | KALAMAZOO   | MI           | 49007      |
| 06-15-252-001 | 420              | E MICHIGAN       | KALAMAZOO   | MI           | 49007      |
| 06-15-422-003 | 426              | E MICHIGAN       | KALAMAZOO   | MI           | 49007      |
| 06-15-434-002 | 822              | E MICHIGAN       | KALAMAZOO   | MI           | 49048      |
| 06-15-433-001 | 720              | E MICHIGAN       | KALAMAZOO   | MI           | 49048      |
| 06-14-472-001 | 2000             | E MICHIGAN       | KALAMAZOO   | MI           | 49048      |
| 06-14-468-001 | 1950             | E MICHIGAN       | KALAMAZOO   | MI           | 49048      |
| 06-14-312-026 | 74               | MILLS            | KALAMAZOO   | MI           | 49048      |
| 06-14-335-001 | 151              | MILLS            | KALAMAZOO   | MI           | 49048      |
| 06-14-382-001 | 251              | MILLS            | KALAMAZOO   | MI           | 49001      |
| 06-14-354-027 | 251              | MILLS            | KALAMAZOO   | MI           | 49001      |
| 06-14-903-001 | 251              | MILLS            | KALAMAZOO   | MI           | 49001      |
| 06-26-350-100 | 839              | MONARCH          | KALAMAZOO   | MI           | 49001      |
| 06-10-232-001 | 600              | E MOSEL          | KALAMAZOO   | MI           | 49007      |
| 06-01-337-001 | 3318             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-01-336-001 | 3232             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-11-179-001 | 2342             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-11-184-001 | 2330             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-01-322-001 | 3100             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-01-340-001 | 3150             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-01-323-101 | 3146             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-01-323-102 | 3120             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-11-191-001 | 2134             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-11-325-001 | 2104             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-11-220-002 | 2416             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-11-245-002 | 2600             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-01-347-001 | 3150             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-01-326-002 | 3430             | MT OLIVET        | KALAMAZOO   | MI           | 49004      |
| 06-01-407-001 | 3401             | NAZARETH         | KALAMAZOO   | MI           | 49048      |
| 06-27-443-001 | 706              | NORTON           | KALAMAZOO   | MI           | 49001      |
| 06-27-443-002 | 620              | NORTON           | KALAMAZOO   | MI           | 49001      |

| <b>PIN</b>    | <b>Street No</b> | <b>Address</b> | <b>City</b> | <b>State</b> | <b>Zip</b> |
|---------------|------------------|----------------|-------------|--------------|------------|
| 06-29-447-003 | 2710             | OAKLAND        | KALAMAZOO   | MI           | 49008      |
| 06-29-447-002 | 2714             | OAKLAND        | KALAMAZOO   | MI           | 49008      |
| 06-29-447-001 | 2718             | OAKLAND        | KALAMAZOO   | MI           | 49008      |
| 06-29-447-006 | 2720             | OAKLAND        | KALAMAZOO   | MI           | 49008      |
| 06-29-473-003 | 3108             | OAKLAND        | KALAMAZOO   | MI           | 49008      |
| 06-29-481-001 | 2900             | OAKLAND        | KALAMAZOO   | MI           | 49008      |
| 06-31-424-001 | 3911             | OLD FIELD      | KALAMAZOO   | MI           | 49008      |
| 06-31-462-001 | 4201             | OLD FIELD      | KALAMAZOO   | MI           | 49008      |
| 06-14-312-030 | 1002             | ONEILL         | KALAMAZOO   | MI           | 49048      |
| 06-14-311-031 | 930              | ONEILL         | KALAMAZOO   | MI           | 49048      |
| 06-14-311-033 | 910              | ONEILL         | KALAMAZOO   | MI           | 49048      |
| 06-30-346-001 | 4000             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-473-104 | 2122             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-474-105 | 2118             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-002 | 2232             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-003 | 2234             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-004 | 2236             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-005 | 2226             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-006 | 2228             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-007 | 2230             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-008 | 2220             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-009 | 2222             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-010 | 2224             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-011 | 2214             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-012 | 2216             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-013 | 2218             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-014 | 2208             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-015 | 2210             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-016 | 2212             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-017 | 2202             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-018 | 2204             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-472-019 | 2206             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-29-473-002 | 2130             | PARKVIEW       | KALAMAZOO   | MI           | 49008      |
| 06-15-226-001 | 600              | E PATERSON     | KALAMAZOO   | MI           | 49007      |
| 06-15-463-001 | 329              | S PITCHER      | KALAMAZOO   | MI           | 49007      |
| 06-15-468-003 | 341              | S PITCHER      | KALAMAZOO   | MI           | 49007      |
| 06-15-469-001 | 383              | S PITCHER      | KALAMAZOO   | MI           | 49007      |
| 06-34-242-001 | 600              | PLASTICS       | KALAMAZOO   | MI           | 49001      |
| 06-35-324-001 | 4200             | PORTAGE        | KALAMAZOO   | MI           | 49001      |
| 06-27-448-001 | 2720             | PORTAGE        | KALAMAZOO   | MI           | 49001      |
| 06-22-214-011 | 541              | PORTAGE        | KALAMAZOO   | MI           | 49007      |
| 06-34-358-001 | 311              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-358-002 | 309              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-358-003 | 307              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-358-004 | 321              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-358-005 | 323              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-358-006 | 325              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-358-007 | 327              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-358-008 | 329              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-358-009 | 331              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-376-001 | 124              | PRATT          | KALAMAZOO   | MI           | 49001      |



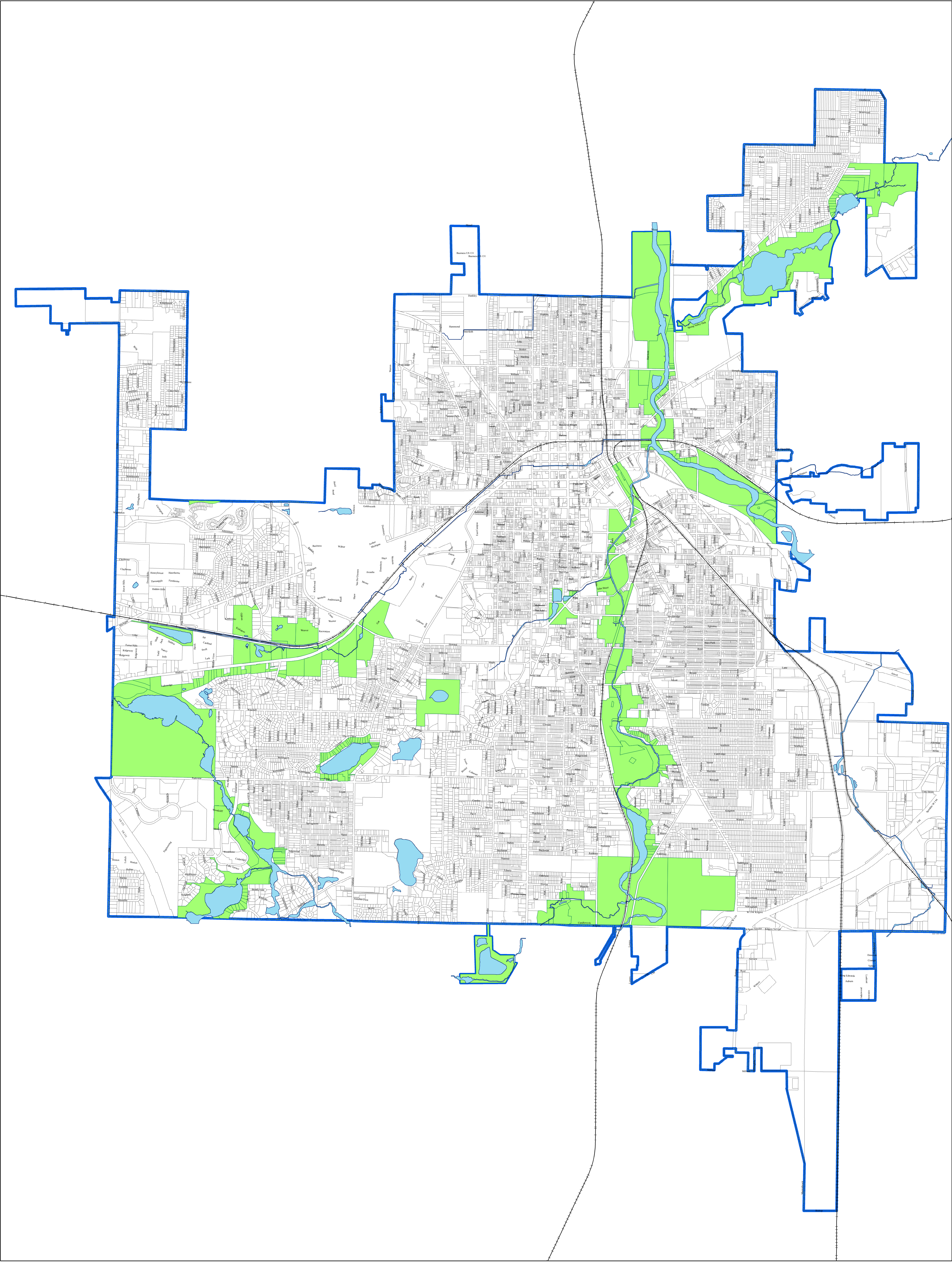
| <b>PIN</b>    | <b>Street No</b> | <b>Address</b> | <b>City</b> | <b>State</b> | <b>Zip</b> |
|---------------|------------------|----------------|-------------|--------------|------------|
| 06-34-359-001 | 125              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-377-002 | 108              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-354-023 | 210              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-375-024 | 204              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-34-375-001 | 164              | PRATT          | KALAMAZOO   | MI           | 49001      |
| 06-29-123-001 | 2026             | RAMBLING       | KALAMAZOO   | MI           | 49008      |
| 06-29-124-049 | 2031             | RAMBLING       | KALAMAZOO   | MI           | 49008      |
| 06-29-154-050 | 2103             | RAMBLING       | KALAMAZOO   | MI           | 49008      |
| 06-15-243-053 | 717              | RAY            | KALAMAZOO   | MI           | 49001      |
| 06-15-247-051 | 705              | RAY            | KALAMAZOO   | MI           | 49001      |
| 06-15-243-057 | 727              | RAY            | KALAMAZOO   | MI           | 49001      |
| 06-34-240-001 | 3502             | REDMOND        | KALAMAZOO   | MI           | 49001      |
| 06-22-467-001 | 423              | REED           | KALAMAZOO   | MI           | 49001      |
| 06-22-472-005 | 429              | REED           | KALAMAZOO   | MI           | 49001      |
| 06-15-283-044 | 719              | RIVER          | KALAMAZOO   | MI           | 49001      |
| 06-10-279-002 | 2501             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-11-370-006 | 1203             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-14-100-004 | 1123             | RIVERVIEW      | KALAMAZOO   | MI           | 49048      |
| 06-11-370-005 | 1205             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-11-370-004 | 1209             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-11-370-007 | 1217             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-10-479-001 | 1523             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-10-449-003 | 1611             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-10-428-001 | 1701             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-10-444-004 | 1615             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-10-444-010 | 1721             | RIVERVIEW      | KALAMAZOO   | MI           | 49004      |
| 06-22-313-001 | 1200             | S ROSE         | KALAMAZOO   | MI           | 49001      |
| 06-34-282-002 | 701              | ROYCE          | KALAMAZOO   | MI           | 49001      |
| 06-34-282-001 | 718              | ROYCE          | KALAMAZOO   | MI           | 49001      |
| 06-29-226-001 | 2100             | SHEFFIELD      | KALAMAZOO   | MI           | 49008      |
| 06-29-106-001 | 3100             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-29-108-001 | 2828             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-29-109-001 | 2806             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-29-141-001 | 2615             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-29-120-001 | 3003             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-249-001 | 3209             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-159-001 | 4301             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-158-001 | 4305             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-20-472-001 | 2200             | STADIUM        | KALAMAZOO   | MI           | 49006      |
| 06-29-132-001 | 2700             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-29-208-001 | 2121             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-29-117-002 | 2945             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-248-003 | 3313             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-245-001 | 3515             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-248-002 | 3309             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-245-002 | 3601             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-29-206-001 | 2323             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-29-143-001 | 2501             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-247-001 | 3317             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-276-002 | 3329             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-247-003 | 3321             | STADIUM        | KALAMAZOO   | MI           | 49008      |

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|---------------|------------------|----------------|-------------|--------------|------------|
| 06-30-187-001 | 4217             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-238-002 | 3300             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-257-001 | 3823             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-256-001 | 3825             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-260-001 | 3905             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-257-002 | 3801             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-254-004 | 3611             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-254-003 | 3617             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-253-102 | 3621             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-30-253-101 | 3701             | STADIUM        | KALAMAZOO   | MI           | 49008      |
| 06-28-192-001 | 2100             | STEARNS        | KALAMAZOO   | MI           | 49008      |
| 06-22-359-001 | 215              | W STOCKBRIDGE  | KALAMAZOO   | MI           | 49001      |
| 06-22-451-001 | 408              | E STOCKBRIDGE  | KALAMAZOO   | MI           | 49001      |
| 06-22-452-001 | 414              | E STOCKBRIDGE  | KALAMAZOO   | MI           | 49001      |
| 06-22-460-001 | 322              | E STOCKBRIDGE  | KALAMAZOO   | MI           | 49001      |
| 06-22-421-002 | 415              | E STOCKBRIDGE  | KALAMAZOO   | MI           | 49001      |
| 06-22-452-010 | 422              | E STOCKBRIDGE  | KALAMAZOO   | MI           | 49001      |
| 06-22-251-014 | 425              | E VINE         | KALAMAZOO   | MI           | 49001      |
| 06-22-222-052 | 520              | E WALNUT       | KALAMAZOO   | MI           | 49007      |
| 06-22-216-020 | 418              | E WALNUT       | KALAMAZOO   | MI           | 49007      |
| 06-22-402-001 | 1000             | WALTER         | KALAMAZOO   | MI           | 49001      |
| 06-31-495-101 | 3626             | WHISTLING      | PORTAGE     | MI           | 49024      |
| 06-32-170-001 | 3624             | WOOD           | KALAMAZOO   | MI           | 49008      |
| 06-32-306-001 | 3620             | WOOD           | KALAMAZOO   | MI           | 49008      |
| 06-32-160-001 | 3622             | WOOD           | KALAMAZOO   | MI           | 49008      |
| 06-31-245-001 | 3600             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-002 | 3601             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-003 | 3602             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-004 | 3603             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-005 | 3604             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-006 | 3605             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-007 | 3606             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-008 | 3607             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-009 | 3608             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-010 | 3609             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-011 | 3610             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-012 | 3612             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-013 | 3614             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-014 | 3616             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-015 | 3618             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-016 | 3620             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-017 | 3621             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-018 | 3622             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-019 | 3623             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-020 | 3624             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-021 | 3625             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-022 | 3626             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-023 | 3627             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-024 | 3628             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-025 | 3630             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |
| 06-31-245-026 | 3632             | WOODCLIFF      | KALAMAZOO   | MI           | 49008      |

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|---------------|------------------|-----------------------------|-------------|--------------|--------------------|
| 06-31-245-027 | 3634             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-028 | 3636             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-029 | 3638             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-030 | 3639             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-031 | 3640             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-032 | 3641             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-033 | 3642             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-034 | 3643             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-035 | 3644             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-036 | 3645             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-037 | 3646             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-038 | 3647             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-039 | 3648             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-040 | 3649             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-041 | 3650             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-042 | 3652             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-043 | 3654             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-044 | 3656             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-31-245-045 | 3658             | WOODCLIFF                   | KALAMAZOO   | MI           | 49008              |
| 06-19-134-002 | 4053             | ENCLAVE WAY                 | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-134-021 | 4024             | ENCLAVE WAY                 | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-134-020 | 4038             | ENCLAVE WAY                 | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-133-017 | 4062             | ENCLAVE WAY                 | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-203-084 | 3650             | ALAIANCA TER                | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-203-083 | 3656             | ALIANCA TER                 | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-203-082 | 3702             | ALAIANCA TER                | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-203-082 | 3706             | ALAIANCA TER                | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-206-094 | 3863             | ALIANCA TER                 | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-206-095 | 3871             | ALIANCA TER                 | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-217-109 | 3733             | WETHERINGTON POINTE         | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-217-111 | 3736             | WETHERINGTON POINTE         | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-217-108 | 3737             | WETHERINGTON POINTE         | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-210-101 | 3867             | WETHERINGTON POINTE         | KALAMAZOO   | MI           | 49009 WALDEN WOODS |
| 06-19-201-001 |                  | Walden Woods<br>Common Area | KALAMAZOO   | MI           | 49009 WALDEN WOODS |



# NATURAL FEATURES PROTECTION OVERLAY DISTRICT



**LEGEND**

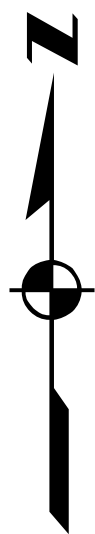
Surface Water

Natural Features Protection Overlay

Parcel

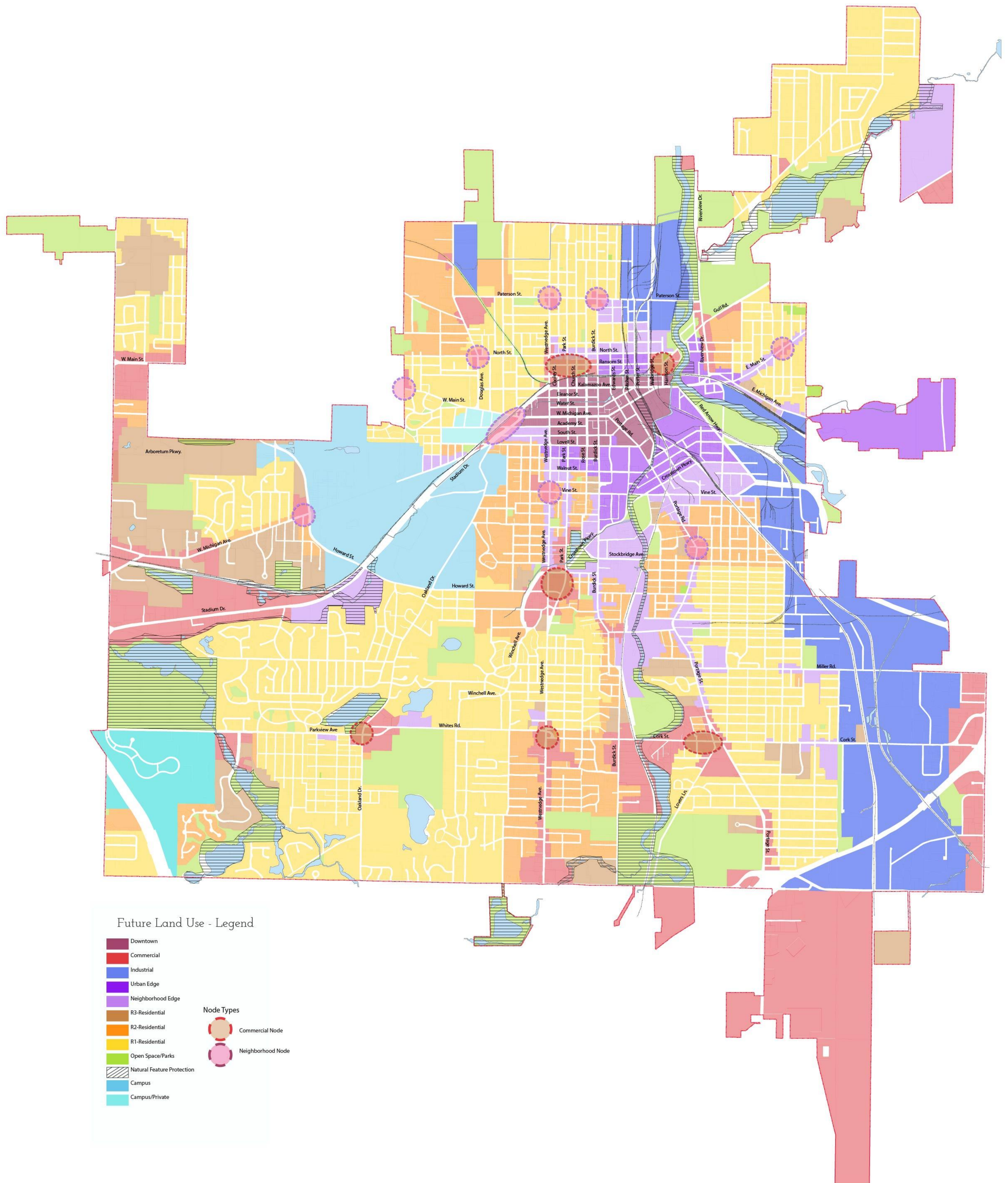
Railroads

City Limits





## Future Land Development Map 2025





City of Kalamazoo  
PLANNING COMMISSION  
Minutes  
April 9, 2019  
*DRAFT*

Second Floor, City Hall  
Commission Chambers  
241W. South Street, Kalamazoo, MI 49007

Members Present: Gregory Milliken, Chair; Rachel Hughes-Nilsson; Jack Baartman; Alfonso Espinosa; Sakhi Vyas; Emily Greenman Wright (late), Charley Coss (late)

Members Excused: Derek Wissner, Vice Chair James Pitts

City Staff: Christina Anderson, City Planner; Robert Bauckham, Senior Development Planner; Beth Cheeseman, Code Administration Clerk/Cashier; Clyde Robinson, City Attorney; Jamie McCarthy, Projects Development Coordinator; Pete Eldridge, Zoning Administrator; Bobby Durkee, Planner I; Luis Pena, Americorp Intern

**A. CALL TO ORDER**

Commissioner Milliken called the meeting to order at approximately 7:04 p.m.

**B. ROLL CALL**

Planner Anderson proceeded with roll call and determined that the aforementioned members were present.

**C. ADOPTION OF FORMAL AGENDA**

**Commissioner Greenman Wright, supported by Commissioner Vyas, moved approval of the April 9, 2019 Planning Commission agenda. With a voice vote, the motion carried unanimously.**

**D. APPROVAL OF MINUTES**

Commissioner Milliken mentioned that there are two minutes that need to be approved. The minutes from the November 2017 special meeting were not officially approved correctly.

**Commissioner Greenman Wright, supported by Commissioner Espinosa, moved approval of the March 7, 2019 Planning Commission minutes. With a voice vote, the motion carried unanimously.**

**Commissioner Vyas, supported by Commissioner Greenman Wright, moved approval of the November 15, 2017 Planning Commission minutes. With a voice vote, the motion carried unanimously.**

**E. COMMUNICATIONS AND ANNOUNCEMENTS**

Ms. Anderson mentioned that in terms of public hearing we will take them concurrently. There will be two separate motions, but there will be one public hearing for both. Commissioner Milliken clarified that

there will be one public hearing, one public comments, and two separate motions. One motion will be for the zoning ordinance and the other motion will be for the amendment to the map.

## **F. PUBLIC HEARINGS**

Commissioner Milliken mentioned that there will be an opportunity for public comments as well for citizen comments.

### **Commissioner Milliken opened the Public Hearing**

**P.C. #2019.02 and P.C. # 2019.03:** Request from the Community Planning and Economic Development Department for a text amendment to the Zoning Ordinance to create the Natural Features Protection Overlay District following the 2025 Master Plan. **[Recommendation: motion to recommend to the City Commission to approve]**

Ms. Anderson introduced Ms. McCarthy to the committee, explaining that they will both be presenting and explaining the Natural Feature Protection Overlay District. Ms. Anderson mentioned that there were changes made to the draft that was sent out for review in the packet and a clean copy was at their seats. The majority of the changes were made from the city attorney's office. Ms. Anderson explained that with the Natural Feature Protection Overlay District, it was indicated in the master plan as a goal for the city. The goal was understood to be implemented for 2019. The City Commission decided to put a six month moratorium on parcels that are indicated in the master plan as having Natural Feature Protection. There are two additional phases to the Natural Feature protection.

Phase Two: will begin in the Summer of 2019. It will consist of working with partners, understanding what other natural features. Phase Three, The City hopes to implement a level of stewardship amongst individuals within the community.

Ms. Anderson began explaining what they have been working on since December and what they are currently still working on. Ms. Anderson mentioned that what is being proposed is the change to the zoning ordinance. After the Planning Commission's review, the City Commission review will be taken into two steps before being officially approved.

Ms. Anderson described the four guiding principles.

1. This does not mean no development, it's to implement more thoughtful development
2. Standards in the ordinance are to be tied to the natural feature they are protecting
3. Standards must be manageable and implemented by City staff
4. This will be a City wide ordinance

Ms. McCarthy explained the Natural Features Standards Ordinance and Plans for the following.

1. Water Resources and Wetlands
2. Trees & Woodlands
3. Slopes & Natural Heritage Areas

#### 4. Flood Plains and Habitat Corridors

Ms. McCarthy mentioned that the public feedback resulted in the inclusion of the flood plains and the habitat corridors as reserved. Phase Two will provide more time to review the issues associated with the flood plains and habitat corridors.

Ms. Anderson mentioned that they are creating a Natural Features Protection Review Board that will function similar to the downtown design review committee and the historic district committee, in sense that they review projects in conjunction with site plans. There will be seven members.

