

Roll Call

The Kalamazoo City Commission met as a Committee of the Whole on Monday, December 4, 2023 at 5:03 p.m. in the City Commission Chambers at City Hall.

COMMISSIONERS PRESENT:

Mayor David Anderson
Vice Mayor Jeanne Hess
Don Cooney
Qianna Decker
Stephanie Hoffman
Chris Praedel
Alonzo Wilson

COMMISSIONERS ABSENT:

None

Also present were City Manager Ritsema, City Attorney Aaron Leal, and City Clerk Scott Borling.

Public Comments

An opportunity was given for general public comments, but no comments were offered.

2023-45-01

Presentation re: Housing
Development Strategies

Ryan Kilpatrick, Executive Director of Flywheel Community Development Services, delivered a presentation entitled *Policy & Planning to Achieve Housing for All*. A copy of the slides from this presentation was filed with the papers for this meeting.

In response to questions and comments from City Commissioners, Mr. Kilpatrick provided the following information:

- home share programs can serve a certain segment of the population, but the success of a home share program depends on a good management organization that can offer property management, case management, and conflict resolution services.
- the conversion of office space to housing can be tricky and does not work with buildings where there is a large amount of floor space away from windows. There can also be challenges with the location of supporting structures. Suburban office complexes are some of the best spaces to convert to housing.
- this presentation caps my first day of consulting with the City. It is unclear whether an assessment of the City's housing rehabilitation efforts has been done.
- conversations with residents about reducing lot sizes can be interesting. Lot size is what people know, and it's measurable, but there are other quality of life measurements, such as walkability and neighborhood amenities.
- if there were more federal investment, the housing situation would be different; but cities cannot expect or wait for more federal investment.
- asking developers for community benefits will cost them money, so communities need to adjust and match their subsidies to the public benefits being requested. Communities need expertise in analyzing the pro forma submitted by developers.

- developers can be resistant to requests for community benefits. Communities need to communicate their expectations and goals to developers early in the process. Policies should be reviewed every year for relevance to the local environment.
- collaboration or the lack of collaboration between neighboring jurisdictions on housing policy can make a difference. If a township does not care about affordable housing, low-income households will be forced to live in the city. Politics in cities and townships are different.
- manufactured housing is not a good option for home ownership as it depreciates quickly. Manufactured homes are a good option for rental housing in townships but not in cities, where there is a need to build vertically.
- property taxes should not be a source of gentrification in Michigan because of Proposal A. In older neighborhoods, home deterioration is a greater threat to affordability than rising property values.
- converting hotels to studio apartments can be a great opportunity for creating affordable housing. This type of conversion is happening on the coasts but not so much in Michigan. One thing to avoid with these projects is pushing all low-income people into a particular corner of the community.

Mayor Anderson thanked Mr. Kilpatrick and stated he was looking forward to thinking more about the ideas presented.

An opportunity was given for general comments from City Commissioners, but no comments were offered.

The meeting adjourned at 6:33 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: _____

2023-45-01

Presentation re: Housing
Development Strategies
(cont'd)

Commissioner
Comments

Adjournment