



Agenda

Committee of the Whole Meeting

City of Kalamazoo

Monday, April 19, 2021

5:00 PM

Electronic Meeting

A. CALL TO ORDER/ROLL CALL

B. COMMUNICATIONS

C. PUBLIC COMMENTS

D. SPECIAL AGENDA ITEMS

E. COMMITTEE OF THE WHOLE

1. Review of Items on Upcoming City Commission Agendas

F. WORK SESSION

1. Retreat Follow-Up: Housing

G. COMMISSIONER COMMENTS

H. ADJOURNMENT

The Lodge House
(former Knight's Inn)



The Creamery



Single Family Housing



400 Rose



Neighborhood Revitalization



Single Family Housing



Neighborhood Associations



**Community
Investment
in the City of
Kalamazoo**



Community Investment Initiatives

CPED Focus:

- Housing Development
- Neighborhood Associations
- Block Clubs
- Neighborhood Engagement & Revitalization
- Community Workforce Enhancement Initiatives
- Fair Housing Initiative
- Imagine Kalamazoo 2025 Initiative
- Community Collaboration Development
- Neighborhood Planning
- Health and Public Education Opportunity Advancement
- Shared Prosperity Kalamazoo (SPK)



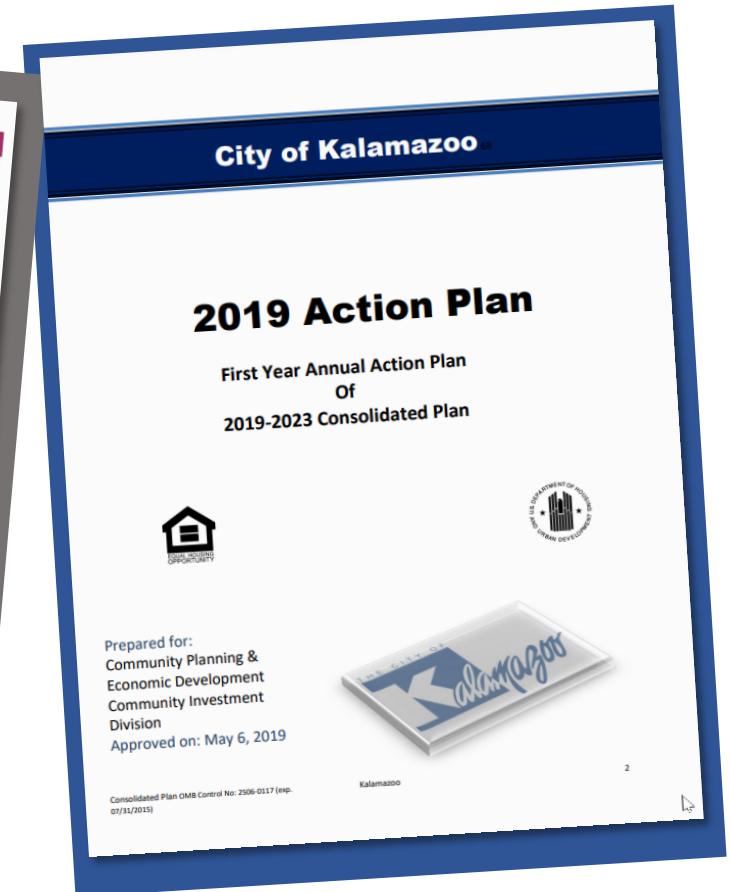
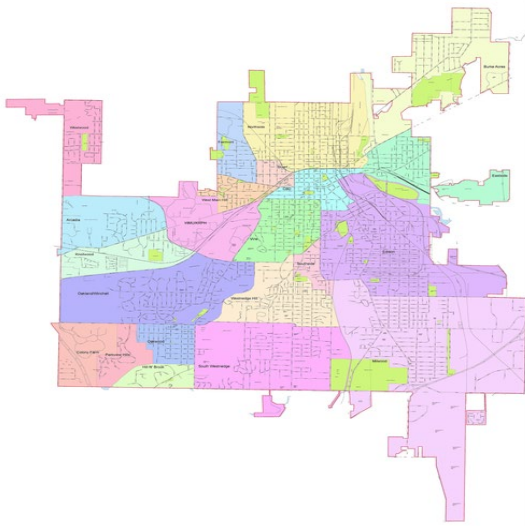
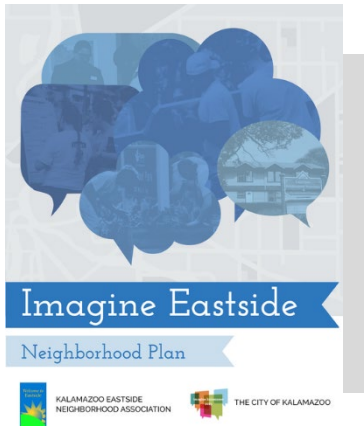
Sharilyn Parsons