Ms. Anderson gave explanation to the committee's questions. There were questions in regards how this proposal will affect projects that are already in progress when this goes into effect, as well as reviewing how the appeal process works. Commissioner Milliken questioned how issues with interpretation of the ordinance are addressed.

Ms. Anderson responded that due to the fact that the city has issued a moratorium, that there are no projects currently in progress, and the relief process starts with the Zoning Board of Appeals. To assist individuals interpret the ordinance there will be a user guide for the NFP to assist with interpretation of the ordinance.

#### **Commissioner Milliken opened the Public Comment of the Hearing.**

Karin Larsen, resident at 2313 Parkview Ave., congratulated the members that worked on this project. She was enthused that Ms. McCarthy took the time to visit Western Michigan University and included the student's thoughts and inputs on the idea. Ms. Larsen believes that the students should be included as well. There were concerns that there is not enough time to for this proposal to be approved.

Paul MacNellis, not a resident of Kalamazoo city but a resident of Kalamazoo County. Is in favor of the document but has concerns that there are other issues that are not being taken into consideration, such as the Bow in the Cloud preserve, The Asylum Lake preserve and the Kleinstuck Preserve.

Tom Small, 2502 Waite Ave. supports approval of recommendation to the City Commission for passage of the document.

Wendy Denning, 2305 Tipperary, reluctantly agrees that the Stadium and Drake site should be allowed for commercial development. She requests a consideration to change the setback distance for wildlife from 25' feet to 100' feet and placing the asylum in the preserve.

Judith Huxmann, 3432 Bernard Ave., had concerns of overdevelopment being overwhelming for the community and the environment.

Margo Rebar, 7877 Binder rd. requested more clarity on who will be on the NFP Review Board.



Bonnie Alkema, 3318 Pine Bluff Ln, expressed concern of having an editor review the document and requests an extension of the setback along preserves.

Lauri Holmes; 2417 Highpointe Dr. presented a magazine that gave history of the Asylum preserve, in hopes to show the committee the importance of protecting the preserve with this zoning change.

Caelan Deater, 1407 Oak St. a student at WMU. He agrees with having an editor review the document, wants transparency in review of all projects, including the public's comments and inputs.

Peter Kushner, 2002 Benjamin Ave. He is the President of the Oakland Drive Winchell Neighborhood Association Board. He presented and read a letter that was submitted to the Committee stating that the O.D.W.N. Association support's the Approval of the NFP zoning overlay map ordinance as presented to the planning commission.

Sharon Dever, 455 W Lovell; she agrees with expanding the setback along preserves in the overlay and supports the approval of the NFP Overlay map.

Dean Hauck; 3228 Pine Bluff; is the owner of MI news agency. She expressed pressing concerns of the need to protect the natural features and the environmental preserves.

Rick Schell, 3313 Stadium Dr. requested to have 11 parcels be removed from the map and list because they do not meet criteria.

Matthew Van Dyk, 100 W. Michigan, an Attorney from Miller Johnson. He is there on behalf of client, requesting to revise the proposed overlay NFP map, to correctly reflect the NFP area indicated on the master plan that is on his client's property.

Jeff Messner, City Resident; WMU owns two large parcels in the proposed site in question. He questioned what authority the city has in compelling the University; which is their own independent government, to comply with the city ordinances and the NFP.

Haji Tehrani; Drive and Shine owner, 6050 Grand Mere Rd. stated that he believes his car wash business is approximately 110 feet away from the lake. Stated how much less water is used at his car wash business than typical car washes, he will recycle the water, that in other situations or places would typically continuously contaminate the lake. He also agreed and encouraged the committee to listen to what Matt Van Dyk stated prior. He would accommodate and comply with the new regulation.

Tom; Hilcrest Ave. resident; He mentioned that we have already lost a majority of species, Trees being one of them. That the trees are not growing very well. He would like to see an emphasis in the plan of not just preserving the natural features but also to expand them.

**Commissioner Milliken closed the Public Comment of the Hearing**

Ms. Anderson addressed some of the public questions and concerns. She clarified that they're looking into online public notices of projects and other options for keeping residents up to date, including an update to the public participation plan. They are looking into having an application go out for the NFP Board. She mentioned their intentions are to have members of the board represent different natural features. If a site plan is required it will require a review by the NFP Review Board. She also explained that property for University purposes, the zoning ordinance does not apply, including NFP regulations, zoning setbacks, anything that is in the zoning ordinance.

Commissioner Coss mentioned that there was discussion about potential for regulatory taking and wanted more in depth details and more details on the overlay.

Mr. Robinson explained more details of the regulatory taking for the committee. It's based on case by case bases for the regulatory taking determination with every property and site.

Commissioner Hughes – Nilsson questioned rather there will be a reserved section for the preserves and Ms. Anderson indicated that they reviewed all their possible options and felt they were not meeting their four principles.

Commissioner Vyas also expressed concerns for not including an expanded setback along preserves.

**Commissioner Coss, supported by Commissioner Hughes - Nilsson, moved to approve P.C. #2019.02:** Request from the Community Planning and Economic Development Department for a text amendment to the Zoning Ordinance to create the Natural Features Protection Overlay District following the 2025 Master Plan. **[Recommendation: motion to recommend to the City Commission to approve the text amendment.] Approve as is.**

With the time constraint of the moratorium, Commissioner Coss requested the Commissioners move forward quickly with the proposal and is in support.

Commissioner Greenman Wright expressed economic implications concerns and unintended effects on property owners. Ms. Anderson responded with additional information to answer Greenman-Wright's questions.

**Roll call vote was taken and passed unanimously.**

**P.C. #2019.03:** Request from the Community Planning and Economic Development Department to map the Natural Features Protection Overlay District on parcels throughout the City following the 2025 Master Plan, Future Lane Use Plan. **[Recommendation: motion to recommend to the City Commission to approve the mapping of the Natural Features Protection Overlay District.]**

**Commissioner Vyas, supported by Commissioner Greenman Wright, moved to approve P.C. #2019.03:** Request from the Community Planning and Economic Development Department to map the Natural Features Protection Overlay District on parcels throughout the City following the 2025 Master Plan, Future Lane Use Plan. **[Recommendation: motion to recommend to the**

**City Commission to approve the mapping of the Natural Features Protection Overlay District.] Approve Mapping**

Commissioner Vyas supported with discomfort knowing that there is still work need to be completed in Phase 2.

Commissioner Coss did not support because he does not believe that the project was thoroughly thought through and that is does not seem ready to present to the City Commission.

Commissioner Milliken addressed concerns and questioned what would need to be done for their approval.

Ms. Anderson further asked for what specific information the Commissioner is seeking in advance of approving of the proposal overlay map. The Commissioners did not have requests for additional information and all but Commissioner Coss were ready to move the item forward as is.

**Roll Call Vote was taken Commissioner Coss – Voted no . Majority of Commissioners Voted yes.**

**G. UNFINISHED BUSINESS**

None Responded

**H. NEW BUSINESS**

None Responded

**I. CITIZENS' COMMENTS (Regarding non-agenda items)**

Ed Sitaurus from Sister of St. Joseph expressed concerned that the Planning Commission review of the site plan will cost more delay and increase costs for the sisters.

**J. CITY COMMISSION LIAISON COMMENTS**

Jack Urban, City Commission Liaison commented on how much things have changed with the public participation and civic affairs and would like to see it continue improving.

**K. CITY PLANNER'S REPORT**

Mr. Bauckham reviewed the projects that are in process and updates the commission on the progress of the projects. One project being a reuse of a building for medical marijuana. There have been 23 projects this year.

Ms. Anderson reviewed the site plans with the commission and what is currently being worked on and the progress. She mentioned that there have been a few requests to hear the site plans. She requested a special meeting before the end of the month. Mr. Bauckham informed the commission that the site plans will possibly not be ready for review and approval in time for the special meeting.

The Committee questioned rather this is something they're eligible to view. The Committee agreed to have a special meeting on April 22<sup>nd</sup>. This special meeting will not be a public hearing.

**L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS**

Commissioner Coss expressed his appreciation to Commissioner Hughes – Nilsson for having her on the committee.

**M. ADJOURNMENT**

**Commissioner Milliken, supported by Commissioner Coss, moved to adjourn the meeting. A voice vote was taken and passed unanimously. The meeting was adjourned at 10:35 pm.**



April 29, 2019

Dear Kalamazoo City Commission Members;

The Board of the Oakland Drive – Winchell Neighborhood Association (ODWNA) **supports** the approval of the Natural Features Protection (NFP) Zoning Overlay Ordinance as approved by the Planning Commission on April 9, 2019.

We believe that the Ordinance:

- 1) Represents a reasonable balance between neighborhood concerns, environmental preservation and sustainable development.
- 2) Helps to protect our natural resources, yet allows for responsible development to allow our city to grow.
- 3) Sets a foundation for the city to move forward with the sustainable stewardship, management, and protection of our key natural features.

We understand that some individuals, as well as interest groups, are not in favor of the current iteration of this Ordinance. However, the ODWNA board believes that it is a good start in helping to protect our city's endangered natural resources, and we look at this Ordinance as a solid step forward to achieving that goal. We also recognize that this Ordinance is designed to apply to lands throughout the city as well as other areas in our neighborhood; not just Asylum Lake Preserve but Woods Lake, Arcadia Creek, Kleinstuck Preserve, Woods Lake Park, Kensington Park, and Oakwood Memorial Beach, as well as undeveloped strips of land between residential and commercial development along Stadium Drive.

We look forward to participating in the NFP Map Review process and educational outreach program, currently scheduled to begin this June, as another opportunity to work with the city on providing neighborhood feedback for the consideration of other lands to be protected by the NFP Overlay Ordinance.

We would also like to commend city staff for the process they used in writing this Ordinance. This included the creation of an ad hoc technical committee to provide expert advice on natural features, as well as being inclusive, open, and responsive to the feedback of individual citizens, neighborhood associations, environmental organizations, and development groups.

Respectfully,

Board of the Oakland Drive – Winchell Neighborhood Association

Peter Kushner, President

# ENVIRONMENTAL CONCERNS COMMITTEE

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## MEMORANDUM

From: Environmental Concerns Committee  
To: Kalamazoo City Commission  
cc: Christina Anderson, Jamie McCarthy

**Re: Recommendation to Approve the Natural Features Protection Ordinance**  
Date: May 2, 2019

The City of Kalamazoo Environmental Concerns Committee has voted unanimously to recommend that the City Commission approve the proposed Natural Features Protection Ordinance and the Natural Features Protection Overlay District Map as developed by the City planner and her staff.

The ECC has been monitoring the NFP process since the City Commission's approval of the Imagine Kalamazoo 2025 Master Plan. We have been particularly impressed with the transparency and inclusiveness of that process over the last few months. The resulting ordinance is an environmentally and economically sound addition to the City's Zoning Code. Approval of the ordinance is crucial in that it will allow the next phases of this process, which include more extensive mapping and public education, to continue. The end result will promote thoughtful development in our City and help preserve for future generations of Kalamazoo residents the valuable resources that are our natural features. This is one more very important step in making Kalamazoo an even more "livable" community, a community that guides its development in a way that will improve the quality of life of its residents and attract other people and businesses to move here.

Thank you for your consideration of our recommendation.

### **City of Kalamazoo Environmental Concerns Committee**

Paul Manstrom (Chair)  
Phil Dietrich (Vice Chair)  
Aaron Wright  
Gail Walter  
Mary Clare Griffith  
Joe Bower  
Ian Magnuson  
Sharon Dever  
Scott Schmidt  
Eric Brown  
Kevin Weller

May 2, 2019

**VIA EMAIL**

City Commission  
City of Kalamazoo  
c/o Office of City Manager  
Email: [cokcitymanager@kalamazoocity.org](mailto:cokcitymanager@kalamazoocity.org)

Re: **Proposed Natural Features Protection Ordinance**

Dear Mr. Mayor and City Commissioners:

We represent Haji Tehrani and DNS Stadium Drive, LLC. Mr. Tehrani owns 18 acres of land on the southeast corner of Stadium Drive and South Drake Road, directly north of the Asylum Lake Preserve (the "**Property**"). The Property is made up of three tax parcels:

- 4301 Stadium Drive PPN 06-30-159-001
- 4305 Stadium Drive formerly, PPN 06-30-158-001
- 2231 South Drake Road formerly, PPN 06-30-162-001

As you know, the City's 2025 Master Plan set up a "Natural Features Protection" area that covered the Asylum Lake Preserve and some surrounding property (the "**NFP Area**"). The NFP Area contains natural features that the Master Plan said "should be protected." The NFP Area is entirely within "**Parcel C**". "**Parcel A**" is entirely situated outside the NFP Area, as is 4301 Stadium Drive ("**Parcel B**"). Figure 1 below shows the configuration of our client's 3 parcels, and Figure 2 below shows NFP Area designated in the Master Plan crosshatched in black overlaid onto our client's parcels:

**Figure 1: Parcel Configuration**

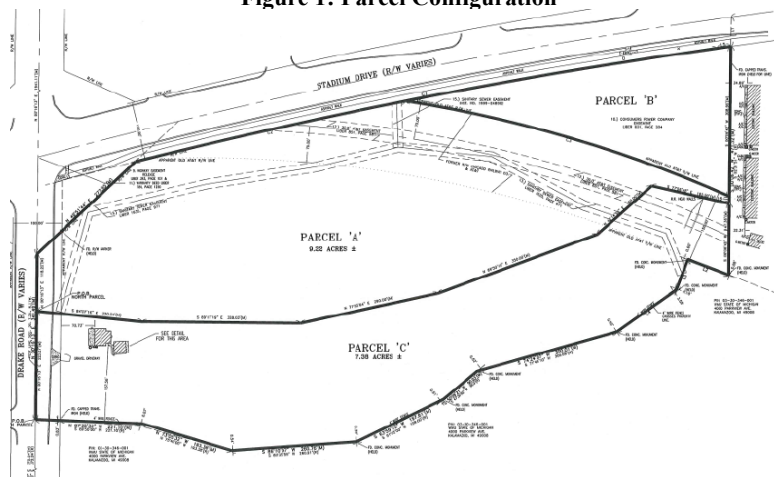
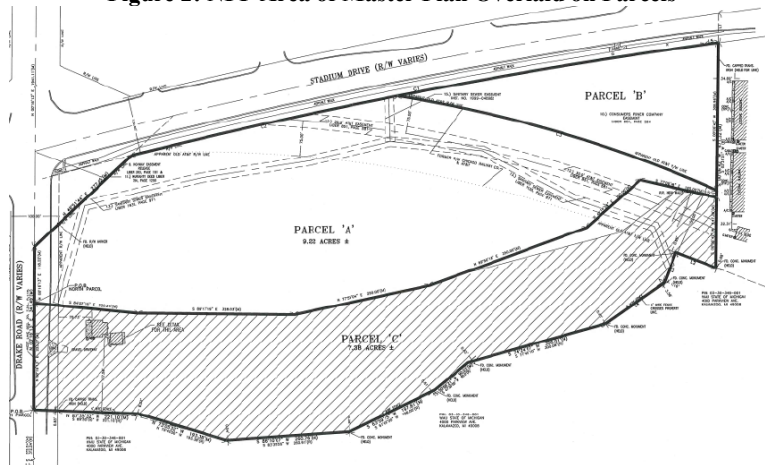


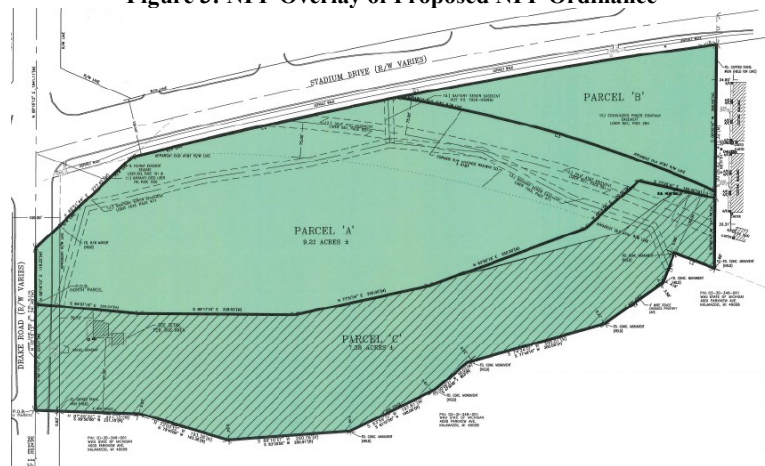
Figure 2: NFP Area of Master Plan Overlaid on Parcels



As you can see, no part of Parcels A or B is within the Master Plan's NFP Area. The *only* part of our client's Property within the NFP Area is Parcel C.

The proposed Natural Features Protection Ordinance (the "**NFP Ordinance**") is intended to protect the natural features identified in the Master Plan. But while the NFP Area covers only Parcel C, the proposed Natural Features Protection Overlay in the NFP Ordinance (the "**NFP Overlay**") covers Parcels C and A and B. Again, *no* part of Parcels A or B is within the Master Plan's NFP Area. Figure 3 below shows the NFP Overlay shaded in green encumbering all of Parcel A, Parcel B, and Parcel C:

Figure 3: NFP Overlay of Proposed NFP Ordinance



The NFP Ordinance treats our client's Property differently from every other parcel in the Stadium Drive corridor. Parcels A and B are the *only* parcels in the Stadium Drive corridor that are included in the NFP Overlay that are *entirely outside* the Master Plan's NFP Area. There are examples all along the corridor where parcels that front on Stadium Drive are *not* included in the NFP Overlay and parcels "behind" them that touch the Master Plan's NFP Area are included. Figure 4 below shows the



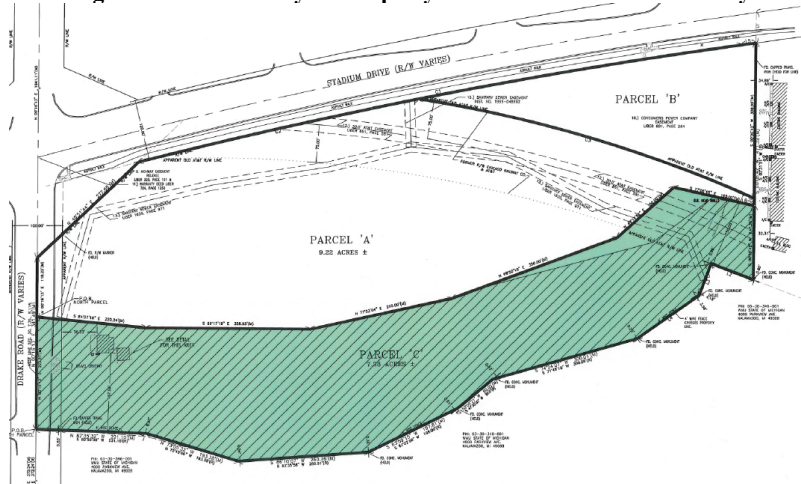
NFP Area crosshatched in black and the NFP Overlay shaded in green along the balance of the Stadium Drive corridor:

**Figure 4: NFP Area of Master Plan vs. NFP Overlay of Proposed NFP Ordinance**



Figure 5 below shows how the NFP Overlay would encumber our client's property if it were treated consistently with the way the NFP Ordinance treats the other property within and adjacent to the NFP Area:

**Figure 5: NFP Overlay on Property if It Was Treated Consistently**



**The NFP Ordinance directly conflicts with the Master Plan's treatment of Parcels A and B.** The Master Plan not only carved out Parcels A and B from the NFP Area, but designated those areas for future "Commercial" use. According to the Master Plan, "Commercial" use is intended to allow for "a wide range of retail, office, and entertainment uses," with "active uses ... on the ground floor, particularly at key intersections (nodes), corners, and along front property lines." Our client's Property is on the westernmost end of Stadium Drive — the starting point of the City's new retail corridor. It's at a hard corner, where two of the four corner already have been heavily developed commercially. Parcels A and B are *exactly* the kind of site where the Master Plan intended commercial development to take place. Our client's engineer, however, has determined that if Parcels A and B are included in the NFP Overlay, then, in essence, *the NFP Ordinance would prevent any commercial development of those Parcels at all.* A summary of the impact is attached to this letter as **Exhibit A**. By including Parcels A and B in the NFP Overlay, the NFP Ordinance would not only be stretched beyond the NFP Area designated by the Master Plan and inconsistent in its application along Stadium Drive, but it would also prevent the very land use intended by the City and our client for the Property.

**To include Parcels A and B within the NFP Overlay would effectively be to rezone those Parcels in complete defiance of the Master Plan.** Michigan's Zoning Enabling Act (MZEA) provides that "a zoning ordinance shall be based upon a plan."<sup>1</sup> Michigan's Planning Enabling Act (MPEA) provides the process for establishing that plan. That is why, whenever a property owner applies for a rezoning, Section 8.3 of the Zoning Ordinance requires the City Commission to consider several factors, first and foremost of which is "the extent to which the proposed amendment *is consistent with the Comprehensive Plan*" (i.e. the Master Plan).<sup>2</sup> That is also why the City's rezoning application states that the Commission will consider whether "the proposed change is *in accord with the city's Comprehensive Plan*."<sup>3</sup> Municipal legislative bodies rarely, if ever, grant an application for rezoning unless it satisfies that factor. If a developer ever applied to rezone property to an "Industrial" use that the Master Plan designated for future "Residential" use, the City Commission would almost certainly deny the application on that basis alone! Yet that is effectively what is being proposed here. The Master Plan designates Parcels A and B for future "Commercial" use *without* "Natural Features" area, and yet the City is seeking to rezone them into the NFP Overlay. That is completely at odds with how the City evaluates rezoning.

**The City has no rational basis for rezoning Parcels A and B in a way opposed to its Master Plan.** The City adopted the Master Plan *only 18 months ago*. According to the Master Plan, the only natural features that need to be protected by future zoning are within the NFP Area. By specifically including Parcel C in the NFP Area and excluding Parcels A and B from the NFP Area, the Master Plan established that Parcels A and B *do not have* natural features that need to be protected. None of the natural features on our client's Property have changed within the past 18 months. Therefore, there is no natural feature within Parcels A or B that would warrant including our client's entire Property in the NFP Overlay *that was not already present and ruled out* when the City adopted the Master Plan. The rationale that existed when the Master Plan was developed a mere *18 months ago* to designate the property fronting Stadium as commercial and suitable for such development remains today.

**It does not matter whether the political winds favor the NFP Ordinance.** The entire reason for having a Master Plan on which to base future zoning is to ensure a "degree of independence from the political arena."<sup>4</sup> Moreover, if the City Commission refuses to follow the Master Plan here, then it will only serve to discredit any attempt by the City to use the Master Plan in the future as a defense for any other action challenged by property owners or developers.<sup>5</sup> The courts have held that any rezoning that does not conform to a master plan (as is being proposed here) is susceptible to challenge and stripped of any presumption of validity.<sup>6</sup> To put this in perspective: The City spent over 16 months developing the Master Plan. The City Commission and Planning Commission met with *thousands* of members of its local community in an effort to find compromises that balanced many competing interests and provided a path forward for the City through 2025. The Master Plan was adopted *for the express purpose of guiding future zoning and development* in accordance with those compromises. And now, in the first conflict between a proposed rezoning and the City's long-term planning goals — *the very type of conflict that the Master Plan was intended to resolve* — the City Commission is being asked to break with its Master

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<sup>1</sup> MCL 125.3203(1).

<sup>2</sup> City of Kalamazoo, Zoning Ordinance § 8.3.B.5.a (emphasis added).

<sup>3</sup> City of Kalamazoo, Application to Amend the Zoning Ordinance or Map, *available at* [www.kalamazoo-city.org/planningzoningforms/140-application-to-amend-the-zoning-ordinance-or-map/file](http://www.kalamazoo-city.org/planningzoningforms/140-application-to-amend-the-zoning-ordinance-or-map/file) (emphasis added).

<sup>4</sup> See Michigan Municipal League [MML], *Handbook for General Law Village Officials*, § 2, ch. 9, 37 (2015), *available at* [www.mml.org/pdf/resources/publications/ebooks/GLV\\_Handbook\\_by\\_chapter/CH%209%20Planning%20and%20Zoning.pdf](http://www.mml.org/pdf/resources/publications/ebooks/GLV_Handbook_by_chapter/CH%209%20Planning%20and%20Zoning.pdf).

<sup>5</sup> See MML, *supra* n.4 § 2, ch. 9, 37.

<sup>6</sup> Raabe v. Walker, 383 Mich. 165, 178 (1970); *see also* Biske v. City of Troy, 381 Mich. 611 (1969).

Plan. Why did members of the local community bother to participate if their voice was to be given no say? Or if the compromises were to be given no weight? Why should future property owners or developers applying for rezoning be required to comply with the Master Plan if the City departs from it at will?

