

COMMUNITY DEVELOPMENT ACT ADVISORY COMMITTEE  
(CDAAC)  
04/30/09  
*Minutes*

**PUBLIC HEARING:**

A SUBSTANTIAL AMENDMENT TO THE CITY OF KALAMAZOO PY2008 ANNUAL ACTION PLAN INCORPORATING THE COMMUNITY DEVELOPMENT BLOCK GRANT – RECOVERY (CDBG-R) and THE HOMELESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP) FUNDS THROUGH THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009

**City Hall Commission Chambers  
241 W. South Street  
Kalamazoo, MI 49007**

Members Present: Mildred Smith, Chair; David Bills, Shirley Coleman; Trent Hines; David Kinsey

Members Excused: Buddy Hannah; Charley Coss

Guests: *See Public Comments section*

City Staff: Jeff Chamberlain, Community Planning and Development Director; David C. Thomas, Neighborhood Development Supervisor; Jackie Haske, Recording Secretary

**PUBLIC HEARING**

Chair Smith began the public hearing at 6:45 PM by welcoming guests to this special CDAAC meeting and introducing Mr. Thomas. Mr. Thomas, Community Planning and Development (CP&D) staff for the City, is the liaison between the City and the U.S. Department of Housing and Urban Development (HUD). Mr. Thomas stated tonight's meeting is to gather community comments, suggestions, and input on two new funds, the Homeless Prevention and Rapid Re-Housing (HPRP) and CDBG-Recovery (CDBG-R) funds. Mr. Thomas stated the explanation of these funds will also include information on the program regulations, guidelines, and timelines for putting together a plan for HUD. He reiterated that the City is encouraged by the community turn-out for this meeting and appreciates community input on these two programs.

Mr. Thomas stated that the comment portion of the meeting will be conducted similarly to City Commission hearings to maintain a respectable dialogue and allow for an opportunity for everyone to have their points made. He asked guests to turn off cell

phones and pagers, adding that it would be appreciated if applause and extraneous noise was kept to a minimum as it may be detrimental to those commenting. He asked that those commenting identify who they are, if they reside in the city, and to sign in to help create the minutes for this meeting. He also explained that there will be a 4-minute comment period per guest, timed by Ms. Haske. Mr. Thomas then introduced Director Chamberlain, who provided a presentation about the funding.

Director Chamberlain welcomed the guests. He stated this new funding has been coming fast from the Federal government and there may be some confusion over the last month over whether or not the City was going to apply for this money. He stated that the City is indeed applying for this money, is going forward as fast as possible, and that this hearing is part of the process. A packet of information including these slides was given to each guest upon arrival to the hearing. He then began the slides for his presentation while explaining them, as follows:

**Public Hearing for:**  
**Homeless Prevention & Rapid Re-housing  
 Community Development Block Grant-R**  
**April 30, 2009**

**Overview**

- President Obama signed the stimulus bill into law on February 17, 2009
- Total cost: \$787.2 billion
  - \$575.3 billion (Spending)
  - \$211.9 billion (Tax cuts)
- Largest single cash infusion into the American economy
- More than 75 federal programs received funding that could benefit local governments

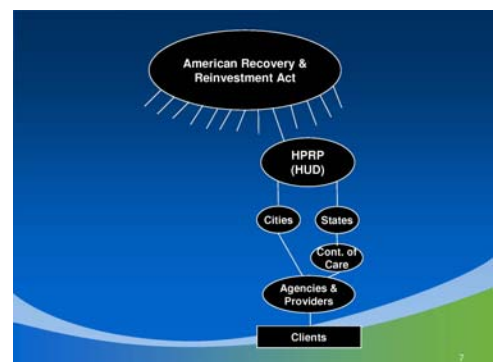
**Focus of Funding**

- To preserve and create jobs and promote economic recovery
- Stimulus funds available in following areas:
  - Transportation Infrastructure
  - Energy / Environment
  - Community / Economic Development
  - Water Infrastructure
  - Police / Fire
  - Health Care / Social Services
  - Education

**Expected Kalamazoo Allocations  
 (Community Development)**

- Neighborhood Stabilization Program 2008  
**\$1.7 million**
- Homeless Prevention & Rapid Re-housing  
**\$758,089**
- Community Development Block Grant - R  
**\$495,533**