Housing Development
Project Coordinator

Housing Development

- Identifies and meets with housing developers in the City of Kalamazoo
- Connects developers with housing resources
- Works with developers through steps to obtain building permits and plan review
- Connects external stakeholders with City housing projects
- Implementation and best uses for HUD programs
 - Current programs
 - Potential funding
 - Maximizing funding opportunities
- Liaison for housing information and resources
- Coordinate strategies and activities to expand available housing and housing related services
- Works to remove the barriers to housing for targeted populations in the Shared Prosperity Kalamazoo (SPK) neighborhoods

imagine kalamazoo 2025





The Challenges and the Solutions to Community Development in the City of Kalamazoo

Challenges

- Old housing stock (rehabilitation and repair strategy)
- Preserving existing housing stock
- Access to long-term affordable housing
 - Transitional housing
 - Permanent supportive housing
 - Supportive housing
 - Senior housing
- Creation of infill housing, mixed-income
- Need for tools and resources for large-scale projects
- Analysis of Impediments to Fair Housing





Partners

- Residents
- Neighborhood Associations
- Local housing non-profits
- Private developers and donors
- Faith-based organizations
- Local foundations
- Local Initiative Support Corp. (LISC)
- HUD
- MSHDA



Funding and Incentives

- Payment in Lieu of Taxes (PILOT)
- Low Income Housing Tax Credit (LIHTC)
- Housing Gap Loan (CPED Funding Source)
- HOME/Community Development Block Grant (HUD)
- Foundation for Excellence (FFE)
- Kalamazoo County Housing for All (Millage)
- Financial Institutions
- Donors



Housing Strategy and Planning for Development

- Brownfield Redevelopment Authority (BRA) TIF Funding
- HUD Lead Programs
- Creating affordability –Accessory Dwelling Units
- Opportunity Zone (OZ)
- Neighborhood Enterprise Zone (NEZ)
- Land Use
- Zoning



A photograph of a residential neighborhood. In the foreground, a black wrought-iron fence runs across the frame. Behind the fence, two people are working in a yard. One person, wearing a blue t-shirt and a bandana, is on the left. Another person, wearing a dark shirt and jeans, is on the right, bent over. In the background, there is a blue house with white trim and a red car parked in the driveway. A large tree is on the left side of the image.

Solutions

- Incentive policy
- Zoning
- Neighborhood Enterprise Zone (NEZ)
- Opportunity Zone (OZ)
- Housing and Urban Development (HUD)
- State Housing and Financing/Low Income Housing Tax Credits (LIHTC)
- Brownfield Redevelopment Authority (BRA) TIF Scattered-Site
- Accessory Dwelling Units (ADU)
- Shared Equity Home Ownership Programs

Acquisition Development Resale (ADR)

SOLUTIONS

- Partnerships
 - Neighborhood Associations
 - Housing Non-Profits
 - Local Foundations
 - Foundation For Excellence (FFE)
 - Kalamazoo County Housing for All (Millage)
- HOME/Community Development Block Grant (CDBG)
- HUD Lead Program



Acquisition Development Resale (ADR)

STRATEGIES

- Creating affordable housing
- Lease to Purchase
- Pathways to Home Partnerships
- Faith based/Collective ownership partnerships