**The inclusion of Parcels A and B in the NFP Overlay would unfairly single out and impose on our client at least a substantial economic burden, and potentially a complete elimination of reasonable development of this site.** This is the *only* instance along the entire Stadium Drive corridor where property that is located entirely outside of the NFP Area is included within the NFP Overlay. The *only* one. Our client purchased the Property for commercial development in reliance on directions and assurances from City staff that they would support commercial rezoning and development of Parcels A and B with some light restrictions on Parcel C because the rezoning and development would be in accordance with the Master Plan. The purchase price that our client paid for the Property reflected that potential for development. In reliance on further directions and assurances from City staff, our client waited to apply to rezone the Property, and instead spent over a year meeting with City staff, a “Natural Features Protection” group assembled by the City, and various stakeholders in the Asylum Lake Preserve, all to put together a plan for development that would be acceptable to the City, its group, and the stakeholders mentioned above. The plan included protections for the natural features on Parcel C — as directed by City staff in accordance with the Master Plan. And now, just as our client began meeting with neighbors and other members of the community, the City is now proposing to add the entirety of our client’s Property — including Parcels A and B, *which are located entirely outside of the NFP Area* — to the NFP Overlay. This is incompatible with the City’s standards for rezoning, and it is patently unfair. As discussed above and delineated in **Exhibit A** attached, under the proposed NFP Ordinance, there is no economically-viable commercial development of Parcels A or B — or any portion of the Property — by which our client could reasonably recoup his investment, let alone realize anything close to his reasonable investment-backed expectations from the plan designed with the City.

**The City Commission has historically expressed significant misgivings where an overlay works to deprive property owners of their reasonable investment-backed expectations and impose on them unfair economic burdens.** During the City Commission’s April 1, 2019 meeting, the Commission adopted a resolution that prohibited the City’s historic preservation commission from establishing the Bronson Park and Nazareth Historic Districts. While discussing the resolution, several of you expressed concerns over how the historic preservation process seemed to be a reaction to the owners’ plans, and the extent of the hardships that historic preservation districts would impose on those plans. Even there — where the owners had failed to engage members of the community, or to gather input from local stakeholders, or to work out a plan with City staff — a majority of you determined that those hardships were a bridge too far. In this case, the NFP Ordinance seems to be just as much a reaction to our client’s plans for development as the historic preservation process was to the plans of the Sisters of St. Joseph and First Congregational Church, and it would impose just as substantial of a hardship. There main difference here is that our client *did* engage members of the community – *for a full year*. Our client even consulted with City staff during his pre-purchase due diligence investigations to ensure viable development and was assured that other than having the southern boundary of his project being affected by NFP regulations which was being created, the rest of his property was slated for commercial development without any NFP impact and would be supported by the City. He then gathered input from local stakeholders. He worked out a plan with City staff. And, ironically, it is *because* our client took those steps that he is in this position.

May 2, 2019

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Do not penalize our client for taking the time to listen and take the concerns of the community, stakeholders, and City into consideration. If you do, you will remove every incentive for any owner or developer in the City to do the same in the future.

For your review, we have attached Exhibit A which is a summary of the notes from our engineering team that has worked with us and the City since the onset of this project, specifically summarizing the impact of the NFP ordinance on our client's site.

**We respectfully request that the City Commission revise the NFP Ordinance to exclude Parcels A and B from the NFP Overlay.** This revision would cause the NFP Overlay to conform to the NFP Area identified in the Master Plan, cause the purpose and intent of the Master Plan on this topic to be carried out, avoid undermining the City's reliance on its Master Plan in the future, and avoid the unfair and devastating economic burden that would be imposed on our client — and *only* on our client.

Thank you for your attention to our letter.

Very truly yours,

MILLER JOHNSON

A handwritten signature in black ink, appearing to read 'Matthew B. Van Dyk', with a stylized, flowing script.

By

Matthew B. Van Dyk

cc: Clyde Robinson, City Attorney (via email)  
Haji Tehrani, DNS Stadium Drive, LLC (via email)  
Craig Lubben, Miller Johnson. (via email)

MILLER JOHNSON

May 2, 2019  
Page 7

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**EXHIBIT "A"**

**Engineering Memo**



***Danch, Harner & Associates, Inc.***

Land Surveyors ■ Professional Engineers  
Landscape Architects ■ Land Planners

Office: (574)234-4003 / (800)594-4003 ■ Fax: (574)234-4009

1643 Commerce Drive ■ South Bend, IN 46628

Memo to: Mr. Matthew B. Van Dyk

Date: April 25, 2019

From: Michael Danch  
Danch, Harner & Associates, Inc.

RE: Comments on restrictions to Stadium Drive property based on  
interpretations of proposed NFP District standards:

Possible property development restrictions to property if NFP District standards Draft 3 are applied over  
Commercial zoning with no variances approved from NFP District:

1. If NFP Prohibits Fill Then Property Cannot Be Developed At All:
  - a. NFP Ordinance is not clear whether property in said district can be filled to be brought up to the necessary grade for the project site or what restrictions apply to any proposed earth work filling to the project area. Indeed, if a given property contains specific Natural Features – e.g., slopes, trees, woodlands, etc. – the NFP ordinance heavily implies that such fill would not be permitted. If Parcel B and Parcel C can't be filled then those properties are not developable at all. As the City knows, rezoning property specifically so that it can only be developed by the grace of variances creates significant legal challenges. Cost to owner is purchase price of property plus expended development costs less selling cost (as reduced by the impact of the NFP Ordinance) and less potential revenue of proposed land use over life of project.
2. Even if NFP Permits Fill, The Economic Impact On the Development is Devastating:
  - a. The developable area of the property is reduced by approximately 65% to 70% of gross property area, which will have an impact in the millions of dollars.
  - b. Additional costs to owner:
    - i. Professional assessment of natural features for slopes, trees, woodland boundary, wetland plant species check, endangered species assessment, rare species assessment, special tree assessment, preparation of management plans for above assessment studies all which impact amount of developable area of project site, and which themselves, will cost well in excess of a of an additional \$100,000.00.
  - c. Review requirements costs:

**EXHIBIT A**  
**(continued)**

- i. All required assessment studies and plans required to be reviewed by Planning staff and/or NFP Board to determine accuracy for final determination of approval for development area and or request for additional information and revision of said site assessments and plans. We expect this process will add an additional tens of thousands of dollars to the cost and several additional months to the project timeline (which has already been delayed 18 months by the City).
- d. Additional site costs:
  - i. Costs to owner for all required NFP assessment studies and plans;
  - ii. Drainage systems limited to smaller development areas;
  - iii. Additional engineering costs to comply with required approved NFP restrictions;
  - iv. Additional costs to hire professionals to prepare all required plans. Plans require varied environmental disciplines and their licensed or certified professionals;
  - v. Additional bonding/surety costs and time for bonding/surety monies held by City.

Due to the variables of the NFP Ordinance in the number of natural features which may be present on any property or adjacent to any property within the NFP District, the final cost and time for compliance to the owner/developer can vary widely due to the number of professionals required to be involved and the amount of time and effort to create plans and/or written narratives that would satisfy the Planning staff and/or the NFP Board, but the most likely scenario is that the additional time and cost which would be required **would render the property effectively undevelopable in any sort of economically reasonable way.**



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

**FROM:** Clyde J. Robinson, City Attorney

**PREPARED BY:** Prepared By: Richard O. Cherry, Assistant City Attorney

**DATE:** 4/17/2019

**SUBJECT:** Amendments to Chapter 2 Article X-Employee Retirement System § 2-224 Definitions

## RECOMMENDATION

It is recommended that the City Commission adopted the proposed amendments to Chapter 2- Article X Employee Retirement System § 2-224 Definitions.

## BACKGROUND

In the proposed amendment the City Attorney recommends that "lump sum vacation payout" language be added to the definition of "Compensation" Section 2-224 paragraph C. This change is recommended as accrued vacation time paid in a lump sum could be included in the final average compensation calculation. The potential effect of lump sum vacation payouts would be detrimental to the overall health of the pension system. The City Attorney and the Chief Financial Officer for the City do not believe that this was ever the intent of the ordinance to include such a payment in the final average compensation of the retiree.

The City Attorney further recommends changing paragraph A (5) within the definition of "Voluntary Retirement Age" to reflect the current language in the AFSCME collective bargaining agreement, which states that the number of required years of service for vesting into the City's pension system is 10 years. Thus, this amendment would change the required years of service for AFSCME employees from 9 years to 10 to mirror the collective bargaining agreement.

## ALTERNATIVES

The alternative would be to not enact the amendments to the ordinance which would cause inconsistency with the AFSCME collective bargaining agreement and potentially have a negative effect on the pension system.

## ATTACHMENTS:

| Type         | Description                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| □ Ordinances | AN ORDINANCE TO AMEND SECTION 2-224 OF THE KALAMAZOO CODE OF ORDINANCES REGARDING COMPENSATION AND VOLUNTARY RETIREMENT AGE |



**CITY OF KALAMAZOO**

**Ordinance No. \_\_\_\_\_**

**AN ORDINANCE TO AMEND SECTION 2-224  
OF THE KALAMAZOO CODE OF ORDINANCES REGARDING  
COMPENSATION AND VOLUNTARY RETIREMENT AGE**

**THE CITY OF KALAMAZOO ORDAINS:**

**Section 1.** Paragraph C found within Section 2-224 within the definition of “Compensation” of the Kalamazoo City Code shall be amended to read as follows:

Notwithstanding the above, the following are not to be considered part of compensation, both for purposes of an employee paying a percentage contribution to the system, and for purposes of determining final average compensation: deferred compensation match by the City, Public Safety overtime, compensation ("comp") time, lump sum sick time payout, lump sum vacation payout, car stipend, mileage payment, discretionary bonus, incentive bonus, performance bonus, food allowance, tool allowance, parking allowance, clothes cleaning allowance, clothing allowance, insurance waiver, equipment overtime.

**Section 2.** Within Section 2-224 of the Kalamazoo City Code, paragraph A, subparagraph (5) within the definition of “Voluntary Retirement Age” shall be amended to read as follows:

“For AFSCME members at age 61 and thereafter the required number of years for credited service shall be 10; and”

**Section 3. REPEALER**

All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

**Section 4. SEVERABILITY**

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 5. EFFECTIVE DATE**

Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage.

CERTIFICATE

The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on \_\_\_\_\_, 2019. Public notice was given, and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267, 1976). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted and authenticated by the Mayor and City Clerk as required by the Charter of said City.

\_\_\_\_\_  
Bobby J. Hopewell, Mayor

\_\_\_\_\_  
Scott A. Borling, City Clerk



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

**FROM:** James K. Ritsema, ICMA-CM, City Manager Prepared by: Clyde J. Robinson, City Attorney

**PREPARED BY:** Laura J. Echtenaw, Legal Secretary

**DATE:** 4/29/2019

**SUBJECT:** Termination of DDA TIF Plan and District

## RECOMMENDATION

It is recommended that the City Commission adopt a resolution to Terminate the Amended Restated Development Plan and Tax Increment Financing Plan for the City of Kalamazoo Downtown Development Authority and to repeal the ordinances listed in the resolution.

## BACKGROUND

On December 5, 1988 the City Commission (City) adopted Ordinance No. 1450 approving the original Development Plan and Tax Increment Financing Plan (Plan). Since the Plan was adopted several amendments with the requisite corresponding ordinances were approved and adopted by the City. The most recent plan under which the City of Kalamazoo Downtown Development Authority (DDA) has operated was adopted on January 2, 2007 as the Amendment to the Restated Development and Tax Increment Financing Plan to extend the term of the Restated Plan until October 1, 2029.

Since the approval of the Amended Restated Plan several unforeseen events and circumstances occurred that significantly and negatively impacted the amount of tax increment revenues (from approximately \$3.5 million to approximately \$200,000) that DDA received to support downtown activities, programs, and projects. Because of the loss in assessed value and the constraints imposed by the Headlee Amendment a sustainable source of funding under the Amended Plan is no longer available to DDA.

To keep the resurgence in development progressing downtown and in the nearby neighborhoods the City approved the establishment of the Kalamazoo Downtown Economic Development Authority (DEGA) under the Corridor Improvement Authority Act. The scope of activities and the board powers DEGA will eventually provide much needed sources of revenues to assist in further development in the downtown and allow for infrastructure improvements to better connect the neighborhoods and institutions to the west/southwest of downtown; revenue not available to DDA under the Amended Restated Plan.

Since DDA will continue to exist, the recommended termination of the Amended Restated Plan is not intended to impact DDA's 2019 budget as approved by the City Commission regarding the 2 mills ad valorem property tax levy on the real and tangible personal property in the Downtown Development Area and DDA's authority to continue to levy, with the City Commission's approval, those 2 mills as authorized under Section 212 of Public Act 57 of 2018 (MCL 125.4212), or former Section 12 of Public Act 197 of 1975 (MCL 125.1662)..

Because the DEGA development and tax increment financing plan was adopted on December 3, 2018 the initial taxable value is based on the 2018 values for the district established as of December 31, 2017 (valuation date for the 2018 assessment rolls), and to avoid unnecessary conflict regarding tax increment revenue captures in 2019, the City Assessor's Office recommends December 30, 2018 as the termination date of the Amended Restated Plan. This effective termination date will alleviate that conflict and allow the City to confirm the 2019 assessment rolls for the City Treasurer to issue tax bills before the June 30, 2019 deadline. The DEGA development and tax increment financing plan would be eligible for tax capture in the district from the 2019 taxable values as established on December 31, 2018.

**COMMUNITY RESOURCES CONSULTED**

When City and Kalamazoo Downtown Partnership (including former DKI) staffs were discussing the establishment of DEGA and its development and tax increment financing plans, the termination of the Amended Restated Plan was recognized and discussed. At its April 15, 2019 meeting DDA adopted its resolution approving the termination of the Amended Restated Plan. Otherwise, no other community resources were consulted.

**FISCAL IMPACT**

There is no fiscal impact to the City's general fund other than what financial assistance has already been given to DDA to assist it with the significant decline in the revenues it received under the Amended Restated Plan. The DEGA development and tax increment financing plan projections will surpass any revenues DDA could ever receive under the Amended Restated Plan.

**ALTERNATIVES**

The City Commission could decline to adopt the attached resolution, but this action is not recommended.

**ATTACHMENTS:**

| Type         | Description                                                                                                                                                                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ☐ Resolution | A RESOLUTION TO TERMINATE THE AMENDMENT TO RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE CITY OF KALAMAZOO DOWNTOWN DEVELOPMENT AUTHORITY AND TO REPEAL ORDINANCE NO. 1817 ADOPTED FOR THAT PLAN AND ALL ORDINANCES ADOPTED FOR PRIOR D |
| ☐ Resolution | A RESOLUTION TO TERMINATE THE AMENDMENT TO RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AND RECOMMEND THE CITY COMMISSION FOR THE CITY OF KALAMAZOO APPROVE THE TERMINATION AND REPEAL ALL ORDINANCES ADOPTED FOR THOSE PLANS                  |

**CITY OF KALAMAZOO**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO TERMINATE THE AMENDMENT TO RESTATED  
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN  
FOR THE CITY OF KALAMAZOO DOWNTOWN DEVELOPMENT AUTHORITY  
AND  
TO REPEAL ORDINANCE NO. 1817 ADOPTED FOR THAT PLAN AND  
ALL ORDINANCES ADOPTED FOR PRIOR DEVELOPMENT PLANS AND  
TAX INCREMENT FINANCING PLANS**

Minutes of a regular meeting of the City Commission for the City of Kalamazoo held on May 6, 2019, at 7:00 p.m., local time, at the City Hall, 241 West South Street, Kalamazoo, Michigan.

**PRESENT**, Commissioners:

**ABSENT**, Commissioners:

The following preamble and resolution were offered by Commissioner \_\_\_\_\_ and supported by Commissioner \_\_\_\_\_.

**RECITALS:**

- A. On December 5, 1988 the City Commission for the City of Kalamazoo (City) adopted Ordinance No. 1450 approving the original Development Plan and Tax Increment Financing Plan (Plan).
- B. Since the Plan was adopted several amendments to the Plan were approved and adopted by the City. The requisite corresponding ordinances and dates for those amendments were: (i) Ordinance No. 1457 – May 15, 1989; (ii) Ordinance No. 1468 – August 28, 1989; (iii) Ordinance No. 1492 – April 23, 1990; Ordinance No. 1523 – January 21, 1992; and Ordinance No. 1643 – October 27, 1997.
- C. On August 16, 1999 under Ordinance No. 1679 the City approved a Restated Development Plan and Tax Increment Financing Plan (Restated Plan) to provide an update of new development activities for the Downtown Development Area.
- D. On January 2, 2007 under Ordinance No. 1817 the City approved Amendment to the Restated Development and Tax Increment Financing Plan to extend the term of the Restated Plan until October 1, 2029 to coincide with the term of financial incentives involved with what was known as the Ramp 3/Theatre Project (Amended Restated Plan).
- E. Since the approval of the Amended Restated Plan several unforeseen events and circumstances occurred that significantly and negatively impacted the amount of tax increment

revenues that the Downtown Development Authority (DDA) received toward fulfilling the objectives under the Amended Restated Plan from approximately \$3.5 million to approximately \$200,000. Among those events and circumstances that significantly reduced the assessed value of properties within the Development Area were:

1. The economic recession across the United States;
  2. The reductions in taxable values of several significant properties within the Downtown Development Area, especially those formally used for industrial purposes or from appeals to the Michigan Tax Tribunal;
  3. The demolitions and transfers to tax-exempt entities of significant properties in the Downtown Development Area.
- F. Because of the loss in assessed value and the constraints imposed by the Headlee Amendment to Michigan Constitution DDA's ability to utilize tax increment revenues under the Amended Restated Plan is no longer a sustainable source of funding to support downtown activities, programs, and projects.
- G. On October 15, 2018 the City approved the establishment of the Kalamazoo Downtown Economic Growth Authority (DEGA) under the Corridor Improvement Act (Public Act 280 of 2005) and the district area under DEGA's jurisdiction. The boundaries of district within DEGA encompasses most of the current Downtown Development Area – exclusive of Zoetis' properties because of the reduced property values and different character of use than other properties – and extends down the Stadium Drive Corridor to Oliver Street.
- H. On December 3, 2018 the City approved the Development Plan and Tax Increment Financing Plan for DEGA (DEGA Plan). The scope of activities and the broad powers DEGA has will eventually provide much needed sources of revenues to assist in further development in the downtown and allow for infrastructure improvements to better connect the neighborhoods and institutions to the west/southwest of downtown; revenue not available to DDA under the Amended Restated Plan.
- I. Because the DEGA Plan was adopted on December 3, 2018 the initial taxable value is based on the 2018 values for the district established as of December 31, 2017 (valuation date for the 2018 assessment rolls), and to avoid unnecessary conflict between the DEGA Plan and the Amended Restated Plan regarding tax increment revenue captures in 2019, the City Assessor's Office recommends December 30, 2018 as the termination date of the Amended Restated Plan.
- J. On April 15, 2019, DDA adopted a resolution recommending to the City the termination of the Amended Restated Plan on finding that the purposes for which the Amended Restated Plan (including the prior plans and various amendments as established and adopted) has been accomplished. DDA further confirmed that there is no principal and interest due on, or for which funds need to be set aside, for any bonds issued under Section 216, Public Act 57 of 2018 (MCL 125.4215) or former Section 16 of Public Act 197 of 1975 (MCL 125.1665).
- K. The termination of the Amended Restated Plan is not intended to and shall not impact DDA's 2019 budget as approved by the City Commission regarding the 2 mills ad valorem property tax

levy on the real and tangible personal property in the Downtown Development Area and DDA's authority to continue to levy, with the City Commission's approval, those 2 mills as authorized under Section 212 of Public Act 57 of 2018 (MCL 125.4212).

- L. After reviewing the history from the Plan through the Restated Plan and the Amended Restated Plan, the City Commission finds that the purposes for which those development and tax increment financing plans were established and adopted has been accomplished. Therefore, the termination and abolishment of the Amended Restated Plan is appropriate and is in the public interest.

**NOW, THEREFORE, IT IS RESOLVED** as follows:

1. Under the authority of Section 215 of Public Act 57 of 2018 (MCL 125.4215) and based on the above facts and circumstances, the City Commission for the City of Kalamazoo terminates the Amendment to the Restated Development Plan and Tax Increment Financing Plan. This termination shall not impact DDA's 2019 budget as approved by the City Commission regarding the 2 mills ad valorem property tax levy on the real and tangible personal property in the Downtown Development Area and DDA's authority to continue to levy, with the City Commission's approval, those 2 mills as authorized under Section 212 of Public Act 57 of 2018 (MCL 125.4212).
2. Further, that the following ordinances are repealed:
  - a) Ordinance No. 1450 adopted for the Plan;
  - b) Ordinance No. 1457; Ordinance No. 1468; Ordinance No. 1492; Ordinance No. 1523; and Ordinance No. 1643 adopted for amendments to the Plan;
  - c) Ordinance No. 1679 adopted for the Restated Plan; except to the extent that the boundaries of the Downtown Development Area (attached as Exhibit A to Ordinance No. 1679) shall remain in full force and effect; and
  - d) Ordinance No. 1817, adopted for the Amended Restated Plan;
3. The effective date for the termination of the Amended Restated Plan is December 30, 2018 to coincide with any tax increment revenues DDA has been entitled to capture for tax year 2018 and final tax assessment role submitted by the City to the Department of Treasury.

**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 for the City of Kalamazoo at a regular meeting held on May 6, 2019. 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  
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION NO. 2019-05**

**A RESOLUTION TO TERMINATE THE AMENDMENT TO RESTATED  
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN  
AND RECOMMEND THE CITY COMMISSION FOR  
THE CITY OF KALAMAZOO APPROVE THE TERMINATION AND  
REPEAL ALL ORDINANCES ADOPTED FOR THOSE PLANS**

Minutes of a regular meeting of the City of Kalamazoo Downtown Development Authority held on April 15, 2019, at 3:00 p.m., local time, at the City Hall, 241 West South Street, Kalamazoo, Michigan.

**PRESENT**, Directors: Jeff Breneman, Bob Miller, Patti Owens, Grant Fletcher, Susan Lindemann, Ryan Wieber, Stephanie Hinman, Mayor Bobby Hopewell

**ABSENT**, Directors: Carl Brown

The following preamble and resolution were offered by Director Owens, and supported by Director Lindemann.

**RECITALS:**

- A. On December 5, 1988 the City Commission for the City of Kalamazoo (City) adopted Ordinance No. 1450 approving the original Development Plan and Tax Increment Financing Plan (Plan).
- B. Since the Plan was adopted several amendments with the requisite corresponding ordinances were approved and adopted by the City. On August 16, 1999 under Ordinance No. 1679 the City approved a Restated Development Plan and Tax Increment Financing Plan (Restated Plan) to provide an update of new development activities for the Development Area.
- C. On January 2, 2007 under Ordinance No. 1817 the City approved Amendment to the Restated Development and Tax Increment Financing Plan to extend the term of the Restated Plan until October 1, 2029 to coincide with the term of financial incentives involved with what was known as the Ramp 3/Theatre Project (Amended Restated Plan).
- D. Since the approval of the Amended Restated Plan several unforeseen events and circumstances occurred that significantly and negatively impacted the amount of tax increment revenues that the Downtown Development Authority (DDA) received

toward fulfilling the objectives under the Amended Restated Plan from approximately \$3.5 million to approximately \$200,000. Among those events and circumstances that significantly reduced the assessed value of properties within the Development Area were:

1. The economic recession across the United States;
  2. The reductions in taxable values of several significant properties within the Downtown Development Area, especially those formally used for industrial purposes or from appeals to the Michigan Tax Tribunal;
  3. The demolitions and transfers to tax-exempt entities of significant properties in the Downtown Development Area.
- E. Because of the loss in assessed value and the constraints imposed by the Headlee Amendment to Michigan Constitution DDA is no longer a sustainable source of funding to support downtown activities, programs, and projects.
- F. On October 15, 2018 the City approved the establishment of the Kalamazoo Downtown Economic Growth Authority (DEGA) under the Corridor Improvement Act (Public Act 280 of 2005) and the district area under DEGA's jurisdiction. The boundaries of district within DEGA encompasses most of the current Downtown Development Area – exclusive of Zoetis' properties because of the reduced property values and different character of use than other properties – and extends down the Stadium Drive Corridor to Oliver Street.
- G. On December 3, 2018 the City approved the Development Plan and Tax Increment Financing Plan for DEGA (DEGA Plan). The scope of activities and the board powers DEGA has will eventually provide much needed sources of revenues to assist in further development in the downtown and allow for infrastructure improvements to better connect the neighborhoods and institutions to the west/southwest of downtown; revenue not available to DDA under the Amended Restated Plan.
- H. After reviewing the history from the Plan through the Restated Plan and the Amended Restated Plan, DDA has found that the purposes for which those development and tax increment financing plans were established and adopted has been accomplished. Therefore, the termination and abolishment of the Amended Restated Plan is appropriate.
- I. In recommending to the City the termination of the Amended Restated Plan, DDA confirms that there is no principal and interest due on, or for which funds need to be set aside, for any bonds issued under Section 216, Public Act 57 of 2018 (MCL125.4215) or former Section 16 of Public Act 197 of 1975 (MCL 125.1665).

**NOW, THEREFORE, IT IS RESOLVED** as follows:

1. Under the authority of Section 215 of Public Act 57 of 2018 (MCL 125.4215) the City of Kalamazoo Downtown Development Authority recommends to the City Commission for the City of Kalamazoo that it terminate the Amendment to the Restated Development Plan and Tax Increment Financing Plan and that it repeal Ordinance No. 1450 and all subsequently adopted ordinances in connection with the Plan, amendments to the Plan, the Restated Plan and the Amended Restated Plan under Ordinance 1817, except to the extent that the boundaries of the Downtown Development Area under Ordinance No. 1679 as described in the Restated Plan (attached as Exhibit A to Ordinance No. 1679) shall remain in full force and effect.