**Homeless Prevention &  
 Rapid Re-Housing Program  
 (HPRP)**  
**OVERVIEW**



**American Recovery and Reinvestment Act of 2009**

- Provided \$1.5 billion under the Homelessness Prevention Fund for homeless prevention and rapid re-housing activities
- Established as Homelessness Prevention and Rapid Re-housing Program (HPRP)
- Notice published 3/19/09

**Program Overview and Intent**

- **Prevention:** Prevent individuals and families from becoming homeless
- **Rapid Re-Housing:** Help those who are experiencing homelessness to be quickly re-housed and stabilized
- Funding is directed to persons who are or would be homeless but for this assistance.
- Intent is to help persons who can remain stably housed after this temporary assistance ends

**Program Overview and Intent**

- Temporary assistance: not intended to provide long-term support
- All eligible program participants can obtain:
  - Financial Assistance
  - Housing Relocation and Stabilization Services
- HPRP is not a mortgage assistance program-- Congress has established other funds to assist homeowners

### Eligible Program Participants

- Individuals and families who are homeless or about to become homeless who:
  - Are at or below 50% of Area Median Income,
  - Have no appropriate subsequent housing options identified,
  - Lack financial resources and support networks needed to obtain or remain in housing
- All program participants must have an initial consultation with a case manager

### Relationship between HPRP Funds and Other Efforts

- HPRP is a one-time influx of funds to implement and learn from innovative approaches
- Grantees must coordinate with the Continuum and other local efforts
- Grantees are strongly encouraged to coordinate HPRP funds with other Recovery Act funds in the community

### Application and Review Process

- Streamlined application process- due 5/18/09
- Application includes:
  - Substantial amendment to Consolidated Plan 2008 Action Plan
  - Signed certifications
  - SF-424
- HUD will review and notify grantees by 7/2/09 (unless resubmission is required)

### Grant Administration

- Grantees are required to sign agreements with sub-grantees no later than 9/30/09
- Primary grantee will be responsible for:
  - All fiscal and administrative oversight
  - Required reporting
- Funds drawn through IDIS
  - Advance payments are allowed

### Legislative Requirements

- Timely implementation of HPRP is critical:
  - 60% of grant funds must be expended within 2 years
  - 100% of funds must be expended within 3 years
  - Funds will be reallocated if not used
- Administrative costs are capped at 5%
- No match requirement

### Data Collection and Reporting

- HMIS: Grantees and sub-grantees enter participant data into HMIS administered by local CoC
- IDIS: Grantees enter expenditure reporting
- Grantees must comply if asked to participate in HUD-sponsored research and evaluation
- HMIS Data and Technical Standards will be updated to include additional data elements to report HPRP data



**Proposed Uses**

**HPRP  
CDBG-R**

**HPRP – Proposed Uses**

- Total Expected Allocation **\$758,089**
- Financial Assistance (70%) **\$530,000**
- Housing & Relocation & Stabilization Services (23%) **\$176,089**
- Data Collection & Evaluation **\$ 15,000**
- Administration **\$ 37,000**

**CDBG – Proposed Uses**

- Total Expected Allocation **\$495,533**
- Neighborhood Revitalization Activities **\$400,433**
- Foreclosure Prevention Pilot Program **\$ 35,000**
- Administration **\$ 60,000**

**HPRP – Proposed Uses**

- Total Expected Allocation **\$758,089**
- Kalamazoo will closely mirror program proposed by MSHDA and coordinate with Continuum of Care.
- Funds will be targeted based upon individual assessments of personal need.
- Each program participant must have a Housing Plan developed that identifies defined goals, outcomes and timelines that provides a framework for achieving housing stability.