Infill Housing

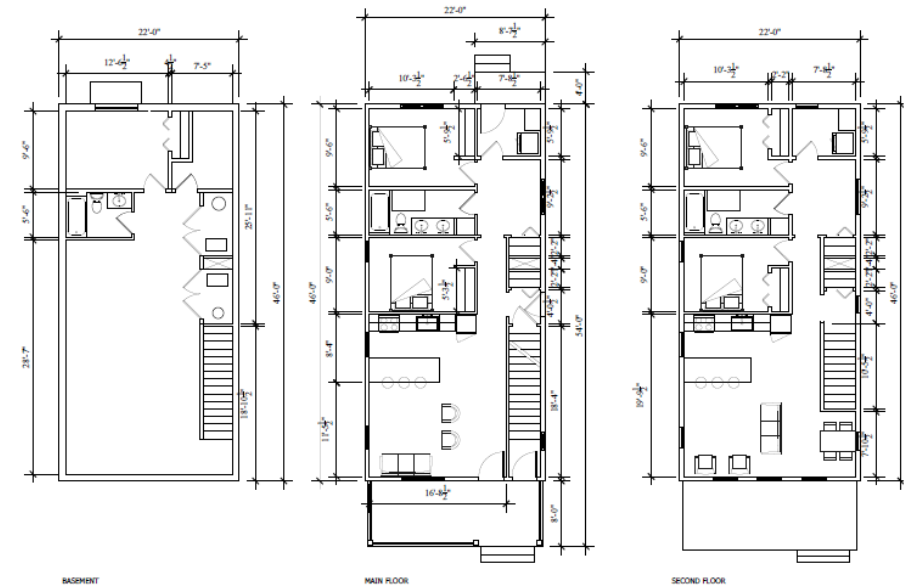
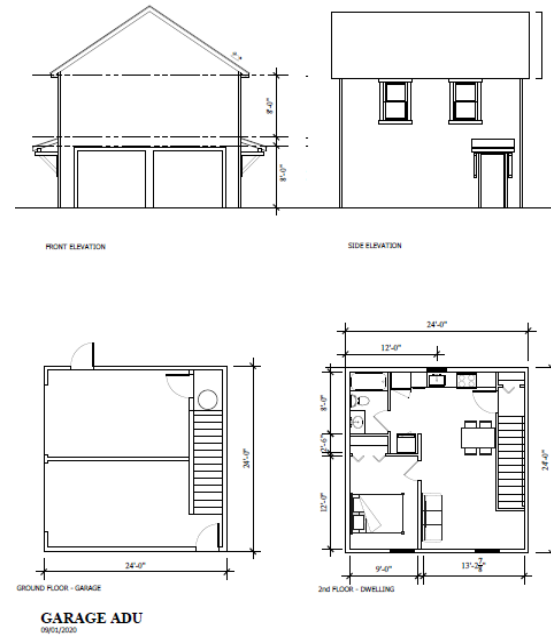
Solutions

- Neighborhood Enterprise Zone (NEZ)
- Opportunity Zone (OZ)
- Accessory Dwelling Units (ADU)
- Pre-Permitted Plans
- Project Review Meetings
- Brownfield Redevelopment Authority (BRA) TIF Scattered-Site
- Housing Gap Loan (CPED Funding Source)
- Foundation For Excellence (FFE)
- Housing and Urban Development (HUD)
- Michigan State Housing Development Authority (MSHDA)
- Local Initiatives Support Corporation (LISC)
- Kalamazoo County Land Bank
- Kalamazoo County Housing for All (Millage)
- Financial Institutions
- Donors
- Housing Development Project Coordinator

Infill Housing

STRATEGIES:

- New construction
- BRA-owned property Scattered Site TIF
- Land Bank Scattered Sites
- Tax-reverted properties
- Pre-permitted Plans
- Mixed-Income Neighborhoods



BASEMENT DUPLEX - FLOOR PLANS
09/01/2020



Multi-Family Dwelling Units

Solutions

- Opportunity Zone (OZ)
- Project Review Meetings
- Brownfield Redevelopment Authority (BRA) TIF
- Payment In Lieu Of Taxes (PILOT)
- Project Review/Site Plan Review Assistance
- Housing Gap Loan (CPED Funding Source)
- Foundation For Excellence (FFE)
- Housing and Urban Development (HUD)
- Michigan State Housing Development Authority (MSHDA)
- Local Initiatives Support Corporation (LISC)
- Kalamazoo County Housing for All (Millage)
- Financial Institutions



Multi-Family STRATEGIES

- **Mixed-Income**
- **Incentives for
Affordable Units**
- **Mixed-Use/Mixed-
Income**
- **Zoning**

Senior Housing

STRATEGIES

- Non-profit developers
- Faith-based developers
- Neighborhood Associations
- Private developers





Housing Repair & Rehabilitation Programs

- Community Homeworks
- KNHS
- Senior Services
- Habitat for Humanity
- City CPED
 - HUD Lead Program
 - Minority Contractors



Before



After



HUD Lead Program

**Chris Raschke,
Compliance Specialist I**

STRATEGIES

- Collaboration with KNHS
- Goal of the program

How to Apply?

Continuum of Care Partnership

CoC Strategies

- Promote community-wide planning and strategic use of resources to address homelessness.
- Improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness
- Improve data collection and performance measurement.
- Design programs to the particular strengths and challenges within our community.



City re-zoning initiative

- Master Plan Alignment
- Reason for re-zoning
 - Creation of buildable lots
 - Density not allowed
 - Home-Based Business and Employment

A scenic view of a suburban neighborhood. In the foreground, there's a green lawn and a road. Behind it, several houses with different colored roofs and siding are visible. The middle ground is filled with trees showing vibrant autumn foliage in shades of orange, yellow, and green. In the background, a city skyline with various buildings is visible under a clear blue sky.

Questions