2. The effective date for the termination of the Amended Restated Plan is December 30, 2018 to coincide with any tax increment revenues DDA has been entitled to capture for tax year 2018 and final tax assessment role submitted by the City to the Department of Treasury.

**AYES**, Directors: Jeff Breneman, Bob Miller, Patti Owens, Grant Fletcher, Susan Lindemann, Ryan Wieber, Stephanie Hinman, Mayor Bobby Hopewell

**NAYS**, Directors: None

**ABSTAIN**, Directors: None

**RESOLUTION DECLARED ADOPTED.**

#### **CERTIFICATE**

The foregoing is a true and complete copy of a resolution adopted by the City of Kalamazoo Downtown Development Authority at a regular meeting held on April 15, 2019. 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.

  
Robert Miller, Secretary



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** Karianne Thomas, Public Safety Chief

**PREPARED BY:** Detective Tim Knight

**DATE:** 4/29/2019

**SUBJECT:** Local Approval of a Joint Off-Premises Tasting Room License for the Winery at Black Star Farms, LLC to be Located at 224 E. Michigan Avenue.

## RECOMMENDATION

It is recommended that the City Commission adopt a RESOLUTION from the Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission (MLCC) to allow Barbara Guest of Black Star Farms to possess a Joint Off-Premises Tasting Room License at Grand Traverse Distillery located at 224 E. Michigan Avenue in the City of Kalamazoo.

## BACKGROUND

The adoption of this resolution would allow Black Star Winery to operate a tasting room of full drinks within the business of Grand Traverse Distillery.

This approval will insure that Barbara Guest can work with the MLCC knowing the City has given its approval for the new license and will insure that we do not have a business opening in the City of Kalamazoo that isn't safe to serve the public.

## COMMUNITY RESOURCES CONSULTED

No community resources were consulted.

## FISCAL IMPACT

There is no fiscal impact associated with this recommendation.

## ATTACHMENTS:

| Type | Description                                           |
|------|-------------------------------------------------------|
| □    | Resolution Black Star Farms Local Approval Resolution |



**Local Government Approval**  
(Authorized by MCL 436.1501)

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ regular \_\_\_\_\_ meeting of the \_\_\_\_\_ Kalamazoo City Commission \_\_\_\_\_ council/board  
(regular or special) (township, city, village)  
called to order by \_\_\_\_\_ on May 6, 2019 at 7:00 p.m.  
(date) (time)  
the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from \_\_\_\_\_ Winery at Black Star Farms, LLC

(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): \_\_\_\_\_ Joint Off-Premise Tasting Room License

(list specific licenses requested)

to be located at: \_\_\_\_\_ 224 East Michigan Avenue, Kalamazoo, MI 49007; in the City of Kalamazoo, County of Kalamazoo

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ recommends \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_ City Commission  
council/board at a \_\_\_\_\_ regular \_\_\_\_\_ meeting held on May 6, 2019 \_\_\_\_\_  
(regular or special) (date) (township, city, village)

Scott A. Borling

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

**FROM:** Scott A Borling, City Clerk

**DATE:** 4/6/2018

**SUBJECT:** Small Wine Maker License for The Roche' Collection LLC - Name Change

## RECOMMENDATION

It is recommended that the City Commission rescind Resolution 18-29 and adopt a RESOLUTION from the Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission, recommending approval of a Small Wine Maker License for The Roche' Collection LLC at 1627 South Burdick Street.

## BACKGROUND

On April 16, 2018 the City Commission adopted Resolution 18-29, which recommended the Michigan Liquor Control Commission approve a Small Wine Maker License for Nicole Triplett at 1627 South Burdick Street. Recently Ms. Triplett has applied to the MLCC for this license, but she applied with the corporation name The Roche' Collection LLC. The MLCC is requiring that the "name of applicant" on the City's resolution match the name on the MLCC application. Because a change in the name of the applicant is a substantive change, City Commission approval is required.

The City Clerk has verified that The Roche' Collection LLC is a limited liability company registered with the Michigan Department of Licensing and Regulatory Affairs, with Ms. Triplett being listed as the organizer and registered agent. The recommended action is for the City Commission to rescind the original resolution, which names Ms. Triplett as the applicant, and adopt a new resolution with the new applicant name. The license type and the location of the license are not changing.

## COMMUNITY RESOURCES CONSULTED

No community resources were consulted.

## FISCAL IMPACT

None

## ATTACHMENTS:

- | Type         | Description                                     |
|--------------|-------------------------------------------------|
| □ Resolution | Resolution 18-29                                |
| □ Resolution | Local Approval Resolution for Roche' Collection |
| □ Map        | 1627 South Burdick Street                       |



Michigan Department of Licensing and Regulatory Affairs  
Liquor Control Commission (MLCC)  
Toll Free: 866-813-0011 • [www.michigan.gov/lcc](http://www.michigan.gov/lcc)

Business ID: \_\_\_\_\_

Request ID: \_\_\_\_\_

(For MLCC use only)

**Local Government Approval**

(Authorized by MCL 436.1501)

*Resolution 18-29*

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ regular \_\_\_\_\_ meeting of the \_\_\_\_\_ Kalamazoo City Commission \_\_\_\_\_ council/board  
(regular or special) (township, city, village)

called to order by \_\_\_\_\_ Mayor Hopewell \_\_\_\_\_ on \_\_\_\_\_ April 16, 2018 \_\_\_\_\_ at \_\_\_\_\_ 7:00 p.m. \_\_\_\_\_  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ Commissioner Cunningham \_\_\_\_\_ and supported by \_\_\_\_\_ Commissioner Anderson \_\_\_\_\_

that the application from \_\_\_\_\_ Nicole Triplett \_\_\_\_\_

(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): \_\_\_\_\_ Small Wine Maker \_\_\_\_\_

(list specific licenses requested)

to be located at: \_\_\_\_\_ 1627 South Burdick Street, Kalamazoo, MI 49001; in the County of Kalamazoo \_\_\_\_\_

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ recommends \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_ 7 \_\_\_\_\_

Nays: \_\_\_\_\_ 0 \_\_\_\_\_

Absent: \_\_\_\_\_ 0 \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_ City Commission \_\_\_\_\_  
council/board at a \_\_\_\_\_ regular \_\_\_\_\_ meeting held on \_\_\_\_\_ April 16, 2018 \_\_\_\_\_  
(regular or special) (date)

Scott A. Borling

Print Name of Clerk

*Scott A. Borling*

Signature of Clerk

*4/16/2018*

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059



**Local Government Approval**  
(Authorized by MCL 436.1501)

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a \_\_\_\_\_ regular \_\_\_\_\_ meeting of the \_\_\_\_\_ Kalamazoo City Commission \_\_\_\_\_ council/board  
(regular or special) (township, city, village)  
called to order by \_\_\_\_\_ on \_\_\_\_\_ May 6, 2019 \_\_\_\_\_ at \_\_\_\_\_ 7:00 p.m.  
(date) (time)  
the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_  
that the application from \_\_\_\_\_ The Roche' Collection LLC  
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): \_\_\_\_\_ Small Wine Maker  
(list specific licenses requested)

to be located at: \_\_\_\_\_ 1627 South Burdick Street, Kalamazoo, MI 49001; in the City of Kalamazoo, County of Kalamazoo  
and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ recommends \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)  
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_ City Commission  
council/board at a \_\_\_\_\_ regular \_\_\_\_\_ meeting held on \_\_\_\_\_ May 6, 2019 \_\_\_\_\_  
(regular or special) (date) (township, city, village)

Scott A. Borling

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

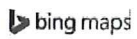
Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

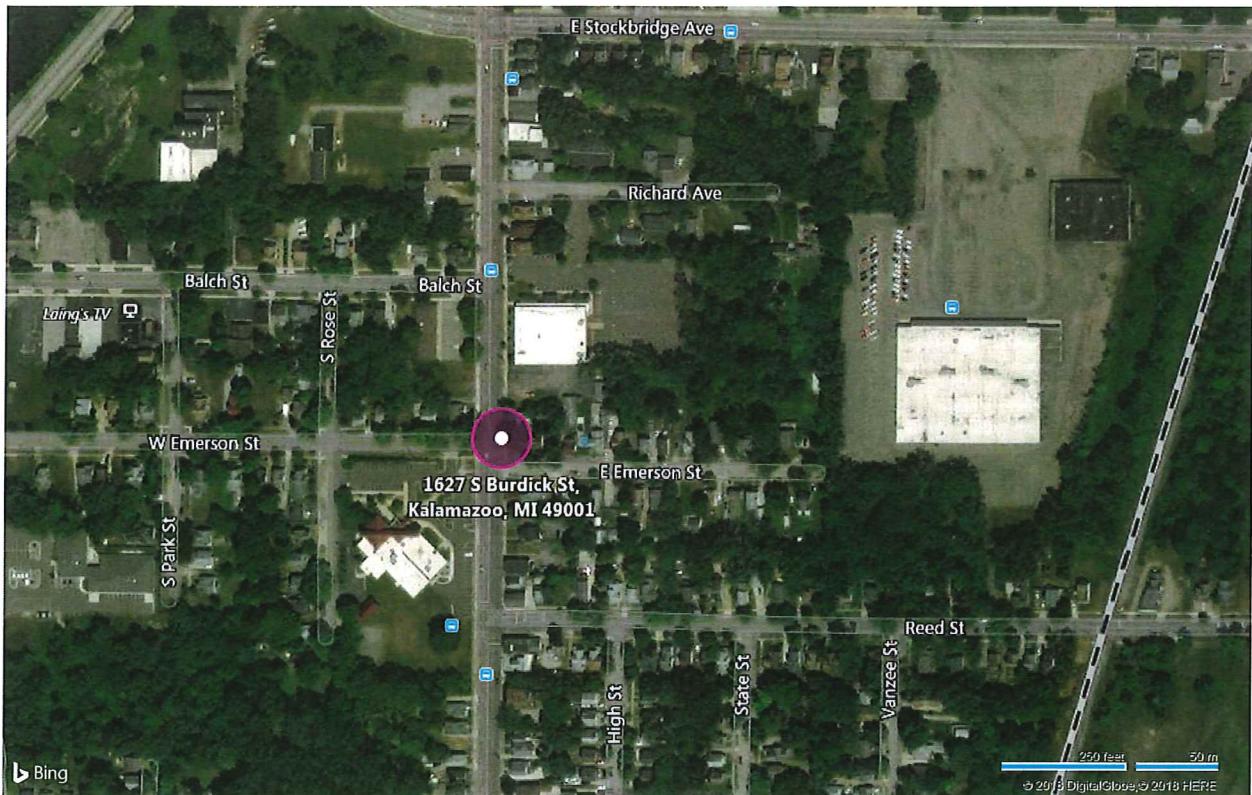
Fax to: 517-763-0059





1627 S Burdick St, Kalamazoo, MI 49001

Type your notes here.





# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**PREPARED BY:** Sean Fletcher, Parks & Recreation Director

**SUBJECT:** Summer Youth Employment Program MOU

## RECOMMENDATION

It is recommended that the City Commission approve a Memorandum of Understanding with Kalamazoo Regional Education Services Agency/Youth Opportunities Unlimited to administer the summer employment and training opportunities for City of Kalamazoo youth and authorize the City Manager to sign all related documents.

## BACKGROUND

Applications open in late January with priority placement for last years' participants and age-eligible All Things Possible kids. We anticipate the total number of applicants to be somewhere in the 850-900.

Career 101 (14 & 15-year old's) will have a modified program model in 2019. Kids will spend 50% of time working on crews (down substantially from past years) and 50% on WMU's campus participating in Career Camps. Kids will rotate between colleges participating in hands-on activities designed to learn different facets of different careers. The WMU Department of Pre-College Planning is partnering with this project.

Career 2.0 (16 + year old's) will have a much higher number of private sector placements this year. Some partnerships we're anticipating include Flowserve, Zoetis, Humphry, Total Plastics, Pride Care, Summit Polymers, Bronson, etc.

K-RESA is also partnering with the Kalamazoo Promise on their career pipeline program. They are essentially aligning their internship models to make a single ask from employer and deliver one common type of program.

Construction Trades training is also being added to our CareerNOW (18 - 21 year old's in training programs) program and are working with United Way to expand CareerNOW into a year-round program, providing ongoing to support to MyCITY kids throughout the year.

K-RESA has refined their on-line portal, YOUedge, to include individual career pathway plans and goal trackers. This system is cutting edge for this type of work and it has improved drastically in the past 6 months.

## COMMUNITY RESOURCES CONSULTED

The Parks and Recreation Department works closely with K-RESA staff to understand the program being offered and annual improvements desired.

**FISCAL IMPACT**

Funds have been approved by the City Commission in the FY 2019 Adopted Budget and with the allocation of Foundation for Excellence funds.

**ALTERNATIVES**

There is the option to not approve the memorandum of understanding, but that is not being recommended.

**ATTACHMENTS:**

| Type                        | Description                     |
|-----------------------------|---------------------------------|
| Memorandum of Understanding | Summer Youth Employment Program |

**Memorandum of Understanding between the City of Kalamazoo and Kalamazoo Regional Educational Service Agency, Youth Opportunities Unlimited**

(April 19, 2019)

**The City of Kalamazoo will provide funding for the Kalamazoo Regional Educational Service Agency (KRESA), Youth Opportunities Unlimited (YOU) will provide summer employment and training opportunities for youth. This letter serves as an agreement between KRESA/YOU and the City of Kalamazoo (City).**

**All services will be provided in accordance with the following terms:**

1. A Purchase Order will be issued by the City of Kalamazoo to K-RESA in the amount \$825,000.00. This is the maximum contractual amount of funding for the 2019 My City/Summer Youth Employment Program, which the City agrees to pay. Any unused funds will be returned to the City.
2. Upon receiving an invoice, the City will make three payments to K-RESA, one on or before July 31, one on or before August 31, and the final payment will be due 10 days following receipt by the City of the final report submitted by K-RESA/YOU following the completion of the program.
3. The youth and crew leaders employed for this program are employees of K-RESA/YOU; they will not be considered employees of the City of Kalamazoo.
4. The budget amount of \$825,000.00 will support the hiring of approximately 300-330 youth between the ages of 14 - 21 to be placed in various neighborhoods, local businesses and non-profit organizations.
5. Work will be identified by and conducted primarily in the Northside, Eastside, Edison, and Oakwood neighborhoods associations.
6. Additional work may be identified by the City and YOU and conducted within the Kalamazoo Public School District and other City of Kalamazoo neighborhoods.
7. The aforementioned neighborhood associations will set priorities with crew leaders and KRESA/YOU staff. City of Kalamazoo Parks & Recreation staff will determine if any work will be performed in City Parks.
8. Youth will be scheduled to work from June 10, 2019 through August 23, 2019. KRESA/YOU Crew leaders and My City/Summer Youth Employment Program Coordinator will be employed from approximately May 27, 2019 through August 16, 2019. YOU staff will be employed with the project from approximately April 3, 2019 – August 30, 2019.
9. Training modules with appropriate speakers will be developed and implemented as part of the summer work program. A schedule, topics to be discussed, number of sessions, and times of the training modules will be provided to the City.
10. The City and KRESA/YOU will work closely with each other to determine the specificity of data to be collected and identify any special needs or requests.
11. KRESA/YOU will submit a final report on this project due 30 days after the end of the program. The report shall include a summary of expenditure of funds, program statistics, such as number of youth hired, number of crew leaders, participant demographics, projects completed, and a summary of all training conducted.

**AGREEMENT**

I/we acknowledge and agree to the terms of this Memorandum of Understanding.

For the City of Kalamazoo

For Kalamazoo RESA/YOU

\_\_\_\_\_  
By: James K. Ritsema, City Manager

\_\_\_\_\_  
By: David Campbell, Superintendent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** James J. Baker, PE Public Services Director and City Engineer

**PREPARED BY:** Eric Arnsman, PE, Traffic Engineer

**DATE:** 4/18/2019

**SUBJECT:** Cork Street Road and Culvert Project Utility Easement Agreement

## RECOMMENDATION

It is recommended that City Commission approve and authorize the City Manager to sign the Public Utility Easement with Kalamazoo Properties, LLC associated with the Cork Street Road and Culvert Project.

## BACKGROUND

The attached Public Utility Easement reflects the portion of the owner's property that is required to construct the culvert over the Davis Creek on Cork Street. During design of the road and culvert project, it was concluded that the culvert needed to be lengthened in order to maintain efficiency of the culvert and to match the new pavement structure. The Easement Agreement was needed to construct and maintain the culvert and utilities.

## COMMUNITY RESOURCES CONSULTED

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

## FISCAL IMPACT

The City of Kalamazoo will pay consideration of \$2,300 for the Easement Agreement. Funds are available in the Major Streets capital improvement budget for the easement.

## ALTERNATIVES

The City Commission could decline to approve the Easement Agreement, but this action is not recommended. The culvert would need to be replaced and at a sub-standard design.

## ATTACHMENTS:

| Type | Description       |
|------|-------------------|
| □    | Easement Easement |

## **PUBLIC UTILITY EASEMENT**

THIS AGREEMENT dated April 16, 2019 between Kalamazoo Properties, LLC, a Ohio limited liability company, whose address is 1321 Industrial Parkway N Suite 500, Brunswick, Ohio 44212 ("Grantor") and the City of Kalamazoo, a Michigan municipal corporation, whose address is 241 West South Street, Kalamazoo, Michigan 49007 ("City").

### *Recitals:*

- A. Grantor owns a certain parcel of real estate at 3102 E. Cork Street, Kalamazoo, Michigan 49001 in the City and County of Kalamazoo, which is more specifically identified by tax ID# 06-36-139-001 ("Property").
- B. The City desires to obtain an easement on, over, under, across and through a portion of the Property in conjunction with Davis Creek Culvert replacement and Cork Street Reconstruction project.
- C. Grantor agrees to grant to the City a utility easement on, over, under, across and through a portion of the Property for the purposes as set forth in this Agreement.

THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth below, the parties agree as follows:

- 1. Grant of Easement. In consideration of Two Thousand Three Hundred Dollars (\$2,300.00), subject to all existing liens, covenants, conditions, restrictions, leaseholds, rights of use, easements, and recorded matters (collectively, the "Permitted Exceptions"), Grantor grants and conveys to the City a non-exclusive, permanent easement and right-of-way on, over, under, across and through a 4,000 square foot portion of the Property as described in the attached Exhibit A ("Easement Area") for the Utility Activities and for no other purpose.
- 2. Purpose of the Easement. The City shall use the Easement Area only for the purpose of constructing, operating, maintaining, repairing, improving or replacing the underground pipelines, connections, leads and all other underground components of the city's storm water system and other underground public utilities systems placed within the Easement Area ("Utility Activities"). No utility improvements shall be placed above ground.

3. Access to the Easement Area. The City shall have the right of ingress and egress to the Easement Area from the public right-of-way, and if necessary through the Property (subject to Grantor's reasonable plant safety protocols), in order to carry out the Utility Activities, subject to the following conditions:
  - a) Perform the Utility Activities in a good and workmanlike, safe and prudent manner, lien free, in accordance with applicable law, without cost to Grantor and in such a manner as not to unreasonably interfere with Grantor's use of or the business operations of Grantor conducted on the Property, or any existing utility services, and Grantor shall not interfere with, disrupt, block sight lines to, disrupt utilities to, or otherwise disturb the billboard improvements or business operations of the billboard operator located on the Property. Grantee shall provide lateral and vertical support for the billboard improvements.
  - b) Restore the Easement Area without cost to Grantor after completion of the Utility Activities to the same condition as existed before any such utility activity was performed. If necessary, such restoration shall include restoring any curbs, sidewalks, existing utilities, re-grading and reseeding any lawn areas disturbed by the City's activities.
  - c) Exercise reasonable care to protect any fixed structures, landscaping and other improvements on the Property during the performance of Utility Activities.
  - d) Grantor agrees not to construct any buildings or permanent structures on or within the Easement Area, other than any billboard related improvements, unless prior written approval is given by the City for a particular building or structure.
4. Warranty. Subject to the Permitted Exceptions, Grantor covenants with the City that (i) Grantor is lawfully seized and possessed of the Property, (ii) that such parcel is free from all encumbrances that would adversely affect the City's rights under this Agreement, and (iii) that Grantor will warrant and defend its title to the Property and the easement granted to the City against the lawful claims of all persons.
5. Authority of Representatives. The parties represent and warrant to the other that this Agreement and its execution by the individual(s) on its behalf are authorized by members or governing body of that party.
6. Binding Effect. This Easement Agreement shall bind the parties, and their successors and assigns. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.
7. Amendment. This Easement Agreement shall not be amended or modified except in writing signed by both parties.

8. Governing Law. This Agreement is governed under applicable Michigan law. Both parties had the assistance of legal counsel in the negotiation and preparation of this Agreement. Therefore, no construction or ambiguity of this Agreement is resolved against either party.
9. Reserved Rights. Grantor reserves the right to use the Easement Area for any purpose not expressly prohibited by this instrument, and that does not unreasonably interfere with the easement rights granted hereunder. Subject to Section 3 above, Grantor shall not have any right to use the balance of the Property.

[Signature Page to Follow]



KALAMAZOO PROPERTIES, LLC

By: Betsy Mack Nespect, MEMBER  
Print Name: Betsy Mack Nespect  
Title: MEMBER

STATE OF OHIO }  
COUNTY OF MEDINA ) ss.

The foregoing instrument was acknowledged before me on April 17, 2019, by \_\_\_\_\_, as an authorized officer, member or manager of Kalamazoo Properties, LLC, on behalf of the Grantor.

Mary Ann Petro  
Notary Public  
My commission expires: \_\_\_\_\_



MARY ANN PETRO  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES MARCH 4, 2024

CITY OF KALAMAZOO

By: \_\_\_\_\_

James K. Ritsema

Its: City Manager

STATE OF MICHIGAN            }  
                                          } ss.  
COUNTY OF KALAMAZOO       }

The foregoing instrument was acknowledged before me on \_\_\_\_\_,  
2019 by James K. Ritsema for and on behalf of the Grantee, the City of Kalamazoo, its  
City Manager.

\_\_\_\_\_  
Notary Public  
Kalamazoo County, Michigan  
My commission expires: \_\_\_\_\_

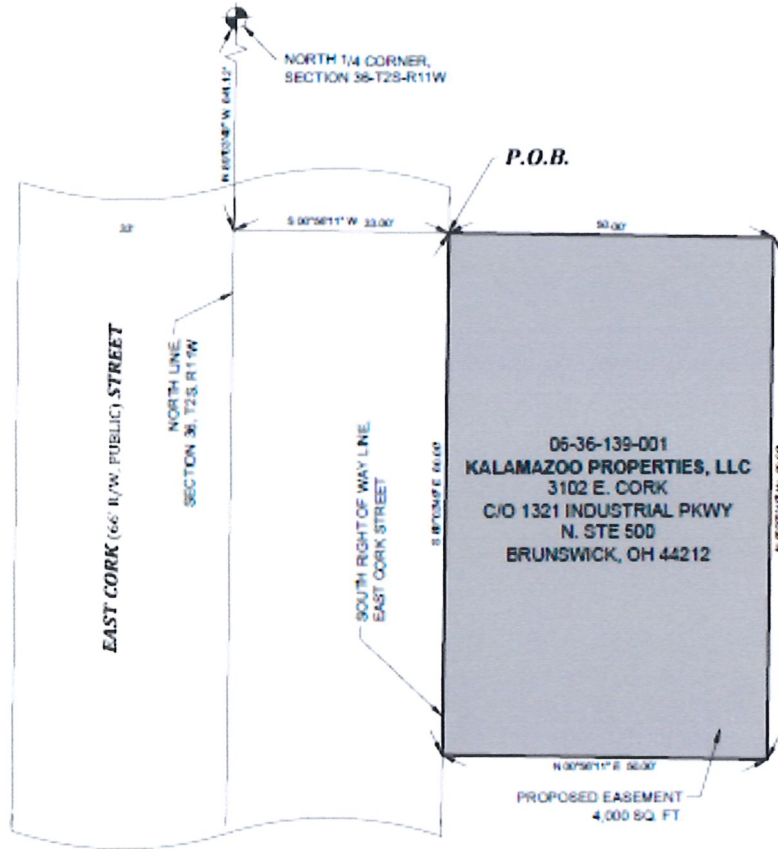
Prepared By & After Recording Return To:  
The Office of City Attorney  
241 W. South St.  
Kalamazoo, MI 49007  
(269) 337-8185

EXHIBIT A  
Diagram of Easement Area

SHEET 1 OF 1

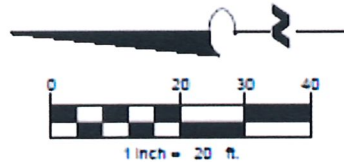
**NOTE: THIS IS NOT A  
BOUNDARY SURVEY.**

**SKETCH**



**TOTAL EASEMENT DESCRIPTION:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 38, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 38, THENCE SOUTH 89° 03' 40" WEST ON THE NORTH LINE OF SAID SECTION 38 A DISTANCE OF 841.12 FEET, THENCE SOUTH 00° 56' 11" WEST PERPENDICULAR TO SAID NORTH LINE 33.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST CORK STREET AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED, THENCE CONTINUING SOUTH 00° 56' 11" WEST PERPENDICULAR TO SAID NORTH LINE 50.00 FEET, THENCE NORTH 89° 03' 40" WEST PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE 80.00 FEET, THENCE NORTH 00° 56' 11" EAST PERPENDICULAR TO SAID NORTH LINE 50.00 FEET TO SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 89° 03' 40" EAST ON SAID SOUTH RIGHT OF WAY LINE 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4,000 SQ. FT. MORE OR LESS.