**Next Steps**

- Public Hearing (tonight)
- 12-day public comment period (May 1–13)
- Compilation of all comments
- Submission of Amended Plan to HUD
- Approval by HUD
- Release of funds to Kalamazoo
- Contracts with Agencies & Providers (by September 30, 2009)

**Comments can be sent to:**

David C. Thomas, Neighborhood Development Supervisor  
City of Kalamazoo  
Community Planning and Development Dept.  
445 W. Michigan Avenue, Suite 101 W  
Kalamazoo, MI 49007

(269) 337-8044  
thomasdc@kalamazoo-city.org

During the presentation, Director Chamberlain reiterated that the City of Kalamazoo gets its funding for these programs from HUD, and thus has to follow HUD’s rules and regulations regarding these funds. He also noted that HPRP funding cannot be used for

paying credit debts, but can be used for credit repair. By HUD guidelines, the City must coordinate with the Continuum of Care (CoC), an umbrella group that coordinates housing services to providers throughout the entire county. He also explained to the audience that HMIS and IDIS are computer programs HUD mandates grantees use for reporting. Director Chamberlain reiterated that the City will use existing agencies and programs for this funding rather than creating new systems. The City of Kalamazoo's \$758,089 allocation is based on HUD's formula.

Director Chamberlain went on to explain that the CDBG-R funds of \$495,533 will be used in conjunction with other City departments to focus on cleaning up neighborhoods, fix up streets and parks, and other coordinated projects. He explained the proposed Foreclosure Prevention Pilot Program is a public service activity for people who have a house and have fallen behind in their payments. The Kalamazoo Community Foundation and the Local Initiatives Support Corporation (LISC) have committed \$35,000 each to create a funding pool for the City of Kalamazoo.

Director Chamberlain then reintroduced Mr. Thomas, stating he would provide information also contained in the packet regarding the specific usage of the money. Mr. Thomas directed the audience to the provided fact sheet handouts. The first fact sheet describing HPRP was then explained and was provided as follows:

**AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009  
HOMELESS PREVENTION AND RAPID RE-HOUSING  
PROGRAM (HPRP) FACT SHEET**

On March 19, 2009, the U.S. Department of Housing and Urban Development (HUD) released a notice of funding allocations and requirements for the HPRP. The HPRP was created through the passage of the **American Recovery and Reinvestment Act of 2009**. Through the HPRP, Congress designated \$1.5 billion for communities to provide assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. **The City of Kalamazoo is eligible to apply for a direct allocation of \$758,089 in HPRP funding.**

The March 19, 2009 notice from HUD set a deadline for eligible HPRP applicants to apply for these funds within 60 days of the publication of the notice. The application process requires the City to submit a **Substantial Amendment to its 2008-2009 Annual Action Plan** within this 60 day application period. HUD will, upon receipt of Substantial Amendments from eligible communities, review and approve or disapprove the Substantial Amendments. Upon approval of a Substantial Amendment, HUD will enter into a grant agreement with the eligible community (grantee).

The Substantial Amendment to the City's 2008-09 Annual Action Plan requires the city to follow its Citizen Participation Plan and hold a public hearing on the Substantial Amendment. This public notice/public hearing process, in compliance with the City's Citizen Participation Plan, has been initiated.

**HPRP is focused on housing for homeless and at-risk households.** HPRP funds are intended **to target two populations** of persons facing housing instability:

1. **Individuals and families who are currently in housing** but are at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit (prevention).
2. **Individuals and families who are experiencing homelessness** (residing in emergency or transitional shelter or on the street) and need temporary assistance in order to obtain housing and retain it (rapid re-housing).

HPRP is not a mortgage assistance program. HPRP funds are not eligible to pay for any mortgage costs or legal or other fees associated with retaining homeowners' housing.

**ELIGIBLE USE OF FUNDS.** The following is a recap of the four eligible HPRP activities:

1. **Financial Assistance** is available for persons who are income eligible, have a demonstrated housing crisis, and lack necessary resources. Funds must be targeted based upon individual assessments of personal need. Each program participant must have a Housing Plan developed that identifies defined goals, outcomes and timelines that provides a framework for achieving housing stability.

The City of Kalamazoo intends to follow the guidance of the Michigan State Housing Development Authority (MSHDA) and proposes to expend approximately 70% of its HPRP funds (**\$530,000**) for the following eligible activities:

- a. Short- and medium-term rental assistance
- b. Security and utility deposits
- c. Utility payments
- d. Moving cost assistance

**2. Housing and Relocation and Stabilization Services.** The City of Kalamazoo intends to follow the guidance of the Michigan State Housing Development Authority (MSHDA) and proposes to expend approximately 23% of its HPRP funds (**\$176,089**) for the following eligible activities:

- a. Case Management
- b. Outreach and engagement
- c. Housing search and placement
- d. Legal services
- e. Credit repair

**3. Data Collection and Evaluation.** The City of Kalamazoo intends to follow the guidance of the Michigan State Housing Development Authority (MSHDA) and proposes to expend approximately 2% of its HPRP funds (**\$15,000**) for the following eligible activities:

- a. Data collection through the Homeless Management Information System
- b. Evaluation

**4. Administrative costs.** The City of Kalamazoo intends to follow the guidance of the Michigan State Housing Development Authority (MSHDA) and proposes to expend approximately 5% of its HPRP funds **(\$37,000)** for eligible administrative activities.

**DATA COLLECTION AND REPORTING**

Reporting, documentation and data gathering required to assure regulatory compliance necessary to prepare mandatory reports is accomplished using the following systems:

1. **Integrated Disbursement and Information System (IDIS)** – this system is used to draw down funds and report expenditures.
2. **Homeless Management Information System (HMIS)** – this system is used to report client-level data such as the number of persons served and their demographic information.
3. **Performance Reports** – required reports include an Initial, Quarterly and Annual Performance Reports.

Also, at the service level, agencies will be required to verify and document each individual’s risk of homelessness that would qualify them to receive rental assistance. These agencies would also be the initial gathering point for information required for the HMIS and IDIS systems.

**TIMELINE FOR EXPENDITURE OF FUNDS**

HPRP has very stringent timelines for the expenditure of funds. Grantees must obligate funds to their subgrantees by September 30, 2009. The Recovery Act requires grantees to expend 60 percent of HPRP grant funds within two years of the date that the funds become available for obligation (the date that HUD signs the grant agreement), and 100 percent of funds within three years of that date.

Mr. Thomas explained that the City plans to devise its program based on the model developed by the Michigan State Housing Development Authority (MSHDA) for ease of reporting. He then pointed out the chart on page 4 of the handout that shows how this program compares with MSHDA’s, as follows:

***Program Focus:***

Individuals and families who can stabilize their housing through short/medium term support; not intended for those individuals and families needing long term support. The overarching goal is that the household can maintain stable housing after receiving the assistance. Four primary categories of eligible activities: Administrative Costs, HMIS and Evaluation, Financial Assistance, and Housing Relocation and Stabilization Services.

<b><u>General Characteristics</u></b>	<b><u>MSHDA and City of Kalamazoo</u></b>
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<b>1. Admin</b>	5% pass through
<b>2. HMIS/Evaluation</b>	Up to 2%
<b>3. Financial Assistance</b>	Up to 70% of funds
<b>4. Housing Reloc/Stabilization</b>	Up to 30% of funds
<i>Match</i>	NO
<i>Target Population</i>	Individuals/Families
<i>% of AMI</i>	40% ≤ Prevention
	30% ≤ Rapid Re-Housing
<i>Geographic Area</i>	Kalamazoo County/Kalamazoo City
<i>Grant Term</i>	3 year
- Annual reviews	YES
- Funds expended	90% 2 yr
	10% 3rd yr
<i>Maximum Term of Benefit</i>	18 months
<i>Central Intake</i>	Required
<i>Lead Agency</i>	Required
<i>Service Collaboration</i>	MOU required
<i>Evaluation</i>	Required
<i>Access</i>	Assessment/Plan
<i>HQS:</i>	
- Short Term	YES
- Medium Term	YES
<i>Housing Reloc/Stabilization:</i>	
- Security Deposit	YES
- Utility Deposit	YES (\$200)
- Utility Arrearage	YES (\$1,500)
<i>Moving Costs</i>	NO
<i>Motel/Hotel Vouchers</i>	NO
<i>Housing Search/Locator</i>	NO
<i>Legal</i>	NO
<i>Case Management</i>	YES

Mr. Thomas then directed the audience to the CDBG-R fact sheet, as follows:

**AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009  
COMMUNITY DEVELOPMENT BLOCK GRANT - RECOVERY PROGRAM  
(CDBG-R) FACT SHEET**

On March 19, 2009, the U.S. Department of Housing and Urban Development (HUD) released a notice of funding allocations and requirements which included additional

funding for Community Development Block Grants (CDBG-R). The CDBG-R was created through the passage of the American Recovery and Reinvestment Act of 2009, and designated \$1.0 billion for communities “to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing, and create economic opportunities, primarily for persons of low-to-moderate income. Under the Recovery Act, recipients shall give priority to projects that can award contracts within 120 days of the grant agreement.” The City of Kalamazoo is eligible to apply for a direct allocation of **\$495,533** of CDBG-R funding.