**WIGHTMAN**

2300 Piquette Road, Benton Harbor, MI 49022  
3625 Portage Road, Portage, MI 49683  
1670 Lincoln Road, Allegan, MI 49010

268.207.0100  
268.207.3532  
268.673.8466  
www.wightman.com

CLIENT: CITY OF KALAMAZOO  
JOB No. 152017  
DATE: NOVEMBER 20, 2018  
SCALE: 1" = 20'  
DRAWN BY: A. EUBANKS  
CHECKED BY: A. SMITH

KALAMAZOO PROPERTIES, LLC

06-36-139-001

CITY OF KALAMAZOO, KALAMAZOO COUNTY

SECTION 38 T 2 S R 11 W

1620 7 E 3/4 1/2



# Commission Agenda Report

City of Kalamazoo

**TO:** Vice Mayor Knott and City Commissioners

**FROM:** Bobby J. Hopewell, Mayor

**PREPARED BY:** Scott A. Borling, City Clerk

**DATE:** 5/3/2019

**SUBJECT:** Approval of the Mayor's Reappointments to Boards and Commissions

## RECOMMENDATION

It is requested that the City Commission approve the Mayor's reappointments to the following boards and commissions:

- the reappointment of **Grant Fletcher** to the Downtown Development Authority for a one-year term expiring on March 31, 2020;
- the reappointment of **Bob Miller** to the Downtown Economic Growth Authority Board of Directors for a one-year term expiring on March 31, 2020; and
- the reappointment of **Patti Owens** to the Downtown Economic Growth Authority Board of Directors for a one-year term expiring on March 31, 2020.

## BACKGROUND

City ordinance establishes that the Mayor appoints members to the Downtown Development Authority (DDA) and Downtown Economic Growth Authority (DEGA). By design the membership of the two boards is the same. However, when the DEGA board was created in the fall of 2018 and the initial members were appointed, not all of the members' DEGA terms aligned with the same members' terms on the DDA. This action is the first in a multi-year set of actions to align those terms.

In the case of Mr. Fletcher, his term on the DDA board expires in 2019, but his term on the DEGA board expires in 2020. Mr. Fletcher would be eligible for reappointment to both boards in 2020. In the cases of Mr. Miller, and Ms. Owens, their terms on the DEGA board expire in 2019, while their terms on the DDA board expire in 2020. Mr. Miller will not be eligible for reappointment to the DDA in 2020 due to term limits. Ms. Owens will be eligible for reappointment to both boards in 2020.

## COMMUNITY RESOURCES CONSULTED

None

## FISCAL IMPACT

There is no fiscal impact directly associated with these reappointments.



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners  
**FROM:** Scott A. Borling, City Clerk  
**DATE:** 4/26/2019  
**SUBJECT:** Approval of Minutes

## **RECOMMENDATION**

It is recommended that the City Commission approve the minutes from its meetings on March 23, April 1, and April 15, 2019.

## **ATTACHMENTS:**

| Type | Description |
|------|-------------|
|------|-------------|

- |                          |                                             |
|--------------------------|---------------------------------------------|
| <input type="checkbox"/> | Minutes March 23, 2019 Work Session         |
| <input type="checkbox"/> | Minutes April 1, 2019 Business Meeting      |
| <input type="checkbox"/> | Minutes April 15, 2019 Neighborhood Meeting |
| <input type="checkbox"/> | Minutes April 15, 2019 Business Meeting     |

## Roll Call

A special work session of the Kalamazoo City Commission was held on Saturday, March 23, 2019 at 12:00 p.m. at The Foundry, located at 600 East Michigan Avenue. The purpose of the work session was to discuss the implementation of Imagine Kalamazoo 2025, projects for 2020, and additional strategic objectives.

## COMMISSIONERS PRESENT:

Mayor Bobby J. Hopewell  
Vice Mayor Erin Knott  
David Anderson  
Don Cooney  
Jack Urban

## COMMISSIONERS ABSENT:

Eric Cunningham\*  
Shannon Sykes

Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.

Commissioners  
Excused

Commissioner Anderson, seconded by Commissioner Cooney, moved to excuse the absences of Commissioners Cunningham and Sykes. With a voice vote the motion passed.

## Communications

An opportunity was given for general communications, but none were offered.

\*Commissioner Cunningham arrived at 12:06 p.m.

**2019-0091**Introductory Remarks  
and Presentation

City Manager Ritsema provided introductory remarks and reviewed the meeting agenda. A copy of the PowerPoint presentation *City Commission Retreat, Saturday, March 23, 2019* was filed with the papers for this meeting.

Update on Fireworks  
Statute and Recreation  
Marihuana

City Attorney Robinson provided brief overview of recreational marihuana and recent amendments to the Fireworks Safety Act.

In response to questions from Commissioner Anderson, City Attorney Robinson stated most other jurisdictions were taking a wait-and-see approach with recreational marihuana.

In response to a question from Mayor Hopewell, City Attorney Robinson stated it might be possible to do something around equity and community investment with recreational marihuana facility licensing.

Mayor Hopewell noted there would be a work session on April 8<sup>th</sup> to discuss marihuana regulations, and he asked City Attorney Robinson to address in more detail at that meeting the City's ability to leverage local facility permits for community investment; and he asked Public Safety Chief Karianne Thomas to be prepared to talk about conditions on the street relative to marihuana. Mayor Hopewell stated he had asked the City Attorney to bring forward the nuisance ordinance for adoption on April 1<sup>st</sup>.

In response to a question from Mayor Hopewell, Chief Thomas stated the most effective approach for dealing with fireworks was good communication.

In response to a question from Mayor Hopewell, City Attorney Robinson stated fireworks vendors were required to provide information with each sale on the legal hours for use.

Jeff Chamberlain delivered a presentation entitled *2019: Getting to the Work!*, which reviewed dashboards and tracking tools for 2019 projects.

Dashboards and  
Tracking Tools

In response to a question from Mayor Hopewell, Deputy City Manager Chamberlain stated the dashboards and metrics would track projects relative to sub-goals. Deputy City Manager Chamberlain noted the City did not have measurements for the main strategic goals.

In response to a question from Commissioner Urban, Deputy City Manager Chamberlain stated the goal for the public-facing dashboards was to make them simple and easy to navigate for the public.

At 12:47 p.m. Commissioners and staff dispersed to tables to review and discuss proposed 2020 projects for the IK2025 Strategic Goal Areas. At the end of the activity Commissioners expressed excitement about the City moving items from planning to action. A compilation of the input provided during the table exercise was filed with the papers for this meeting.

**2019-0092**  
IK 2025 Goal Map  
Table Exercise

Kevin Ford, Shared Prosperity Kalamazoo Coordinator, provided an update on Shared Prosperity Kalamazoo (SPK).

Shared Prosperity  
Kalamazoo Update

Mayor stated the SPK Organizing Committee would be reviewing High Impact Fund proposals in the next few weeks and would present them to the City Commission for approval at the end of April.

Assistant Public Safety Chief Jeff VanderWier delivered a presentation on emergency management planning, including updates to the Support Emergency Operations Plan, creation of the Strategic Operations/Emergency Coordination Center, and the development of local partnerships.

Emergency Operations  
Update

Mayor Hopewell stated the Mayor, Vice Mayor, and Commissioners needed to be educated about their roles in the emergency operations plan.

Community Investment Manager Dorla Bonner provided a brief report on the development of the 2019-2023 Consolidated Plan and the Analysis to Impediments. Ms. Bonner noted the Emergency Solutions Grant was no longer available, but the City would be able to use Community Development Block Grant funds for homelessness assistance. Documents distributed by Ms. Bonner were filed with the papers for this meeting.

**2019-0093**  
Report on the  
Development of the  
Consolidated Plan

Mayor – how do we identify and connect the best renters with the best landlords? Can we put extra criteria on landlords to offer a higher-tier certification?

In response to a question from Mayor Hopewell, Ms. Bonner reported she was connecting with landlords to discuss a preferred landlord program. Ms. Bonner stated there had been conversations about a “renter certification” program, but staff wanted to do something with landlords first.

Mayor Hopewell questioned whether the City knew the number of houses that were available for purchase in the City during a one-year period. Mayor Hopewell suggested the City do something to get people who wanted to buy homes into the “buying pipeline.”



*Housing for All*  
Presentation

Assistant City Manager Laura Lam delivered a presentation entitled *Housing for All*, which provided a housing update and addressed jurisdictional collaborative initiatives and community benefit agreements.

Mayor Hopewell asked Commissioner Anderson to provide an update on the Kalamazoo County Public Housing Commission.

Commissioner Anderson reported he had attended a meeting recently with representatives from Kalamazoo County, the City of Kalamazoo, the City of Portage, Comstock Township, the City of Parchment, and Kalamazoo Township, and he stated there seemed to be more of a sense that homelessness and the need for affordable housing were issues that needed to be addressed on a county basis. Commissioner Anderson stated the Public Housing Commission was the right entity to do this work, but he indicated even the Housing Commission was having a hard time finding empty, available housing units.

Commissioner Cooney expressed concern about the lack of housing units and landlords. Commissioner Cooney noted the City was not able to solve the issue of affordable housing without the federal government, and he noted the connection between housing and jobs that paid a living wage.

In response to a question from Commissioner Cunningham, Director Lam stated one idea for addressing landlords who did not want to rent to people receiving housing subsidies was a fund that would mitigate the risk to landlords who rented to perceived risky renters.

Mayor Hopewell stated the City did not have public housing per se, but the City could use funds to support “premier” landlords and “premier” renters. Mayor Hopewell urged the City to advocate for affordable housing and suggested the City hold a summit for federal, state, and local leaders on prosperity. Mayor Hopewell stated the City needed to gain control of tax foreclosed properties in the City.

**2019-0094**  
Presentation on  
Community Benefit  
Agreements

Community Planning and Development Director Rebekah Kik delivered a presentation on Community Benefit Agreements (CBA's). Director Kik distributed and reviewed a list of Frequently Asked Questions, which was filed with the papers for this meeting.

In response to questions from Commissioner Cunningham, Director Kik explained how the City had required Hollander do extensive community engagement for their development, and it changed the project. Director Kik stated Ypsilanti and Detroit were the closest cities that used CBA's, and Grand Rapids tied the development process to their strategic goals.

In response to a question from Commissioner Cooney, Director Kik explained the City would not be able to include a living wage requirement in a CBA ordinance, but it could be a requirement in the CBA itself.

In response to a question from Mayor Hopewell, Director Kik stated she was organizing her team to do CBA compliance monitoring and noted they would be meeting with developers rather than just sending a form for them to complete.

Community Engagement  
Team Update

Assistant Public Safety Chief Vernon Coakley discussed the formation of a Community Engagement Team, which would interface with people who were homeless and work with Kalamazoo Community Mental Health.

Mayor Hopewell offered Commissioners an opportunity to ask questions or make comments on the presentations.

Commissioner  
Questions and  
Comments

In response to a question from Commissioner Cunningham, 311 Manager Gina Viviano reported 311 had implemented the Water, Wastewater, Treasury, and Human Resources service areas.

In response to a question from Mayor Hopewell, Director Kik and Public Services Director James Baker described current and planned activities for the streets recently acquired from the state.

Mayor Hopewell requested a Plan/Design/Create diagram for these streets.

Director Kik stated the basic idea would be plan for one year; design for one year; and do the work in the third year.

Director Baker indicated the City would plant approximately 500 trees in 2019 and continue to do tree trimming. Director Baker noted there was a backlog of calls to replace trees, and new trees would not always be planted where one was removed.

City Manager Ritsema described the next steps after the retreat: 1) compile input and circulate to City Commissioners for feedback; 2) start the 2020 budget process early; 3) check in with the City Commission in June or July regarding the budget; and 4) incorporate Priority Based Budgeting into the budget process.

Next Steps

Next, an opportunity was given for general citizen comments, but no comments were offered.

Citizen Comments

Finally, an opportunity was given for miscellaneous comments from City Commissioners.

City Commissioner  
Comments

Mayor Hopewell spoke about the need for the City to declare its goals and put timeframes around them. Mayor Hopewell noted this was his last City Commission retreat and stated he was very proud of everyone for their work. Mayor Hopewell remarked the City was in better hands than when he started on the City Commission, and he thanked people for thinking differently.

The meeting adjourned at 3:45 p.m.

Adjournment

Respectfully submitted,

Scott A. Borling  
City Clerk

For City Commission approval on May 6, 2019

Approved by: \_\_\_\_\_  
Bobby J. Hopewell, Mayor  
Dated: May 6, 2019

## Roll Call

A regular meeting of the Kalamazoo City Commission was held on Monday, April 1, 2019 at 7:00 p.m. in the City Commission Chambers at City Hall.

## COMMISSIONERS PRESENT:

Mayor Bobby J. Hopewell  
Vice Mayor Erin Knott  
David Anderson  
Don Cooney  
Erin Cunningham  
Shannon Sykes  
Jack Urban

## COMMISSIONERS ABSENT:

None

Also present were Deputy City Manager Patsy Moore, City Attorney Clyde Robinson, and Deputy City Clerk Shelby Moss.

## Invocation

The invocation, given by Pastor Nathan Dannison from First Congregational Church, was followed by the Pledge of Allegiance.

Proclamations  
**2019-0095**

Commissioner Cunningham proclaimed April 2019 *Child Abuse Prevention Month*. Sarah O. Joshi, Executive Director of the Kalamazoo County Child Abuse and Neglect Prevention Council, received the proclamation.

**2019-0096**

Commissioner Sykes proclaimed April 2019 *Sexual Assault Awareness Month*. Mallory Kruizenga, YMCA Kalamazoo Sexual Assault Victim Advocate, Coreen Ellis, YMCA Sexual Assault Victim Advocate for Special Populations, and Marie Rodriguez, YMCA Sexual Assault/Domestic Violence Victim Advocate, received the proclamation.

Adoption of the  
Agenda

Commissioner Urban requested the resolution under Item K, New Business, be divided to consider each historic district on its own merits. No motion or second was offered to divide the resolution. By consensus the Commission agreed to consider dividing the resolution if the resolution presented with the meeting packet did not pass.

By unanimous consent the City Commission adopted its meeting agenda as presented.

## Consent Agenda

Consent Agenda items were presented as follows with a recommendation to approve the items with authorization for the City Manager to sign on behalf of the city:

**2019-0097**

- approval of a one- year contract with Republic Services for the transportation and disposal of plant screenings from the Kalamazoo Water Reclamation Plant in the amount of \$105,300.

**2019-0098**

- approval of a contract with JV Contracting for pavement line striping & specialty pavement marking in the amount of \$157,274.80.

**2019-0099**

- approval of a contract with Earth Works Lawn & Landscape for Mountain Home and Riverside Cemetery mowing and maintenance in the amount of \$399,900; and approve a budget adjustment in the amount of \$107,292.

- |                                                                                                                                                                                                          |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| - approval of the purchase of four new John Deere 310SL HL backhoes with buckets, hydraulic breakers and compactors from AIS Construction Equipment in the amount of \$521,441.80.                       | <b>2019-0100</b> |
| - approval of a contract with Wightman & Associates, Inc. for professional engineering services related to the Oakland Drive improvements, Parkview Avenue to Howard Street, in the amount of \$178,750. | <b>2019-0101</b> |
| - approval of a one-year contract for the purchase of fluorosilic acid from PVS-Nolwood Chemicals, Inc. in the amount of \$106,500. Bid Ref# 18004-004.0                                                 | <b>2019-0102</b> |
| - first reading of an ordinance to rezone 604 N. Drake Road from Zone RS-5 to Zone CC and schedule a public hearing for April 15, 2019.                                                                  | <b>2019-0103</b> |
| - approval of amendments to the Fiscal Year 2018 budgeted appropriations to increase the General Fund revenues by \$1,100,000 and increase the General Fund expenses by \$2,430,000.                     | <b>2019-0104</b> |
| - authorization for the City Manager to execute a Bilateral Permit with Zayo Group LLC pursuant to the Metropolitan Extension Telecommunications Right of Way Oversight (METRO) Act.                     | <b>2019-0105</b> |
| - approval of the Mayor's reappointments to the following boards and commissions:                                                                                                                        | <b>2019-0106</b> |
| - the reappointment of <b>Dean Bergy</b> to the Retirement and Perpetual Care Investment Committees for a term expiring on March 31, 2022.                                                               |                  |
| - the reappointment of <b>Sandi Doctor</b> to the Retirement and Perpetual Care Investment Committees for a term expiring on March 31, 2022.                                                             |                  |
| - the reappointment of <b>Jan Van Der Kley</b> to the Retirement and Perpetual Care Investment Committees for a term expiring on March 31, 2022.                                                         |                  |
| - approval of the minutes from the City Commission meetings on March 18, 2019.                                                                                                                           | <b>2019-0107</b> |
| - approval of a recommendation to hold until April 15, 2019 consideration of the City to acquire Lot 3 of Sun Valley Acres to address local flooding conditions.                                         | <b>2019-0108</b> |

Commissioner Anderson, seconded by Commissioner Urban, moved to approve the consent agenda requests and authorize the City Manager to sign all documents on behalf of the City.

With a roll call vote this motion passed unanimously.

Consent Agenda  
(cont'd)

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban,  
Vice Mayor Knott\*, Mayor Hopewell

NAYS: None

\*At the time of the vote Vice Mayor Knott abstained from voting on Item F-7, the first reading of an ordinance to rezone 604 N. Drake Road from Zone RS-5 to Zone CC.

Regular Agenda

Regular Agenda items were considered next.

**2019-0109**

Consideration of an  
Ordinance to Amend  
Chapter 21 of the Code  
of Ordinances re:  
Nuisances

City Attorney Robinson reviewed the history of the proposed ordinance to amend Chapter 21 of the City Code and stated the ordinance being presented for final adoption was the same ordinance the City Commission offered for first reading on August 20, 2018. City Attorney Robinson explained the City charter required a minimum of two weeks between the first reading of an ordinance and final adoption; but the Charter did not specify a maximum time between first reading and adoption, as long as the two actions occurred during the same legislative session with no interceding election between the two. City Attorney Robinson noted the proposed ordinance was a continuation of his efforts to decriminalize the City Code.

When given an opportunity to comment on the adoption of an ordinance to amend Chapter 21 of the Kalamazoo City Code of Ordinances, the following people addressed the City Commission:

Jeff Messer, City resident, expressed concerns regarding the length of time between the first reading of the proposed ordinance and the final consideration. Mr. Messer stated he did not support the decriminalization of the City Code as an attempt to reduce the Attorney's Office workload.

Commissioner Anderson, seconded by Commissioner Cunningham, moved to adopt the proposed amendments to Chapter 21 of the Kalamazoo City Code of Ordinances regarding the decriminalization of certain violations and changes to sections regarding Abandoned Residential Structures and nuisances, including graffiti.

Prior to a vote on the motion, Commissioner Anderson expressed support for offering the ordinance for first reading at this meeting with final consideration scheduled for the next business meeting. Commissioner Anderson noted the decriminalization of the City Code was a City Commission initiative designed to reduce criminal convictions and criminal records.

Mayor Hopewell addressed Mr. Messer's comments and stated the City Attorney was following the direction of the City Commission to decriminalize the Code of Ordinances. Mayor Hopewell noted the motivation behind decriminalizing the City Code was to reduce harm to City residents, not reduce the City Attorney's workload.

Commissioner Urban, seconded by Commissioner Sykes, moved to postpone until April 15, 2019 consideration of the proposed amendments to Chapter 21 of the Kalamazoo City Code of Ordinances regarding the decriminalization of certain

violations and changes to sections regarding Abandoned Residential Structures and nuisances, including graffiti.

In response to questions from Commissioner Cunningham, City Attorney Robinson explained the difference between criminal offenses and civil infractions as it related to the burden of proof.

Commissioner Cunningham stated he supported the proposed amendments to Chapter 21 and the process to decriminalize the City Code of Ordinances.

Commissioner Sykes expressed support for the motion to postpone and for the work to decriminalize the City Code of Ordinances.

City Attorney Robinson explained the expungement process and noted civil infractions did not count against an individual's record when considering expungement. City Attorney Robinson explained the due process of civil infractions and the options available to those individuals receiving civil infractions to be heard in a court of law.

With a roll call vote this motion passed 6-1.

AYES: Commissioners Anderson, Cooney, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

NAYS: Commissioner Cunningham

Deputy City Clerk Moss presented a request for City Commission action submitted by Nathan Dannison. The request related to the proposed Bronson Park and Nazareth Local Historic Districts. A copy of the request was filed with the paperwork for this meeting.

Policy items were considered next.

City Attorney Robinson reviewed the proposed amendments to the City's Freedom of Information Act (FOIA) Procedures and Guidelines and explained the amendments incorporated changes to FOIA that were passed into law at the end of 2018.

An opportunity was given for public comments on the proposed amendments to the City Commission Policy addressing FOIA Procedures and Guidelines, but no comments were offered.

Vice Mayor Knott, seconded by Commissioner Sykes, moved to approve the amendments to City Commission Policy 45.1 addressing Freedom of Information Act Procedures and Guidelines to incorporate recent changes to state law.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

NAYS: None

**2019-0109**

Consideration of an Ordinance to Amend Chapter 21 of the Code of Ordinances re: Nuisances (cont'd)

**2019-0110**

City Clerk's Report

**Policy Items****2019-0111**

Amendments to the FOIA Policy

## New Business

**2019-0112**

Resolution 19-19  
Prohibiting Further  
Work on the  
Establishment of the  
Bronson Park and  
Nazareth Historic  
Districts

Items of New Business were considered next.

City Attorney Robinson presented a resolution requested by Commissioner Cooney and Vice Mayor Knott addressing the proposed creation of two new local historic districts. City Attorney Robison explained the resolution, if adopted, would halt the creation of the Bronson Park and Nazareth College Campus local historic districts. City Attorney Robinson stated under Michigan Law it was the decision of the City Commission to create the local Kalamazoo historic districts, and they had control of the process, including control over the Kalamazoo Historic Preservation Commission (HPC).

When given an opportunity to comment on the adoption of a resolution addressing the proposed creation of two new local historic districts, the following people addressed the City Commission:

The following people expressed support for the creation of the Bronson Park and Nazareth College Campus local historic districts; expressed support for the work of the HPC; offered remarks on their personal experiences living in Kalamazoo; and offered suggestions on possible uses of the buildings in the proposed local historic districts:

Joshua Koenig, Chair of the HPC  
Nicole Sabel, City resident  
Nelson Nave, City resident  
Patricia Hirsch, City resident  
Rodger Parzyck, City resident  
Lia Gaggino, City resident  
Al Jackson, non-resident  
Pam O'Connor City resident  
Claire Milne, City resident  
Tony Holewinski, City resident  
Zadie Jackson, City resident

The following people expressed support for the proposed resolution and halting the creation of the Bronson Park and Nazareth College Campus local historic districts:

Patti Owens, non-resident  
Pastor Nathan Dannison, City resident  
Jody Brylinsky, non-resident  
Rex Brueggmann, City resident  
Erin Johnson, Kalamazoo Institute of Arts Director of Finance and Personnel  
Sister Patricia Warbritton, City resident  
Sister Kathy Brazds, non-resident  
Pat Lennon, an attorney representing the Congregation of the Sisters of St. Joseph

Manju Freeman, City resident, suggested an arbitrator meet with the HPC and affected property owners to facilitate conversation between the two groups.

Ken Nacci, Plazacorp Realty Advisors, stated Plazacorp would offer their opinion on the Bronson Park historic district when it was presented to the City Commission for action.

Commissioner Cooney, seconded by Vice Mayor Knott, moved to adopt a **RESOLUTION** addressing the proposed creation of two new local historic districts.

Prior to a vote on the motion, Commissioner Sykes stated she was sympathetic to the hardships of the property owners and stated the HPC process seemed to be a reaction to their plans. Commissioner Sykes stated she was a strong advocate for affordable housing and a municipal homeless shelter, but a historic district was not necessary to repurpose buildings as shelters.

In response to a question from Commissioner Sykes, City Attorney Robinson stated the process to create a local historic district around Bronson Park and the Nazareth College Campus could start again even if the resolution was adopted.

Vice Mayor Knott stated she was a member of the First Congregational Church, a member of the Kalamazoo Institute of Arts and supported the Sisters of St. Joseph during the Nuns on the Bus tour. Vice Mayor Knott expressed concerns about the historic district study process and agreed with Commissioner Sykes that the process seemed to be a reaction to the property owners' stated plans to demolish some of the buildings. Vice Mayor Knott stated the issue was about property rights and allowing property owners to do what they wanted with their property. Vice Mayor Knott noted the Local Initiatives Support Corporation (LISC) had contracted with Dennis Sturtevant from Dwelling Place of Grand Rapids, a Nonprofit Housing Corporation, who assessed the buildings on the Nazareth College Campus and found the site unusable for an affordable housing project.

Commissioner Urban expressed support for letting the historic district study process continue, letting the State of Michigan offer a recommendation, and allowing time for more public input. As an alternative, Commissioner Urban proposed the creation of two resolutions addressing the proposed historic districts separately. Commissioner Urban stated he would support the work to create a historic district around Bronson Park but not around the Nazareth College Campus, knowing now the site was not feasible for affordable housing.

Commissioner Cunningham stated he enjoyed the landscape provided by historic buildings but did not want to create hardships for organizations. Commissioner Cunningham expressed support for the HPC and for allowing the historic district study to be carried out.

Commissioner Cooney expressed support for stopping the historic district study process and stated he was concerned about the HPC's lack of engagement with the affected property owners, the community, and the City Commission. Commissioner Cooney indicated he could not support any process that stood in the way of helping people.

In response to questions from Commissioner Anderson, City Attorney Robinson stated the Commission had the authority to stop the work of the Kalamazoo Historic Preservation Commission. City Attorney Robinson described the process that created both the Kalamazoo Historic Preservation Commission and the

**2019-0112**

Resolution 19-19  
Prohibiting Further  
Work on the  
Establishment of the  
Bronson Park and  
Nazareth Historic  
Districts (cont'd)



**2019-0112**

Resolution 19-19  
Prohibiting Further  
Work on the  
Establishment of the  
Bronson Park and  
Nazareth Historic  
Districts (cont'd)

Kalamazoo Historic District Commission. Attorney Robinson stated the Kalamazoo Historic Preservation Commission could be dissolved by the City Commission in two meetings, but the Historic Distinct Commission was prescribed in State law. City Attorney Robinson described the process to create a local historic district.

Historic Preservation Coordinator Sharon Ferraro described the timeline to submit the study of the proposed local historic districts to the state Historic Preservation Review Board. Historic Preservation Coordinator Ferraro noted the Board only met three times a year, and the study would need to be submitted within the next 10 days if the City wanted timely input from the state. Historic Preservation Coordinator Ferraro estimated the City Commission would have a recommendation on the proposed historic districts in July if the prescribed process was followed.

In responses to questions from Mayor Hopewell, Historic Preservation Coordinator Ferraro provided the following information: the HPC's study had been ongoing for just under a year for both proposed historic districts; when plans for the buildings in the proposed historic districts started to change, the HPC study committee started to look at the areas more closely; the study of the Nazareth College Campus was completed in December of 2018, and the Bronson Park study was completed in January 2019; all property owners were invited to a meeting in the City Commission Chambers on February 26, 2019 where the two studies were presented; the studies had not been submitted to the three state boards or the City's Planning Commission; the HPC met with the Bronson Park property owners on March 11, 2019 and Nazareth community members on March 14, 2019; the study was not complete because it did not include all of the public comments from the public comment period or the recommendations from the state boards and Planning Commission; the prescribed process was followed for the addition to the Vine Neighborhood Historic District, West Main Hill Historic District and Haymarket Historic District.

In response to a question from Mayor Hopewell, City Attorney Robinson stated the HPC had met the requirements of state law, and although advisable, it was not a requirement to include property owners from the proposed district in the study process.

Mayor Hopewell stated he was not a member of First Congregational Church but considered Pastor Nathan Dannison his pastor, and he worked with the Sisters of St. Joseph. Mayor Hopewell also noted he was asked to give input to the playscape committee a few years prior. Mayor Hopewell expressed respect for letting advisory boards and commissions do their work and stated the question for him was how the City Commission supported that work. Mayor Hopewell proposed the Commission direct the HPC to finish its work by April 30<sup>th</sup> and present it directly to the City Commission. Mayor Hopewell stated it was not good policy to interrupt the work of the HPC, but he was sympathetic to the hardships the unwanted buildings posed to both the Sisters of St. Joseph and First Congregational Church.

Commissioner Sykes compared stopping the work of the HPC to the times the City Commission had stopped the work of staff because they had not engaged the community. Commissioner Sykes noted the City Commission valued transparency and gathering input from all stake holders, and she remarked the City Commission

was not in the business of telling property owners of what they could or could not do with their property.

Mayor Hopewell stated there was a difference between paid City staff and the volunteers who served on the City's advisory boards and commissions. Mayor Hopewell noted the City dictated what property owners could and could not do with their property through the zoning code and through moratoriums the Commission had on properties in the past.

Commissioner Urban suggested the City Commission wait until the study report was final and could be reviewed before deciding the matter. Commissioner Urban expressed concern about the precedent that would be established if the proposed resolution was adopted as presented.

Commissioner Cunningham noted this situation offered an opportunity to review the historic district study process.

In response to questions from Vice Mayor Knott, Mayor Hopewell stated the City Commission had complete authority over the HPC, and the City Commission could direct them to present their report directly to the City Commission and bypass the Planning Commission. Mayor Hopewell stated the study report could be presented at the April 15<sup>th</sup> City Commission business meeting, but he suggested giving the HPC 30 days to gather community input before submitting the report. Mayor Hopewell agreed the process the Kalamazoo Historic Preservation Commission followed should be reviewed.

Commissioner Sykes stated the City Commission should require its advisory boards and commissions to gather community input at the beginning of a decision-making process, just as the Commission required this of City staff. Commissioner Sykes suggested the Commission vote on the proposed resolution first and consider changes if that resolution fails.

Commissioner Anderson questioned whether City Commissioners would feel any different about this issue if the vote was postponed.

With a roll call vote this motion passed 4-3.

AYES: Commissioners Anderson, Cooney, Sykes, Vice Mayor Knott

NAYS: Commissioner Cunningham, Urban, Mayor Hopewell

When an opportunity was given for general citizen comments, the following people addressed the City Commission:

Jody Dozeman, City resident, spoke on her experiences at the Stadium Drive apartments.

Jeff Messer, City resident, wished Mayor Hopewell a happy birthday.

**2019-0112**

Resolution 19-19  
Prohibiting Further  
Work on the  
Establishment of the  
Bronson Park and  
Nazareth Historic  
Districts (cont'd)

Citizen Comments

City Commissioner  
Comments

Next, an opportunity was given for miscellaneous comments and concerns of City Commissioners.

Commissioner Sykes offered remarks on “white privilege” and stated when she offered comments it was meant to instruct and not attack. Commissioner Sykes shared why her Dutch ancestors immigrated to the United States and stated she would always call out problematic thinking in a way that honored all people, including people of color. Commissioner Sykes wished Mayor Hopewell and Mr. and Mrs. Sykes a very happy birthday.

Commissioner Urban expressed hope that the HPC would continue its work to preserve history and create a vibrant downtown and that in the future HPC members would engage the community before a proposed historic district was created.

Commissioner Cunningham offered remarks on the sudden death of Mr. Nipsey Hussle and the life of Patti Rowe. Commissioner Cunningham invited the public to donate to the Kalamazoo Child Abuse and Neglect Prevention Council during their Lifesaver campaign and to pray for all victims of child abuse and neglect on Blue Sunday. Commissioner Cunningham wished Mayor Hopewell a very happy birthday.

Commissioner Knott thanked Historic Preservation Coordinator Ferraro for her hard work with the HPC.

Mayor Hopewell observed that an opportunity may have been missed for more community engagement with the City Commission stopping the process set forth in City ordinance for the HPC to follow. Mayor Hopewell announced the nominations to the Northside Cultural Business District Authority Board would be presented at the April 15<sup>th</sup> City Commission meeting. Mayor Hopewell wished Commissioner Cooney a happy birthday.

## Adjournment

The meeting adjourned at 10:34 p.m.

Respectfully submitted,

Shelby Moss  
Deputy City Clerk

For City Commission approval on May 6, 2019

Approved by: \_\_\_\_\_  
Bobby J. Hopewell, Mayor  
Dated: May 6, 2019

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|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <p>A neighborhood meeting of the Kalamazoo City Commission was held on Monday, April 15, 2019 at 6:00 p.m. in the Community Room at City Hall, 241 W. South Street.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Roll Call                         | <p>COMMISSIONERS PRESENT: Mayor Bobby J. Hopewell<br/>Vice Mayor Erin Knott<br/>David Anderson<br/>Don Cooney<br/>Shannon Sykes<br/>Jack Urban</p> <p>COMMISSIONERS ABSENT: Eric Cunningham</p> <p>Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Commissioners Excused             | <p>Commissioner Sykes, seconded by Commissioner Urban, moved to excuse the absence of Commissioner Cunningham. With a voice vote the motion passed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Communications                    | <p>An opportunity was given for miscellaneous communications, but no communications were offered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Neighborhood Communications       | <p>Neighborhood communications were received next.</p> <p>Representatives from the following neighborhood associations were present and addressed the City Commission:</p> <p><u>Eastside Neighborhood Association</u><br/>April Ouweleen, Vice President<br/>Pat Taylor, Executive Director</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Eastside Neighborhood Association | <p>The Eastside Neighborhood Association representatives:</p> <ul style="list-style-type: none"> <li>- described recent neighborhood activities and initiatives.</li> <li>- reported an increase in the number of people attending regular neighborhood association meetings.</li> <li>- expressed a desire to see East Main Street redeveloped to have more family-friendly businesses and owner-occupied housing.</li> <li>- requested assistance from the Community Planning and Economic Development (CPED) Department and Small Business Development Center for the creation of a strategy and funding for incentives to attract businesses to the area on East Main Street between Phelps and Trimble.</li> <li>- reported on the following activities and initiatives: creation of a mural based on residents' stories about living on the Eastside; cleaning up vacant lots and creating pocket parks; the Building Blocks Program on Edwin Street; collaborating with Kalamazoo Public Schools to provide meals for kids during the summer; Public Media Network training students to use cameras for the Tell Your Story project; increasing youth employment; and the National Night Out event in August.</li> </ul> |

- expressed concern about speeding traffic on Edwin Street
- expressed concern that the Consolidated Dispatch Center was prioritizing emergency calls based on assumptions about the areas where incidents took place; and that people were finding out about 911 calls before Public Safety Officers were dispatched.
- stated they were looking forward to working with City's capacity building consultant to hone the Association's mission and vision.

Mayor Hopewell questioned how people were finding out about 911 calls, as the radio communication between dispatchers and police officers was encrypted.

In response to a question from Commissioner Cooney, Ms. Taylor stated young people knew about the Summer Youth Employment Program, but she did not know how many young people from Eastside had applied because the application was an online process.

Commissioner Urban expressed support for the work of the capacity building consultant.

City Manager Ritsema stated Community Planning and Economic Development Director Rebekah Kik would be contacting the neighborhood representatives to discuss connections between the Association's activities and Imagine Kalamazoo.

An opportunity was given for public comments, but no comments were offered.

Next an opportunity was given for miscellaneous comments by City Commissioners, but no comments were offered.

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

Scott A. Borling  
City Clerk

For City Commission approval on May 6, 2019

Approved by: \_\_\_\_\_  
Bobby J. Hopewell, Mayor  
Dated: May 6, 2019

Eastside Neighborhood  
Association (cont'd)

Public Comments

Commissioner  
Comments

Adjournment

## Roll Call

A regular meeting of the Kalamazoo City Commission was held on Monday, April 15, 2019 at 7:00 p.m. in the City Commission Chambers at City Hall, 241 West South Street.

## COMMISSIONERS PRESENT:

Mayor Bobby J. Hopewell  
Vice Mayor Erin Knott  
David Anderson  
Don Cooney  
Shannon Sykes  
Jack Urban

## COMMISSIONERS ABSENT:

Eric Cunningham\*

Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.

Commissioner  
Excused

Vice Mayor Knott, seconded by Commissioner Sykes, moved to excuse the absence of Commissioner Cunningham. With a voice vote the motion passed.

## Opening Ceremony

The invocation, given by Dan Sherman, Executive Director of LOVEkzoo.today, was followed by the Pledge of Allegiance.

Adoption of the  
Agenda

By unanimous consent the City Commission adopted its meeting agenda with the following changes:

- a citizen requested that item F-21, an air-rights easement for a mixed-use hotel and commercial development project, be moved to the Regular Agenda.

## Communications

City Manager Ritsema announced the City Commission would meet in special session on Monday, April 29, 2019 at 6:00 p.m. in the Community Room at City Hall to discuss marihuana regulations.

**2019-0113**

Public Hearing re: an  
Ordinance to Rezone 604  
N. Drake Road

At 7:04 p.m. Mayor Hopewell opened a public hearing to receive comments on an ordinance to rezone 604 N. Drake Road from Zone RS-5 to Zone CC.

The following people expressed opposition to Chick-Fil-A opening a location in the City of Kalamazoo:

Kelly Doyle, Executive Director of Kalamazoo CARES  
Brooke Lindley, Director of Advocacy for OutFront Kalamazoo  
Sam Demorest, City resident  
Ruth Moerdyk, City resident

\*Commissioner Cunningham arrived at 7:06 p.m.

The following people expressed support for the proposed rezoning:

Pat Lennon, legal counsel for the rezoning applicant

At 7:14 p.m. Mayor Hopewell closed the public hearing.

Commissioner Urban, seconded by Commissioner Cooney, moved to adopt an **ORDINANCE** to rezone 604 N. Drake Road from Zone RS-5 to Zone CC.

Prior to a vote on the motion Vice Mayor Knott expressed concern about Chick-Fil-A's documented history of giving money to organizations the Southern Poverty Law Center considered "hate groups." Vice Mayor Knott made the following requests related to Chick-Fil-A opening a location in the City: 1) that Treystar make a multi-year financial pledge to Kalamazoo CARES or OutFront Kalamazoo; 2) that the City engage in an education campaign regarding its anti-discrimination ordinance for both the community and City staff; and 3) that the community build a secular homeless shelter. Vice Mayor Knott stated she wanted to raise the City's human rights index.

Commissioner Anderson stated the City had an anti-discrimination ordinance, which needed to be enforced.

Commissioners Sykes and Cooney thanked Vice Mayor Knott for her remarks.

In response to a question from Mayor Hopewell, Mr. Lennon stated he had not spoken with representatives from Chick-Fil-A about the anti-discrimination ordinance. Mr. Lennon indicated he would have that conversation with them after the meeting.

Mayor Hopewell asked a representative from Treystar to make sure Chick-Fil-A had an accurate view of the community.

With a roll call vote this motion passed 6-0 with one abstention.

AYES: Commissioners Anderson, Cooney, Cunningham, Urban, Vice Mayor Knott, Mayor Hopewell

NAYS: None

ABSTAIN: Commissioner Sykes

Consent Agenda items were presented as follows with a recommendation to approve the items and authorize the City Manager to sign all documents on behalf of the city:

- approval of a two-year contract with Professional Building Services to provide APPA, Level I, Custodial Services at various City facilities in the amount of \$349,200.
- approval of a one-year contract extension for loading, hauling, and disposal of belt press solids with Waste Management in the amount of \$4,628,010; and approval of a budget adjustment in the amount of \$453,839.17 to cover the contract amount.
- approval of a contract with Michigan Paving for Asphalt Paving Materials for City Streets for the 2019 season in the amount of \$1,006,000.
- approve a contract with Lakeland Asphalt Corp. for Asphalt Patching Materials for the 2019 season in the amount of \$181,700.

**2019-0113**

Ordinance 1981 Rezoning  
604 N. Drake Road

## Consent Agenda

**2019-0114****2019-0115****2019-0116****2019-0117**



|                                      |                                                                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2019-0118</b>                     | - approval of a contract extension and purchase order with RathCo Safety & Supply, Inc. for Sign Installation, Maintenance, and Removals in the amount of \$234,475.                                                                        |
| <b>2019-0119</b>                     | - approval of the purchase of a 70' articulating aerial truck from Altec industries Inc. in the amount of \$179,294.                                                                                                                        |
| <b>2019-0120</b>                     | - approval of the purchase 16 new Ford trucks from Gorno Ford through the Mi-Deal cooperative purchasing agreement in the amount of \$689,171.                                                                                              |
| <b>2019-0121</b>                     | - approval of a professional services agreement with DLZ Michigan, Incorporated to provide architect and engineering services for the new Public Safety Station #2 in the amount of \$294,772.                                              |
| <b>2019-0122</b>                     | - authorization for the City Manager to enter into contracts with ice control salt suppliers as awarded by the State of Michigan for the 2019-2020 winter season requirements in an amount not to exceed \$500,000.                         |
| <b>2019-0123</b>                     | - approval of a two-year professional service agreement for Traffic Technical Services with Traffic Tech Services, LLC at the rate of \$48 per hour.                                                                                        |
| <b>2019-0124</b><br>Resolution 19-20 | - adoption of a <b>RESOLUTION</b> setting a public hearing for May 6, 2019, to receive public comments on the 2019-2023 Consolidated Plan and 2019 Action Plan and Budget required by the U.S. Department of Housing and Urban Development. |
| <b>2019-0125</b><br>Resolution 19-21 | - adoption of a <b>RESOLUTION</b> approving a Final Project Plan for 2020 Water System Improvements and designate James J. Baker, P.E., as Authorized Project Representative.                                                               |
| <b>2019-0126</b><br>Resolution 19-22 | - adoption of a <b>RESOLUTION</b> of support for Local Bridge Program Funds for Inkster Avenue Bridge.                                                                                                                                      |
| <b>2019-0127</b><br>Resolution 19-23 | - adoption a <b>RESOLUTION</b> of support for Local Bridge Program Funds for Gull Street Bridge.                                                                                                                                            |
| <b>2019-0128</b><br>Resolution 19-24 | - adoption of a <b>RESOLUTION</b> of support for Local Bridge Program Funds for Paterson Street Bridge.                                                                                                                                     |
| <b>2019-0129</b><br>Resolution 19-25 | - adoption of a <b>RESOLUTION</b> of support for Local Bridge Program Funds for Lake Street and Walnut Street Bridges.                                                                                                                      |
| <b>2019-0130</b><br>Resolution 19-26 | - adoption of a <b>RESOLUTION</b> setting forth the salaries of the City Commission appointees effective April 15, 2019.                                                                                                                    |
| <b>2019-0131</b><br>Resolution 19-27 | - adoption of a <b>RESOLUTION</b> recognizing Oakwood Neighborhood Association as a non-profit organization operating in the community for the purpose of obtaining a charitable gaming license.                                            |
| <b>2019-0132</b>                     | - approval of a request from the Kalamazoo Growlers to publicly display fireworks at Homer Stryker Field on May 31, July 4, July 5, July 6, July 26, and August 2, 2019.                                                                    |

- |                                                                                                                                                                                                                                        |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| - approval of the updated list of Non-Bargaining Unit Employees exempt from Civil Service Protection.                                                                                                                                  | <b>2019-0133</b> |
| - authorization for the City Manager to execute all necessary documents for the City to acquire Lot 3 of Sun Valley Acres to address local flooding conditions.                                                                        | <b>2019-0134</b> |
| - approval of an extension of the calendar terms of Foundation for Excellence Class III Board Directors from December 31, 2020, to May 31, 2021, to complete the term adjustments begun at the August 3, 2018 City Commission meeting. | <b>2019-0135</b> |
| - approval of the appointment of Kym Hollars to the Shared Prosperity Kalamazoo Organizing Committee.                                                                                                                                  | <b>2019-0136</b> |
| - approval of the Mayor's appointments to the Northside Cultural Business District Authority Board of Directors:                                                                                                                       | <b>2019-0137</b> |
| - the appointment of Chad Dodd for a term expiring on March 31, 2021;                                                                                                                                                                  |                  |
| - the appointment of Jon Durham for a term expiring on March 31, 2023;                                                                                                                                                                 |                  |
| - the appointment of Kiar Gamsho for a term expiring on March 31, 2022;                                                                                                                                                                |                  |
| - the appointment of Damian Henderson for a term expiring on March 31, 2022;                                                                                                                                                           |                  |
| - the appointment of Mattie Jordan-Woods for a term expiring on March 31, 2023;                                                                                                                                                        |                  |
| - the appointment of Ken Nacci for a term expiring on March 31, 2020;                                                                                                                                                                  |                  |
| - the appointment of Marilyn Pulley for a term expiring on March 31, 2020;                                                                                                                                                             |                  |
| - the appointment of William Roland for a term expiring on March 31, 2021;                                                                                                                                                             |                  |
| - the appointment of Ricky Thrash for a term expiring on March 31, 2022.                                                                                                                                                               |                  |
| - approval of the following appointments to the Environmental Concerns Committee:                                                                                                                                                      | <b>2019-0138</b> |
| - the appointment of Eric Brown for a term ending January 1, 2022.                                                                                                                                                                     |                  |
| - the appointment of Sharon Dever for a term expiring January 1, 2022.                                                                                                                                                                 |                  |

**2019-0138 (cont'd)**

- the appointment of Scott Schmidt for a term expiring January 1, 2022.

Vice Mayor Knott, seconded by Commissioner Sykes, moved to approve the consent agenda requests and authorize the City Manager to sign all documents on behalf of the City.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

NAYS: None

## Regular Agenda

Regular Agenda items were considered next.

**2019-0139**

Air Rights Easement for  
Hotel/Commercial  
Development Project

When an opportunity was given for public comments on an Easement Agreement for Air Rights associated with the mixed-use hotel and commercial development project, the following people addressed the City Commission:

Jeff Messer, City resident, stated the Chair of the Planning Commission had expressed concern that the Planning Commission did not have a chance to review the proposed air rights easement.

Commissioner Anderson, seconded by Commissioner Sykes, moved to approve and authorize the City Manager to sign an Easement Agreement for Air Rights associated with the mixed-use hotel and commercial development project involving the former Rose Street Market Building.

Prior to a vote on the motion, City Attorney Robinson explained an air rights easement granted permission for use and was not the conveyance of property or vacating of the City's property rights, so Planning Commission review was not necessary.

Commission Urban indicated he would appreciate Planning Commission advisement on these types of easements in the future.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

NAYS: None

**2019-0140**

First Reading of  
Amendments to the  
Fireworks Ordinance

An opportunity was given for public comments on the first reading of an ordinance amending the fireworks ordinance to reflect recent changes in State law regarding the days and times when fireworks may be discharged, but no comments were offered.

Commissioner Anderson, seconded by Vice Mayor Knott, offered for first reading an ordinance amending the fireworks ordinance so as to reflect recent changes in State law regarding the days and times when fireworks may be discharged.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban,  
Vice Mayor Knott, Mayor Hopewell

NAYS: None

When an opportunity was given for public comments on proposed amendments to Chapter 21 of the Kalamazoo City Code of Ordinances regarding the decriminalization of certain violations and changes to sections regarding Abandoned Residential Structures and nuisances, including graffiti, the following people addressed the City Commission:

Thomas Labadee, City resident, spoke about vandalism to his car during the Campus Crawl over the weekend.

Sam Demorest, City resident, expressed concern that the ordinance would encourage people to move and operate their vehicles while impaired.

Margaret Wilson, City resident, expressed concern that the definition of blighted structure would ensnare renters and low-income residents.

Benjamin Stanley, City resident, spoke about the inconsistent enforcement of building codes across the City's neighborhoods.

Commissioner Cooney, seconded by Commissioner Anderson, moved to adopt an **ORDINANCE** amending Chapter 21 of the Kalamazoo City Code of Ordinances regarding the decriminalization of certain violations and changes to sections regarding Abandoned Residential Structures and nuisances, including graffiti.

Prior to a vote on the motion and in response to a question from Commissioner Anderson, Assistant City Attorney Richard Cherry stated Public Safety Officers knew how to identify nuisance parties and would use other ordinances to address litter, noise, and parking violations.

Community Planning and Economic Development Director Rebekah Kik noted the proposed ordinance would convert as many misdemeanor violations as possible to civil infractions. Director Kik explained the provisions related to blighted structures were aimed at vacant or abandoned properties, not occupied properties, and the ordinance categorized these properties into two tiers based on the condition of the exterior.

Commissioner Sykes expressed support for the decriminalization focus of the ordinance and stated concerns about equitable enforcement indicated an accountability problem, not a problem with the ordinance.

Commissioner Cunningham stated he was interested in finding new activities to keep people busy rather than making ordinance changes to address the x-train.

With a roll call vote this motion passed unanimously.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban,  
Vice Mayor Knott, Mayor Hopewell

NAYS: None

**2019-0141**

Ordinance 1982

Decriminalizing Certain  
Violations of Chapter 21  
and Amending Sections re:  
Abandoned Residential  
Structures and Nuisances

## Public Comments

Next, when an opportunity was given for general public comments, the following people addressed the City Commission:

Jeff Sorensen, Cooper Township Supervisor, thanked the City Commission and Public Services Director James Baker for the City's help during the water crises in the City of Parchment, Cooper Township, and Richland Township. Letters from Mr. Sorensen expressing support for the City's Drinking Water Revolving Fund (DWRF) application were filed with the papers for this meeting regarding that agenda item.

Jeanette Evans, City resident, asked about rules for homes with peeling paint and enforcement against the x-train.

**2019-0142**

Yvette Hyter, City resident, read a proposed *Resolution to Support Human Rights for Israelis and Palestinians by Ending US Military Aid to Israel*. A copy of the resolution was filed with the papers for this meeting.

The following people expressed support for the resolution read by Ms. Hyter and asked that the City Commission adopt the proposed resolution:

Mary Ellen Gondeck, City resident  
 Harold Beu, City resident  
 Laura Ford, non-resident  
 Amy Damashek, City resident  
 Santiago, City resident

Lysanne Harma, Richland Township Supervisor, thanked Public Services Director James Baker for his work with Richland Township regarding water infrastructure improvements.

Jeff Messer, City resident, announced upcoming neighborhood clean-up events.

Patricia Plair, City resident, thanked the City for addressing the x-train.

Jody Dozeman, City resident, spoke about various issues involving the Stadium Drive Apartments.

City Commissioner  
Comments

Finally, an opportunity was given for miscellaneous comments from City Commissioners.