The March 19, 2009 notice from HUD set a deadline for eligible CDBG-R applicants to apply for these funds within 60 days of the publication of the notice. The application process requires the City to submit a Substantial Amendment to its 2008-2009 Annual Action Plan within this 60 day application period. Upon approval of a Substantial Amendment, HUD will enter into a grant agreement with the eligible community (grantee).

The Substantial Amendment to the City’s 2008-09 Annual Action Plan requires the city to follow a Citizen Participation Plan and hold a public hearing on the Substantial Amendment.

### **ELIGIBLE ACTIVITIES**

The general listing of eligible activities under the Community Development Block Grant (CDBG) program is found at 24 CFR 570.201. These activities include housing-related, public service, economic development, planning, fair housing, infrastructure, and administrative activities. CDBG-R is different in at least two areas: 1) administrative costs are limited to 1% under CDBG-R vs. 20% for CDBG (this point has not been clarified by HUD at the time of this notice and may be amended as allowed under CDBG-R regulations); and 2) CDBG-R must give priority to “shovel ready” projects.

The City of Kalamazoo had begun a process of identifying “shovel ready” projects during early discussions concerning the federal stimulus funds. With this pre-planning already in place, the City now proposes to utilize its CDBG-R funds in those Census Tracts and Block Groups which demonstrate high levels of foreclosures, vacancy and abandoned buildings, blighted housing stock, and other community factors requiring improvements to achieve **neighborhood revitalization**.

The Community Planning and Development Department proposes to work in conjunction with the Public Safety and Public Services departments to achieve a high level of impact by addressing multiple revitalization needs concurrently. Street and lighting enhancements, combined with increased Public Safety, plus housing-related and clean-up activities will be used to revitalize selected areas of eligible census tracts and block groups. A committee of community representatives will review proposals and make recommendations for projects which meet the requirements of the program, demonstrate potential for a high level of revitalization impact, and can be accomplished in a timely manner.

Additionally, **foreclosure prevention** continues as a high priority for the City of Kalamazoo. Therefore, the City proposes to use a portion of the CDBG-R funding to match a community pool of funds to be used to assist low-to-moderate homeowners at risk of losing their homes. This “community foreclosure rescue fund” is envisioned to be \$105,000 and will be used to assist with foreclosure counseling and resolution, including mortgage arrearages or other forbearance payments.

**Proposed CDBG-R Budget**

Therefore, the City of Kalamazoo proposes to use its CDBG-R funds as follows:

**Neighborhood Revitalization Activities:** **\$400,533**

(to include housing rehabilitations, demolitions, infrastructure improvements, lighting and safety, and other eligible activities as per 24 CFR 570.201. A minimum of \$25,000 will be used for anti-blight and demolition activities in collaboration with Kalamazoo County.)

**Foreclosure Prevention Activities:** **\$ 35,000**

(a “foreclosure rescue fund” as a public service activity, in accordance with 570.201(e) of up to 3 consecutive months for income-eligible households up to 80% of the Area Median Income)

**Administration:** **\$ 60,000**

(CDBG-R funds set aside for administrative costs associated with administering, monitoring, and the reporting of these funds)

**TOTAL:** **\$495,533**

**TIMELINE:**

CDBG-R has very stringent timelines for the expenditure of funds. While HUD allows for up to 18 months for the expenditure of CDBG-R, the City of Kalamazoo will adhere to a 12 month timeframe to comply with timeliness and to enhance its ability in reporting progress and performance measures, including job creation/retention.

The City of Kalamazoo must file a Substantial Amendment to its PY2008 Annual Action Plan by no later than May 18, 2009. This Substantial Amendment and all supporting documentation will be sent to the HUD-Detroit Field Office, and to HUD Headquarters in Washington, D.C.