Commissioner Sykes announced she was moving outside the City and stated her last City Commission meeting would likely be the meeting on May 20<sup>th</sup>. Commissioner Sykes offered remarks on her tenure and urged the City Commission to continue asking, "Whose voices are not in the room? Whose voices need to be lifted up?"

Commissioner Anderson commended Director Baker for his good work regarding the extension of the water system. Commissioner Anderson spoke about the need to fight injustice everywhere by addressing it locally.

Commissioner Cooney acknowledged Commissioner Sykes and thanked her for her service. Commissioner Cooney expressed support for the resolution regarding Israel and requested that it be on the agenda for the next regular meeting.

Commissioner Urban expressed support for having the resolution about Israel on the agenda for the next regular City Commission meeting and stated he was inclined to support the resolution. Commissioner Urban indicated he had learned a lot from Commissioner Sykes.

Commissioner Cunningham stated a lot of terror, hate, and oppression had occurred in God's name. Commissioner Cunningham stated it was frustrating when people had corrupt hearts or had good hearts but lacked understanding.

Vice Mayor Knott thanked Commissioner Sykes for her service.

The meeting adjourned at 9:04 p.m.

Respectfully submitted,

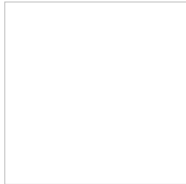
Scott A. Borling  
City Clerk

For City Commission approval on May 6, 2019

Approved by: \_\_\_\_\_  
Bobby J. Hopewell, Mayor  
Dated: May 6, 2019

City Commissioner  
Comments (cont'd)

Adjournment



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

**FROM:** Clyde J. Robinson, City Attorney

**PREPARED BY:** Laura J Echtnaw, Legal Secretary

**SUBJECT:** Fireworks Ordinance Amendment

## RECOMMENDATION

It is recommended that the City Commission adopt an ordinance amending the fireworks ordinance so as to reflect recent changes in State law regarding the days and times when fireworks may be discharged

## BACKGROUND

Ever since 2011 when the Michigan Fireworks Safety Act was signed into law permitting a wider range of fireworks (louder and more explosive) to be legally possessed and discharged, local communities have struggled to address complaints that their use continued late into the night and early morning, particularly in the days leading up to the Fourth of July.

In 2013 the Act was amended to permit local communities to prohibit the use of fireworks after certain hours, and while the City of Kalamazoo amended its fireworks ordinance in accord the State law, complaints have continued. Until amended at the end of the last legislative session, fireworks could be discharged the day before, day of, and day after a national holiday, although in truth most consumer fireworks use is probably concentrated between Memorial Day and the days following Independence Day and again on New Year's Eve/New Year's Day.

In recognition of the pattern of consumer fireworks use Public Act 635 of 2018 permits a local unit of government to preclude the use of consumers fireworks except during 12 days of the year. Those days when fireworks can be discharged after 11 am are:

December 31 until 1 a.m. on January 1

Saturday and Sunday before Memorial Day, until 11:45 p.m.

June 29 to July 4, until 11:45 p.m. on those days

July 5, when that date falls on a Friday or Saturday (as it does this year) until 11:45 p.m.

Saturday and Sunday before Labor Day, until 11:45 p.m.

Further, as a deterrent to using fireworks outside of the permitted hours the penalty for violation has been increased to a \$1000 civil fine, of which \$500 must be remitted to the local law enforcement agency responsible for enforcing the ordinance.

Additionally, in Public Act 636, local fire departments were granted the authority to suspend the use of fireworks when dry weather conditions, using the Michigan Department of Natural Resources scale of measurement, presented an elevated risk of fire, particularly grass fires from fireworks embers. Language to this effect will be added to the City ordinance addressing fireworks use and displays

## COMMUNITY RESOURCES CONSULTED

None, the proposed changes are merely reflective of recent changes in State law.

**FISCAL IMPACT**

Not significant, although the City would receive \$500 for any successful prosecution for violating the days/times for the use consumer fireworks under the ordinance

**ALTERNATIVES**

None

**ATTACHMENTS:**

|   | Type       | Description              |
|---|------------|--------------------------|
| ▣ | Ordinances | Ordinance                |
| ▣ | Ordinances | Consumer fireworks edits |



**CITY OF KALAMAZOO, MICHIGAN**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND ARTICLE IIA “FIREWORKS” OF CHAPTER 15 “FIRE PREVENTION AND PROTECTION” OF THE KALAMAZOO CODE OF ORDINANCES TO REGULATE CONSUMER FIREWORKS CONSISTANT WITH STATE LAW**

**THE CITY OF KALAMAZOO ORDAINS:**

**Section 1.** Article IIA “Fireworks”, being Sections 15-28 through 15-32 of Chapter 15 of the Kalamazoo City Code is amended to read as follows:

**“§ 15-28 Purpose**

- A. The Michigan Fireworks Safety Act legalized the sale, possession, and use of consumer fireworks in Michigan while granting limited control over the use and discharge of fireworks to local communities. Since the adoption of the Act, the citizens of Kalamazoo have endured the disruption of the peace and quietude of its residential neighborhoods resulting in a negative impact to the quality of life of residents. Additionally, the resources of the City have been impacted due to increased complaints of noise and personal injuries owing to the use of fireworks.
- B. The purpose of this article is to impose conditions on the time, place, and manner of the use and discharge of consumer fireworks so as to promote the interest of the public health, safety and welfare consistent with the limitations imposed on municipalities by the Michigan Fireworks Safety Act.

**§ 15-29 Definitions**

As used in this article, the following terms shall have the meanings indicated:

ACT-- The Michigan Fireworks Safety Act, MCL 28.451, et seq.

ARTICLES PYROTECHNIC-- Pyrotechnic devices for professional use that are similar to consumer fireworks in chemical compositions and construction but not intended for consumer use, that meet the weight limits for consumer fireworks but are not labeled as such, and that are classified as UN0431 or UN0432 under 49 CFR 172.101.

CONSUMER FIREWORKS-- Fireworks devices that are designed to produce visible effects by combustion, that are required to comply with the construction, chemical composition, and labeling regulations promulgated by the United States consumer product safety commission under 16 CFR parts 1500 and 1507, and that are listed in APA standard 87-1, 3.1.2, 3.1.3, or 3.5. “Consumer fireworks” does not include low-impact fireworks.

**DISPLAY FIREWORKS**-- Large fireworks devices that are explosive materials intended for use in fireworks displays and designed to produce visible or audible effects by combustion, deflagration, or detonation, as provided in 27 CFR 555.11, 49 CFR 172, and APA Standard 87-1, 4.1.

**HOMEMADE FIREWORKS**-- Any composition or device designed for the purpose of producing a visible or audible effect by combustion, deflagration, or detonation that is not produced by as commercial manufacturer and does not comply with the construction, chemical composition, and labeling regulations of the United States Consumer Product Safety Commission under 16 CFR parts 1500 and 1507.

**LOW-IMPACT FIREWORKS**-- Ground and handheld sparkling devices as that phrase is defined under APA standard 87-1, 3.1., 3.1.1.1.1 to 3.1.1.1.8, and 3.5.

**MINOR**-- An individual who is less than 18 years of age.

**NFPA 1123**-- The Code for Fireworks Display, 2010 Edition, developed by the National Fire Protection Association

## **§ 25-30 Fireworks Prohibitions**

A. A person shall not ignite, discharge or use consumer fireworks or homemade fireworks except on the following days after 11 a.m.:

- 1) December 31 until 1 a.m. on January 1.
- 2) The Saturday and Sunday immediately preceding Memorial Day until 11:45 p.m. on each of those days.
- 3) June 29 to July 4 until 11:45 p.m. on each of those days.
- 4) July 5, if that date is a Friday or Saturday, until 11:45 p.m.
- 5) The Saturday and Sunday immediately preceding Labor Day until 11:45 p.m. on each of those days.

B. No person shall ignite, discharge or use consumer fireworks or homemade fireworks on public property, school property, church property or the property of another person without that organization's or the property owner's express permission to use consumer fireworks or homemade fireworks on those premises.

C. Consumer fireworks shall not be sold to a minor. This age requirement shall be verified by any of the following:

- (1) An operator's or chauffeur's license issued under the Michigan vehicle code, 1949 PA 300, MCL 257.1 to 257.923.
- (2) An official state personal identification card issued under 1972 PA 222, MCL 28.291 to 28.300.

- (3) An enhanced driver license or enhanced official state personal identification card issued under the enhanced driver license and enhanced official state personal identification card act, 2008 PA 23, MCL 28.301 to 28.308.
- (4) A military identification card.
- (5) A passport.
- (6) Any other bona fide photograph identification that establishes the identity and age of the individual.

D. An individual shall not discharge, ignite, or use consumer fireworks or low-impact fireworks while under the influence of alcoholic liquor, a controlled substance, or a combination of alcoholic liquor and a controlled substance. As used in this subsection:

- (1) "Alcoholic liquor" means that term as defined in section 1d of the Michigan vehicle code, 1949 PA 300, MCL 257.1d.
- (2) "Controlled substance" means that term as defined in section 8b of the Michigan vehicle code, 1949 PA 300, MCL 257.8b.

### **§ 15-31 Environmental Concerns Prohibition on Use of Fireworks**

A. Notwithstanding the days and times permitting the ignition, discharge or use consumer fireworks under Section 15-30 A., if the environmental concerns based on the Michigan Department of Natural Resources fire division criteria are elevated to extreme fire conditions or if the environmental concerns based on the fire division criteria are elevated to very high for 72 consecutive hours, the Chief of Public Safety or the Fire Marshal acting under the direction of the Chief of Public Safety, in consultation with the Michigan Department of Natural Resources, has the authority to enforce a no burning restriction that includes a ban on the ignition, discharge, and use of consumer fireworks, homemade fireworks and display fireworks within the City.

B. If a no burning restriction is instituted under this section, the Chief of Public Safety or the Fire Marshal acting under the direction of the Chief of Public Safety, enforcing the restriction shall ensure that adequate notice of the restriction is provided to the public.

C. Not more than 24 hours after the fire condition is downgraded from extreme or very high fire condition, the Chief of Public Safety or the Fire Marshal acting under the direction of the Chief of Public Safety enforcing the no burning restriction that banned the ignition, discharge, and use of fireworks, shall inform the public that the restriction has been lifted in the same manner that the restriction was

announced or otherwise made known to the public.

### **§ 15-32 Penalties**

A. A person who violates Section 15-30 A. is responsible for a municipal civil infraction and shall be ordered to pay a civil fine of \$1000 for each violation of the ordinance and no other fine or sanction; provided however, that \$500 of the fine collected shall be remitted to the Kalamazoo Department of Public Safety as required by MCL 28.457(3).

B. A person who violates Section 15-30 B. is responsible for a municipal civil infraction and may be ordered to pay a civil fine of not more than \$500.

C. A person who violates Section 15-30 C. shall be ordered to pay a civil fine of not more than \$100, or, for a second or subsequent violation of that Section, a civil fine of not more than \$500.

D. A person who violates Section 15-30 D. is responsible for municipal civil infraction and may be ordered to pay a civil fine of not more than \$1,000.

E. A person who violates Section 15-32 is guilty of a misdemeanor.

### **§ 15-33 Approval of public and private displays**

A. The City Commission reserves to itself the ability granted by the Act at MCL 28.456, upon payment of a fee set by the City Commission, to approve the use of articles pyrotechnic and display fireworks for public or private display by organizations and individuals within the City.

B. The City Commission, upon application in writing on forms provided by the Michigan Department of licensing and regulatory affairs, or its successor agency, and payment of a fee set from time to time by City Commission resolution, may grant a permit for the use of articles pyrotechnic or display fireworks for public or private display within the City by organizations or individuals approved by City authority, and compliance with the Michigan Fireworks Safety Act. A permit granted under this subsection is not transferable and shall not be issued to a minor.

C. Before a permit for articles pyrotechnic or display fireworks ignition is issued, the person applying for the permit shall furnish proof of financial responsibility by a bond or insurance in an amount, character and form deemed necessary as set from time to time by City Commission resolution to protect the public and to satisfy claims for damages to property or personal injuries arising out of an act or omission on the part of the person or an agent or employee of the person.

D. Before granting a permit, the City Fire Marshal shall rule on the competency and qualifications of an articles pyrotechnic and display fireworks operator, as furnished by the operator on the operator's application form, in accordance with the requirements provided under an NFPA him 1123, and on the time, place and safety aspects of the display of articles pyrotechnic or display fireworks."

**Section 2. Repealer.**

All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

**Section 3. Severability.**

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 4. Effective Date.**

Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage by action of the City Commission.

**CERTIFICATE**

The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on \_\_\_\_\_, 2013. Public notice was given and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267, 1976). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted and authenticated by the Mayor and City Clerk as required by the Charter of said City.

\_\_\_\_\_  
Bobby J. Hopewell, Mayor

\_\_\_\_\_  
Scott Borling, City Clerk

*The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.*

#### **§ 15-28 Purpose.**

- A. The Michigan Fireworks Safety Act legalized the sale, possession, and use of consumer fireworks in Michigan while granting limited control over the use and discharge of fireworks to local communities. Since the adoption of the Act, the citizens of Kalamazoo have endured the disruption of the peace and quietude of its residential neighborhoods resulting in a negative impact to the quality of life of residents. Additionally, the resources of the City have been impacted due to increased complaints of noise and personal injuries owing to the use of consumer fireworks.
- B. The purpose of this article is to impose conditions on the time, place, and manner of the use and discharge of consumer fireworks so as to promote the interest of the public health, safety and welfare consistent with the authority granted to local units of government by the Michigan Fireworks Safety Act.

#### **§ 15-29 Definitions.**

As used in this article, the following terms shall have the meanings indicated:

#### **ACT**

The Michigan Fireworks Safety Act, MCLA § 28.451 et seq.

#### **ARTICLES PYROTECHNIC**

Pyrotechnic devices for professional use that are similar to consumer fireworks in chemical composition and construction but not intended for consumer use, that meet the weight limits for consumer fireworks but are not labeled as such, and that are classified as UN0431 or UN0432 under 49 CFR 172.101

#### **CONSUMER FIREWORKS**

Fireworks devices that are designed to produce visible effects by combustion, that are required to comply with the construction, chemical composition, and labeling regulations promulgated by the United States Consumer Product Safety Commission under 16 CFR parts 1500 and 1507, and that are listed in APA Standard 87-1, 3.1.2, 3.1.3, or 3.5. "Consumer fireworks" does not include low-impact fireworks.

#### **DISPLAY FIREWORKS**

Large fireworks devices that are explosive materials intended for use in fireworks displays and designed to produce visible or audible effects by combustion, deflagration, or detonation, as provided in 27 CFR 555.11, 49 CFR 172, and APA Standard 87 -1, 4.1.

#### **LOW-IMPACT FIREWORKS**

Ground and handheld sparkling devices as that phrase is defined under APA Standard 87-1, 3.1., 3.1.1.1.1 to 3.1.1.1.8, and 3.5.

#### **MINOR**

An individual who is less than 18 years of age.

#### **NFPA 1123**

The Code for Fireworks Display, 2010 Edition, developed by the National Fire Protection Association

**§ 15-30 Consumer fireworks prohibitions.**

- A. A person shall not ignite, discharge or use consumer fireworks within the City except on the following days after 11 a.m.:
- (1) December 31 until 1 a.m. January 1.
  - (2) Memorial Day and the Saturday and Sunday immediately preceding Memorial Day until 11:45 p.m. on each of those days.
  - (3) June 29 to July 4 until 11:45 p.m. on each of those days.
  - (4) July 5, but only if that date is a Friday or Saturday, until 11:45 p.m.
  - (5) Labor Day and the Saturday and Sunday immediately preceding Labor Day until 11:45 p.m. on each of those days.
- B. No person shall ignite, discharge or use consumer fireworks on public property, school property, church property or the property of another person without that organization's or person's express permission to use consumer fireworks on those premises.
- C. Consumer fireworks shall not be sold to a minor. This age requirement shall be verified by any of the following:
- (1) An operator's or chauffeur's license issued under the Michigan vehicle code, 1949 PA 300, MCL 257.1 to 257.923.
  - (2) An official state personal identification card issued under 1972 PA 222, MCL 28.291 to 28.300.
  - (3) An enhanced driver license or enhanced official state personal identification card issued under the enhanced driver license and enhanced official state personal identification card act, 2008 PA 23, MCL 28.301 to 28.308.
  - (4) A military identification card.
  - (5) A passport.
  - (6) Any other bona fide photograph identification that establishes the identity and age of the individual.
- D. An individual shall not discharge, ignite, or use consumer fireworks or low-impact fireworks while under the influence of alcoholic liquor, a controlled substance, or a combination of alcoholic liquor and a controlled substance. As used in this subsection:
- (1) "Alcoholic liquor" means that term as defined in section 1d of the Michigan vehicle code, 1949 PA 300, MCL 257.1d.
  - (2) "Controlled substance" means that term as defined in section 8b of the Michigan vehicle code, 1949 PA 300, MCL 257.8b.

**§ 15-31 Prohibition on the use of consumer fireworks due to environmental concerns.**

- A. Notwithstanding the days and times permitting the ignition, discharge or use consumer fireworks under Section 15-30 A., if the environmental concerns based on the Michigan department of natural resources fire division criteria are elevated to extreme fire conditions or if the environmental concerns based on the department of natural resources fire division criteria are elevated to very high for 72

consecutive hours, the Chief of Public Safety or the Fire Marshal acting under the direction of the Chief of Public Safety, in consultation with the Michigan department of natural resources, has the authority to enforce a no burning restriction that includes a ban on the ignition, discharge, and use of consumer fireworks within the City.

B. If a no burning restriction is instituted under this section, the Chief of Public Safety or the Fire Marshal acting under the direction of the Chief of Public Safety, enforcing the restriction shall ensure that adequate notice of the restriction is provided to the public.

C. Not more than 24 hours after the fire condition is downgraded from extreme or very high fire condition, the Chief of Public Safety or the Fire Marshal acting under the direction of the Chief of Public Safety enforcing the no burning restriction that banned the ignition, discharge, and use of consumer fireworks, shall inform the public that the restriction has been lifted in the same manner that the restriction was announced or otherwise made known to the public.

#### **§ 15-32 Penalties.**

A. A person who violates Section 15-30 A. is responsible for a municipal civil infraction and shall be ordered to pay a civil fine of \$1000 for each violation of the ordinance and no other fine or sanction; provided however, that \$500 of the fine collected shall be remitted to the Kalamazoo Department of Public Safety as required by MCL 28.457(3) .

B. A person who violates Section 15-30 B. is responsible for a municipal civil infraction and may be ordered to pay a civil fine of not more than \$500.

C. A person who violates Section 15-30 C. shall be ordered to pay a civil fine of not more than \$100, or , for a second or subsequent violation of that Section, a civil fine of not more \$500.

D. A person who violates Section 15-30 D. is responsible for municipal civil infraction and may be ordered to pay a civil fine of not more than \$1,000.

E. A person who violates Section 15-31 is guilty of a misdemeanor.

#### **§ 15-33 City Commission approval of public and private fireworks displays**

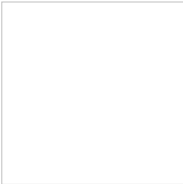
A. The City Commission, upon application in writing on forms provided by the Michigan Department of licensing and regulatory affairs, or its successor agency, and payment of a fee set from time to time by City Commission resolution, may grant a permit for the use of articles pyrotechnic or display fireworks for public or private display within the City by organizations or individuals approved by City authority, and compliance with the Michigan Fireworks Safety Act. A permit granted under this subsection is not transferable and shall not be issued to a minor.

B. Before a permit for articles pyrotechnic or display fireworks ignition is issued, the person applying for the permit shall furnish proof of financial responsibility by a bond or insurance in an amount, character and form deemed necessary as set from time to time by City Commission resolution to protect the public and to satisfy claims for damages to property or personal injuries arising out of an act or omission on the part of the person or an agent or employee of the person.

C. Before granting a permit, the City Fire Marshal shall rule on the competency and qualifications of an articles pyrotechnic and display fireworks operator, as furnished by the operator on the operator's application form, in accordance with the requirements provided under an NFPA him 1123, and on the time, place and safety aspects of the display of articles pyrotechnic or display fireworks.







# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

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

**REVIEWED BY:** Dorla Bonner, Community Investment Manager

**PREPARED BY:** Kevin Ford, Shared Prosperity Kalamazoo Coordinator

**SUBJECT:** Shared Prosperity Kalamazoo (SPK) High Impact Fund

## INFORMATIONAL ITEMS

## RECOMMENDATION

It is recommended that the City Commission:

1. Accept the recommendations of the SPK Organizing Committee and approve the SPK Goal Team Proposals and Budgets to access the SPK High Impact Fund; and
2. Authorize the City Manager to sign all documents related to the implementation of the proposed programs.

## BACKGROUND

### Shared Prosperity Kalamazoo (SPK)

Shared Prosperity Kalamazoo (SPK) is an initiative that originated with the Kalamazoo City Commission's decision in 2014 to make poverty reduction a key priority for the city. Under the leadership of Mayor Bobby Hopewell and the City Commission, Shared Prosperity Kalamazoo was established to place emphasis on what we want to achieve—more broadly shared prosperity, not just the alleviation of poverty. In an attempt to realize this objective, SPK identified three distinct but interrelated goals to carry out its work: 1) increase access to good jobs; 2) ensure the healthy growth, development, and learning of all our youth; and 3) create strong families.

In 2017, the City engaged a consultant to lead a planning process over a four-month period to shape a collaborative vision for SPK and create a prioritized action plan of initiatives for the City and its SPK partners to explore. This process yielded a subsequent action plan that was unanimously approved by City Commissioners in March 2018.

### Shared Prosperity Kalamazoo (SPK) Action Plan

The Shared Prosperity Kalamazoo (SPK) Action Plan is designed to help the City achieve its vision of a community where no adult and no child is left behind due to poverty or inequality of opportunity. The SPK Action Plan serves as the basis for a community-wide dialogue and action oriented efforts to identify priorities that align

with the City's Strategic Vision, Master Plan, Neighborhood Plans, community wide input from Imagine Kalamazoo 2025, and SPK objectives. These objectives include benefiting neighborhoods with the highest amount of concentrated poverty coupled with aiding in the reduction and elimination of generational poverty.

The SPK Action Plan also lays out an ongoing coalition governance structure consisting of an Organizing Committee and Goal Teams that concentrate efforts on the three primary SPK focus areas—**children and youth, jobs, and families**. The primary responsibility of the Organizing Committee is to convene stakeholders for conversations and accountability around SPK recommendations and core values. In addition, SPK Organizing Committee members track and encourage progress on SPK strategies as well as lead conversations about the deeper systemic changes that are needed to shift conditions for families and the community. The Organizing Committee is supported by the City SPK staff team.

### Neighborhood Plans & the Proposal Process

The City of Kalamazoo has a goal to have all of Kalamazoo's neighborhoods create a neighborhood plan. Neighborhood plans allow residents to focus on issues important to their neighborhood, while also creating the opportunity to achieve City-wide Strategic Vision and Master Plan goals, of which Shared Prosperity is part. All neighborhood plans seek to be adopted as sub plans into the 2025 Master Plan through the Planning Commission.

During the SPK proposal development process, neighborhood plans from SPK target neighborhoods—Eastside, Edison, and Northside—were incorporated into the development of SPK related proposals. The proposal process consisted of:

- Goal Teams comparing SPK & Neighborhood plans.
- Identifying and integrating aligning objectives from all plans.
- Conducting a provider scan of the local environment to mitigate duplicative efforts.
- Formulating the proposals and sending them to the Organizing Committee.

The Organizing Committee was responsible for oversight of the Goal Team proposals. Final decisions were made based on a review of an objective scoring rubric developed to prioritize proposals for submission to City Commission.

### Proposal Overview

The following budgets were recommended by the Shared Prosperity Kalamazoo Goal Teams and the Shared Prosperity Kalamazoo Organizing Committee:

| <b>Proposed Allocation for SPK High Impact Fund</b>                   |                               |             |             |
|-----------------------------------------------------------------------|-------------------------------|-------------|-------------|
| <b>Activity</b>                                                       | <b>Funding Recommendation</b> |             |             |
|                                                                       | <b>2019</b>                   | <b>2020</b> | <b>2021</b> |
| STEAM (Science, Technology, Engineering, Arts, & Mathematics) Academy | \$22,500                      | \$54,102    | \$222,432   |
| Patient Care Academy                                                  | \$100,820                     |             |             |
| Reentry Hub                                                           | \$128,194                     |             |             |
| Momentum Urban Employment Initiative                                  | \$250,000                     |             |             |
| VITA (Volunteer Income Tax Assistance)                                | \$132,047                     |             |             |
| <b>Subtotal:</b>                                                      | \$633,561                     | \$54,102    | \$222,432   |
| <b>Total:</b>                                                         | <b>\$910,095</b>              |             |             |

### **STEAM Academy**

Over the past four years, Eastside Youth Strong (EYS) has implemented the Eastside Arts and Science Experiential Learning (EASEL) program for twenty elementary-age youth who live on the Eastside of

Kalamazoo. EASEL is a six-week summer learning program, based on the Next Generation Science Standards (NGSS) and focuses on enhancing the Science, Technology, Engineering, Arts, and Mathematics (STEAM) skills of participating youth. In addition, youth are exposed to STEAM careers through field trips and guest speakers. The program has been evaluated through the STEAM Program Quality Assessment (PQA), a project assessment, and pre/post youth and parent feedback surveys.

As elementary youth “age-out” of the EASEL program, these youth have asked Eastside Youth Strong for a middle school STEAM program. This proposal will allow EYS, the Kalamazoo Regional Educational Service Agency (KRESA), and the Kalamazoo Youth Development Network (KYD Network), to design a STEAM Academy in 2019 that will include an innovative Math curriculum, hands-on Science lessons, and field trips to local STEAM-related employers. The Academy plans to partner with the Western Michigan University College of Aviation to support their aviation mechanics pipeline program.

The Academy will be implemented in 2020 for youth who live on the Eastside of Kalamazoo. In 2021, the program will be expanded to two other neighborhoods, the Northside and Edison. The 2020 program will run for six weeks and the 2021 program will run for seven weeks.

In addition to being an innovative approach to engaging youth in hands-in, interactive learning activities, the STEAM Academy also will be a learning opportunity for K-12 educators and Youth Development Professionals as training and teaching opportunities will be available for local professionals to learn innovative and culturally relevant approaches to teaching Mathematics and Science. A KRESA Mathematics Instructional Consultant and the EASEL Coordinator are attending the Mindset Mathematics Workshop at Stanford University in May 2019 so that the STEAM Academy can offer elements of the Mindset Mathematics summer camp.

### **Patient Care Academy**

The Patient Care Academy will consist of a partnership between the Northside Association for Community Development (NACD), the Kalamazoo Promise, Kalamazoo Valley, Urban Alliance, and Michigan Works! Southwest to address the following gaps:

- Provide residents access to high-quality, in-demand, training programs.
  - Provide healthcare employers a more qualified and diverse talent pool from which to draw.
- Kalamazoo Valley will deliver the Patient Care Academy programming and NACD will host the place-based site. NACD has appropriate space that will be dedicated to the Patient Care Academy (and potentially other in demand healthcare trainings in the future).

The vision of this partnership is to leverage the expertise of community partners involved to provide more accessible training opportunities that lead to industry recognized credentials and living wage jobs to residents of the City’s core neighborhoods. This will also help meet the needs of our local healthcare employers as they will have a more skilled and diverse pool of applicants from which to hire. This partnership will work with interested employer partners to ensure program participants have the skills, abilities, and support needed to be successful on the job.

### **Reentry Hub**

The Reentry Hub will serve as a centralized “One-Stop Center” for people who are returning to the Kalamazoo community from incarceration. The center will be place-based in the Edison neighborhood.

The Reentry Hub will provide counselling and positive social supports for people returning to the community from incarceration. A part-time Navigator, trained interns from the Western Michigan University School of Social Work, and volunteer mentors will provide weekly navigation, counseling, and mentoring services. The program will serve people returning from incarceration that have been referred from Offender Success, Kalamazoo County Jail, Kalamazoo Department of Public Safety, and other sources. The intended outcome is to reduce recidivism within this population and increase positive personal, educational, social, and professional outcomes.

### **Momentum Urban Employment Initiative**

The Momentum Urban Employment Initiative connects unemployed and underemployed individuals of the

Kalamazoo community to sustainable employment opportunities through pre-employment training, life skills training, coaching, and networking with its business partners. The program emphasizes five major components:

- Pre-Employment Education
- Volunteer Work Experience
- Mentoring
- Job Placement
- Job Evaluation with Incentives

During these six weeks, the program utilizes principles of cognitive behavioral therapy and is developed, organized, and facilitated to address the following eight dimensions of wellness, regarded as being essential to a person's capacity for self-efficacy:

- Physical
- Social
- Emotional
- Spiritual
- Mental
- Environmental
- Financial
- Vocational

Every student completes 100 hours of in-class instruction as well as 100 hours of Volunteer Work Experience outside of the classroom with other nonprofit organizations within the community. In addition, Momentum addresses the root causes of early job loss by building capacity and resiliency within the students through essential and life skills classes.

## **VITA**

The Volunteer Income Tax Assistance (VITA) program provides free, high quality tax preparation services to low income workers, the elderly, and individuals with disabilities. VITA connects families and individuals to an array of federal and state tax credits that serve as income supports, most notably the Earned Income Tax Credit (EITC), a widely cited, recognized, and effective poverty reduction tool. In receiving these vital tax credits along with their individual respective tax returns, families have the additional money to assist with groceries, utility bills, childcare, and emergency savings accounts.

The VITA program partnerships with Kalamazoo Regional Educational Service Agency (KRESA) Youth Opportunities Unlimited (YOU) and Michigan Works! Southwest, will allow additional and ongoing services including elements of financial literacy, job coaching and job placement assistance for City of Kalamazoo residents. By providing families a mix of these services as well as no cost tax services, VITA seeks to influence the economic security for City of Kalamazoo residents and keep tax dollars in our local economy.

## **POLICY CONSIDERATIONS**

The recommendations of the SPK Organizing Committee and the SPK Goal Team Proposals and Budgets aligns with the City's vision and plans as follows.

2025 Master Plan. This proposal is in alignment with the 2025 Master Plan—IK at Work, which called for promoting and supporting programs that aid individuals returning from prison in reentering the workforce, supporting adults re-entering the workforce, changing careers, acquiring new skills, and investing in and supporting youth.

Strategic Vision. The proposal is in alignment with the Strategic Vision, specifically Shared Prosperity (Workforce Development—eliminating barriers to employment, increasing access to vocational training, and increasing soft skills of job seekers).

## **COMMUNITY RESOURCES CONSULTED**

Neighborhood Associations, in concert with Community Planning & Economic Development (CPED) Staff, conducted community outreach to garner resident input, which included stakeholder meetings in the development of neighborhood plans. This information was used to inform Goal Team formation of proposals. Engagement of over thirty community partners as a part of the SPK Action Planning process was also utilized to inform proposal development. Subject matter experts from workforce development, human service agencies, economic development, early childhood, and out of school time youth development were part of the proposal development process. In addition, residents from SPK target neighborhoods served on Goal Teams to provide local voice, lived expertise, and valuable input.

## **FISCAL IMPACT**

The 2019 Adopted Budget approved by the City Commission includes \$2,000,000 for the SPK High Impact Fund within the Foundation for Excellence Aspirational Projects funds. The SPK Goal Team proposals will utilize a portion of the SPK High Impact Fund budget and will not impact the City's General Fund.

## **ALTERNATIVES**

The City Commission may elect to not approve the SPK Goal Team proposals. However, postponing approval or denial would considerably delay city efforts to advance the implementation of the SPK Action Plan and adequately serve SPK priority populations. This alternative is not recommended.



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners  
**FROM:** Scott A. Borling, City Clerk  
**DATE:** 4/24/2019  
**SUBJECT:** City Clerk's Report

## INFORMATIONAL ITEMS

Attached for your information is the *Foundation for Excellence 2018 Annual Report*.

## ATTACHMENTS:

| Type | Description |
|------|-------------|
|------|-------------|

|   |                               |
|---|-------------------------------|
| □ | Report FFE 2018 Annual Report |
|---|-------------------------------|





# Kalamazoo Foundation for Excellence

## 2018 Annual Report

### Hope, Community, Transparency

**These words came to define the Foundation for Excellence as it concluded year one of operations in 2018.**

As President of the board and mayor of the City of Kalamazoo I have been so proud of our unshakable focus on helping to support the ambitious vision of Imagine Kalamazoo. The City's historic commitment to outreach and collaboration has been matched by a level of renewed investment in our city that some thought could never happen, but that all undeniably feel.

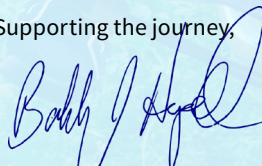
We see this in the budgeting priorities of the City and FFE Board, in the projects that City staff is working on with an array of partners, and in the FFE's commitment to open communication.

As a City, and as a community of passionate individuals and organizations, we are linking hope to action and action to intention.

This board leads with its values of honesty, mutual respect, transparency, and informed discussion – even healthy debate. Our directors have cast an eye long into the future to prepare for and plan the durable groundwork of a sustainable organization whose work continues forever.

This annual report touches on each of these topics. You can always continue the conversation with us at open city commission and FFE board meetings, as well as online at [www.Imaginekalamazoo.com](http://www.Imaginekalamazoo.com).

Supporting the journey,



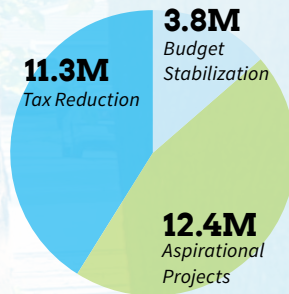
Mayor Bobby J. Hopewell



# A Unique Public and Non-Profit Partnership

## Fiscal Year 2018

The Foundation for Excellence fiscal year 2018 allocation was set in the amount of \$27,512,225 following public presentations and discussion before City Commission on December 11 and 18, 2017, and a vote of the City Commission on January 2, 2018. Of this sum, \$15,084,225 was directed to stabilization of the City's budget and lowering the City property taxes from 19.0275 mills to 12 mills. Furthermore, \$12,428,000 was allocated for aspirational City programs. In 2018 new programs were added and successful programs were expanded and enhanced.



## Budget Stabilization

We know that if the City's budget is stable, then service and staffing will not be reduced due to budget challenges and may adapt to changing needs. Additionally, assets and services can be aligned to make the Imagine Kalamazoo 2025 Strategic Vision a reality through highly impactful and equitable aspirational projects.

## Tax Reduction

Regarding the significant investment in tax reduction, a reduction in City property taxes on all properties, should, over the long term, correlate with beneficial effects to the prosperity of all residents, to overall pricing or quality of housing stock, including rentals, as well as business retention or start-up. The City is tracking numbers for property

**11%**  
Average reduction for property tax-payers

tax delinquency rates and total parcels delinquent dating back a decade in order to set a baseline for modeling the long term impact on homeowners and businesses.

## Foreclosure Prevention

In 2018 a grant of \$40,000 helped 33 families avoid foreclosure, and allowed work to be done, the first of its kind in Kalamazoo, to ensure that no owner occupied homes on the Northside were foreclosed for non-payment of taxes.

The program makes use of the County's existing criteria and one-on-one financial counseling to reach those homeowners who have not only the greatest need, caused by a medical emergency for example, but also the highest likelihood of succeeding in exiting arrears permanently. This success resulted partially from door-to-door outreach.

Keeping people in their homes prevents many avoidable economic and social outcomes that result from housing insecurity – especially for children and the elderly.

## Aspirational Support

In the expand and enhance category are the City's flagship youth development and career preparation programs, MyCity/YOU, SuperRec, and All Things Possible, the lead water service replacement initiative, and park and infrastructure enhancements occurring under the name of Great Neighborhoods. The partnership with the Local Initiative Support Corporation (LISC) to lead very substantial economic development and affordable

housing initiatives continues in its second year. A notable aspect of this partnership is that City dollars are leveraging LISC dollars at a ratio of two-to-one. Further support for economic development, especially in the areas of small business and neighborhood support, is being implemented through the new Economic Opportunity Fund. In the area of new pilot programming is a unique partnership with Kalamazoo Public Schools, Metro, and Kalamazoo Public Library called the Youth Mobility Fund that gives unlimited free bus ridership to City youth in grades 9 – 12.

## Investments since 2017:

|                                                   | A                                       | B | C |
|---------------------------------------------------|-----------------------------------------|---|---|
| \$2M<br>Economic<br>Opportunity Fund              | \$0.8M<br>FFE Staff                     | D |   |
|                                                   |                                         | E |   |
|                                                   |                                         | F |   |
| \$2.105M<br>Park<br>Improvements                  | \$1.5M<br>Water Service<br>Replacements |   |   |
| \$2.325M<br>MyCITY<br>Program                     | \$2.107M<br>Shared<br>Prosperity        |   |   |
| \$3.25M<br>Economic<br>Development                | \$3M<br>Affordable<br>Housing           |   |   |
| \$6.95M<br>Great Neighborhoods:<br>Infrastructure |                                         |   |   |

|                                |          |
|--------------------------------|----------|
| A. Inviting Downtown           | \$0.5M   |
| B. Communication & Evaluation  | \$0.2M   |
| C. All Things Possible Program | \$0.175M |
| D. Super Rec Program           | \$0.249M |
| E. Youth Mobility Fund         | \$0.25M  |
| F. Neighborhood Activation     | \$0.25M  |



The Foundation for Excellence (FFE) is an innovative 501(c)3 non-profit support corporation that was created in 2017 to address systemic challenges to the prosperity of Kalamazoo. The FFE was originally announced alongside a commitment of \$70.3 million to support its creation, and to stabilize the City's budget, lower the property tax rate, and invest in aspirational community projects through 2019. To-date, the FFE has supported many City projects and programs that are impacting the lives of all residents, including many street and sidewalk projects, a historic partnership with the Local Initiative Support Corporation (LISC) for economic development and affordable housing, doubling the pace of lead water service removal, expanding youth development and employment programs, and multiple, significant park improvement projects.

A fundraising campaign has also been initiated to raise and invest enough resources to support this kind of work forever.

## STATEMENT OF FINANCIAL POSITION

December 31, 2018

### Assets

|                          |                  |
|--------------------------|------------------|
| Current Assets           |                  |
| Cash                     | \$ 10,307        |
| Contributions Receivable | 28,085           |
| <b>TOTAL ASSETS</b>      | <b>\$ 38,392</b> |

### Liabilities & Net Assets

|                                              |                  |
|----------------------------------------------|------------------|
| Current Liabilities                          |                  |
| Accounts Payable                             | \$ 446           |
| Due to City of Kalamazoo                     | 500              |
| <b>TOTAL LIABILITIES</b>                     | <b>\$ 946</b>    |
| Net Assets                                   |                  |
| With donor restrictions - purpose restricted | 37,446           |
| <b>TOTAL LIABILITIES AND NET ASSETS</b>      | <b>\$ 38,392</b> |

## 2017-2019 BUDGETS

### 2017

|                       |                      |
|-----------------------|----------------------|
| Budget Stabilization  | -                    |
| City Tax Reduction    | 10,900,000           |
| Aspirational Projects | 3,152,500            |
| <b>Total:</b>         | <b>\$ 14,052,500</b> |

### 2018

|                       |                      |
|-----------------------|----------------------|
| Budget Stabilization  | 3,800,000            |
| City Tax Reduction    | 11,284,225           |
| Aspirational Projects | 12,428,000           |
| <b>Total:</b>         | <b>\$ 27,512,225</b> |

### 2019

|                       |                      |
|-----------------------|----------------------|
| Budget Stabilization  | 4,000,000            |
| City Tax Reduction    | 12,250,149           |
| Aspirational Projects | 10,088,000           |
| <b>Total:</b>         | <b>\$ 26,338,149</b> |

**Total** **\$67,902,874**

## STATEMENT OF ACTIVITIES

Year Ended December 31, 2018

### Support and Revenue

|                                       |               |
|---------------------------------------|---------------|
| Contributions                         | \$ 38,180     |
| Net assets released from restrictions | -             |
| <b>TOTAL SUPPORT AND REVENUE</b>      | <b>38,180</b> |

### Expenses

|                                |                  |
|--------------------------------|------------------|
| Program services               |                  |
| Operational assistance         | -                |
| Aspirational projects          | -                |
| <b>Total program services</b>  | <b>-</b>         |
| Supporting services            |                  |
| General and administrative     | 734              |
| <b>TOTAL EXPENSES</b>          | <b>734</b>       |
| <b>CHANGE IN NET ASSETS</b>    | <b>37,446</b>    |
| Net assets, beginning of year  | -                |
| <b>Net assets, end of year</b> | <b>\$ 37,446</b> |

Learn more about the Foundation for Excellence at  
[www.kalamazoocity.org/FFE](http://www.kalamazoocity.org/FFE)





**304** youth participated in SuperRec program

middle & high school-aged youth participated in All Things Possible

**55**

**357** unique individuals received work experience and a summer job through MyCITY summer employment program, earning wages totaling **\$398,000**

**716** youth directly benefited from expansion of recreation programs

families able to obtain housing in new single family homes

**10**

**31** families able to obtain housing in rehabilitated single family homes

people aided by foreclosure prevention outreach

**33**

**472** people received financial education through Kalamazoo Neighborhood Housing Services

tax foreclosures on owner-occupied homes in the Northside Neighborhood

**0**

**18,262** residential properties benefited from reduction in City property taxes, saving an average of **\$326**  
**11%** average reduction of city property tax

**\$340,000** in strategic property acquisition, leveraging additional funding of **\$1.4 million**

**\$170,000**

awarded for building improvement

**\$490,000**

in small business real estate loans

**5** Imagine Kalamazoo 2025 neighborhood plans completed in collaboration with neighborhoods

lead water services replaced in addition to existing program

**78**

**9** streets significantly repaired with a complete streets approach, totaling **4.3** lane miles

lane miles of complete streets work including sidewalk repair or construction tree trimming

**8+**

park improvements completed at

**Henderson  
Rockwell  
Davis Street  
Frays**

**Bates Alley** transformed into a pedestrian promenade with outdoor seating and lighting



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners

**FROM:** Scott A Borling, City Clerk

**DATE:** 5/2/2019

**SUBJECT:** Filling a Vacancy on the City Commission

## INFORMATIONAL ITEMS

Attached for your information is a memo describing the process used to fill the most recent vacancy on the City Commission (2014-2015).

## ATTACHMENTS:

| Type                  | Description                                                                    |
|-----------------------|--------------------------------------------------------------------------------|
| □ Background Material | Memo Describing the 2014-2015 Process to Fill a Vacancy on the City Commission |

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## INTER-OFFICE *MEMO*

To: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

From: Scott A. Borling, City Clerk

Date: May 3, 2019

Re: Process and Timeline Used to Fill the City Commission Vacancy in 2014

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In response to a request from Mayor Hopewell I have prepared this memo as background information for the City Commission's discussion of the process that will be used to fill the vacancy created by Commissioner Sykes' anticipated resignation, which she verbally announced at the April 15<sup>th</sup> City Commission meeting. The following timeline describes the process used in 2014 to fill the vacancy created by the resignation of Commissioner Stephanie Moore. If you have additional questions, please let me know.

November 4, 2014 Voters elect City Commissioner Stephanie Moore as the County Commissioner representing the 1<sup>st</sup> District.

December 1<sup>st</sup> At a regular business meeting the City Commission discussed the process for filling the vacancy. At this meeting the following determinations were made: 1) the City Clerk would accept applications from people interested in filling the vacancy from December 2<sup>nd</sup> until 5:00 p.m. on December 12<sup>th</sup>; 2) applications would be accepted via email, fax, in-person or via postal mail; and 3) applicants should submit the City's Board and Commission Application and a letter of interest.

December 12<sup>th</sup> By the 5:00 p.m. deadline 15 people had applied to be appointed to the City Commission.

December 15<sup>th</sup> At a regular business meeting the City Commission adopted a resolution accepting the resignation of Commissioner Moore. The Commissioners discussed the appointment process and determined they would review applications during the January 5, 2015 business meeting, with the intent to select applicants for interviews, which would take place at a special meeting. The City Commission took formal action to schedule a special meeting on Monday, January 12<sup>th</sup> at 6:00 p.m. Commissioners requested that staff do a preliminary screening of the applicants to confirm their residency and ensure they had no outstanding obligations to the City. (Commissioner Moore's resignation, the resolution, and the applications that had been submitted were included in the agenda packet for this meeting.)

- December 31<sup>st</sup> Commissioner Moore's resignation took effect. The City Commission had 30 days from this date to fill the vacancy. (Section 9 of the City Charter)
- January 5, 2015 At a regular business meeting the City Commission used paper ballots to select applicants to be interviewed. Each Commissioner was allowed to vote for up to five (5) applicants. Applicants who received votes from at least two (2) Commissioners were selected to be interviewed. As a result of this process, six (6) applicants were selected to be interviewed. By consensus Commissioners agreed they would send interview questions to the City Clerk, who would compile them and circulate the list for Commissioners to review. (The agenda packet for this meeting included the applications from all 15 applicants - the same documents that were included in the December 15<sup>th</sup> packet.)
- January 9<sup>th</sup> (Fri.) The City Clerk sent Commissioners the proposed interview questions he had compiled and determined the order of the interviews through random selection.
- January 11<sup>th</sup> (Sun.) The City Clerk emailed information to the candidates, including the time of arrival, general format of the meeting, and the order of the interviews.
- January 12 At a special meeting called for this purpose the City Commission interviewed six (6) candidates for the vacant seat on the Commission. At the beginning of the meeting Commissioners confirmed that each candidate would be allowed 2 minutes for an opening statement, 1 minute to respond to each question, and 90 seconds for a closing statement. All candidates agreed to voluntarily surrender their electronic devices and to be sequestered in the City Manager's Office until their interviews. During the interviews all candidates were asked the same 11 questions. Following the interviews there was a short recess, after which the City Commission received public comments about the candidates. After receiving public comments Commissioners discussed the voting process and agreed to use paper ballots, with each Commissioner getting one vote. On the first ballot Eric Cunningham received three votes, with the remaining three Commissioners' votes spread across three different candidates. On the second ballot, Eric Cunningham was selected unanimously. Having received the affirmative vote of a majority of the City Commission, Eric Cunningham was appointed to the vacant seat. Mr. Cunningham requested that he take the Oath of Office at the next City Commission meeting so that his family and friends could attend. (An agenda was published for this meeting but not an agenda packet.)
- January 20<sup>th</sup> At the next regular business meeting City Clerk Borling administered the Oath of Office to Commissioner Cunningham. This took place during the Opening Ceremony portion of the meeting.



# Commission Agenda Report

City of Kalamazoo

**TO:** Mayor Hopewell, Vice Mayor Knott, and City Commissioners  
**FROM:** Scott A. Borling, City Clerk  
**DATE:** 4/30/2019  
**SUBJECT:** Resolution Regarding U.S. Military Aid to Israel

## INFORMATIONAL ITEMS

As requested by City Commissioners during the April 15th business meeting, attached for your consideration and discussion is A **RESOLUTION** TO SUPPORT HUMAN RIGHTS FOR ISRAELIS AND PALESTINIANS BY ENDING US MILITARY AID TO ISRAEL.

## ATTACHMENTS:

| Type                                                                               | Description                                           |
|------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | Resolution Resolution re: U.S. Military Aid to Israel |

**CITY OF KALAMAZOO, MICHIGAN**

**RESOLUTION NO. 19-**

**A RESOLUTION TO SUPPORT HUMAN RIGHTS FOR ISRAELIS AND  
PALESTINIANS BY ENDING U.S. MILITARY AID TO ISRAEL**

Minutes of a regular meeting of the City Commission of the City held on May 6, 2019, at or after 7:00 o'clock p.m., local time, at City Hall.

**PRESENT**, Commissioners:

**ABSENT**, Commissioners:

The following preamble and resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**WHEREAS**, the United States provided Israel with more than \$134 billion in foreign aid since its establishment in 1948 and through 2017; and is scheduled to provide Israel an additional \$38 billion in Foreign Military Financing from FY2019-2028;

**WHEREAS**, more than 60% of the Trump Administration's FY2019 budget request for military aid is earmarked for Israel alone, with less than 40% earmarked for all other countries combined;

**WHEREAS**, Jewish Voice for Peace, along with 40+ Jewish groups worldwide, made a sharp distinction between antisemitism. and criticism of Israel by declaring, "It is more important than ever to distinguish between the hostility to or prejudice against Jews on the one hand and legitimate critiques of Israeli policies and system of injustice on the other."

**WHEREAS**, U.S. taxpayer-funded military aid to Israel is misused by the Israeli military to commit grave human rights abuses against Palestinians living under its 51-year military occupation of the West Bank, East Jerusalem, and the Gaza Strip;

**WHEREAS**, since September 2000 Israeli security forces killed at least 5,102 Palestinians and at least 2,022 Palestinian children who did not take part in hostilities, according to the Israeli human rights organization B'Tselem;

**WHEREAS**, the U.S. Foreign Assistance Act states that "no security assistance may be provided to any country the government of which engages in a consistent pattern of gross violations of internationally recognized human rights";

**WHEREAS**, Kalamazoo citizens will pay \$514,133 in taxes per year into the U.S. 's overall military aid to Israel from FY2019-2028;



**WHEREAS**, this same annual allocation of money could fund for the residents of the city of Kalamazoo each year: an estimated six (6) elementary school teachers, or food assistance for 342 people receiving food assistance, or Pell Grants for 88 students, or healthcare for 217 children, or seven (7) clean energy jobs;

**NOW, THEREFORE, BE IT RESOLVED:**

1) The City of Kalamazoo condemns Israel's misuse of U.S. weapons to commit grave human rights abuses of Palestinians living under its 51-year military occupation of the West Bank, East Jerusalem, and the Gaza Strip.

2) The City of Kalamazoo calls upon Members of Congress to end U.S. military aid to Israel and redirect that money to unmet community needs until Israel abides by international law, stops engaging in human rights abuses against Palestinians and ends the military occupation of Palestine.

3) The City of Kalamazoo calls upon member of Congress to support the right of both Israelis and Palestinians to live in safety and security, condemning violence by either side.

4) The City of Kalamazoo shall transmit copies of this resolution to the City's Representative in Congress, Michigan's two U.S. Senators, and the U.S. Secretary of State.

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 May 6, 2019. 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