In addition to a Public Hearing on the proposed utilization of the CDBG-R funds, a notice of which was posted in the Kalamazoo Gazette on April 13, 2009, there will be a 12-day public comment period for citizen input concerning the Substantial Amendments to the PY2008 Annual Action Plan. All comments received during the Public Hearing and during the period of May 1 – May 13, 2009 will be considered and included in the

Substantial Amendment. All comments should be submitted to:

David C. Thomas, Neighborhood Development Supervisor  
City of Kalamazoo, Community Planning and Development Department  
445 W. Michigan Avenue, Suite 101 W,  
Kalamazoo, MI 49007

Mr. Thomas stated that the City of Kalamazoo will take input and suggestions per HUD's timeline after this presentation is finished until May 13 as noted above. He stated this input will be compiled and submitted by May 18, which will assist with the plan development.

Director Chamberlain then clarified where things would go after tonight. He stated there will be a 12-day public comment period wherein the City would accept all comments (including written, email and oral comments) about the City of Kalamazoo's proposal. CP&D will then compile the comments and submit the plan to HUD. HUD will then approve, reject, or modify the City's proposal. Once approved, the funds will be released, and the City will then sign contracts with the agencies and providers.

Director Chamberlain then reiterated that the comment portion of this meeting will be conducted similar to City Commission meetings, noting that Ms. Haske will take notes, put them into the minutes of tonight's meeting, and is recording the comments on tape as well. He then welcomed guests to line up at the sign in sheet to sign in and make comments. He noted that this isn't a question and answer session, but rather a time to make comments about the City's proposal. He did, however, offer to take specific questions after the meeting, as would Mr. Thomas, and they will try to answer them. He also added that after the public hearing is adjourned, a regular CDAAC meeting, also open to the public, will take place in the Community Room next to Commission Chambers after a 5-minute break, where regular business will be conducted.

Director Chamberlain then opened the public hearing for comments.

### **PUBLIC COMMENTS**

Comments were received at this time by Wade Allen, David Anderson, Jonathan Braun, Ben Cinffa, Max Connor, Jane Dudley, Mike Evans, Michael Fuller, Mike Kilbourne, Stacey Merrick, Louis Murrell, Ericka Parkinson, Chris Perry, Lori Anne Tennison, and Mary Watson. Their comments are summarized below.

One speaker commented on behalf of the Michigan Organizing Project (MOP) and read the official statements of that organization regarding these funds. (Mr. Chamberlain was later given a photocopy of MOP's comments for the record.) MOP requests that:

- The processes used for these funds will get the money out very quickly to help the most people the soonest;
- The City contract with the Kalamazoo County Public Housing Commission, which already has a voucher system that has extensive experience getting people

- into housing. They also have a homeless prevention program which they have been running for a number of years and can be restricted to residents of the city;
- The highest priority be given to vouchers, which allow people to move into their own apartments. Hotel/motel accommodations should only be for true emergencies to keep people off the streets, and then for getting them into actual housing;
  - The application process be open to everyone, not just at certain agencies, but also at public places like City Hall, the library, sidestepping potential discrimination. This includes an online application;
  - The application be simplified such that only the necessary information for determining eligibility is on it. Necessary follow-up can come later.
  - Applicants not be required to go through an agency for funding and be allowed to choose an agency if they desire to go through one;
  - Applicants be allowed to choose any organization or individual for assistance in filling out the application.

Another speaker stated:

- The program should be a “housing first” program run by a neutral party;
- Applications should be available to the public in public places not run by social service providers;
- Everyone should be allowed to participate;
- The decision on who receives funding should be made via public lottery with a neutral person conducting it.

Another speaker also recommended a “housing first” model and added that such a model could save the City between \$8,000 to \$31,000 per year.

One speaker commented that homeless people are not being served by the service industry and must follow an agency’s rules and regulations when accepting assistance. This speaker also requested the City go outside the agency system with this funding.

Another speaker:

- Stated the HPRP program as presented tonight has too much criteria;
- Suggested a “housing first” model;
- Stated incorporating MSHDA’s rules into this program will not address the situation;
- Suggested that the criteria of working with a case worker and developing a life plan is infeasible for someone without a job.

Another speaker expressed surprise that questions were not being taken at this meeting, and then expressed confusion regarding applicants needing a housing plan, stating the slides presented makes it unclear if this is a federal or state requirement. This same speaker was concerned that not many people would receive housing as a result of this program, stating the amount of funding is lower than what had been offered previously.

One speaker reiterated that this public hearing is required by HUD, and encouraged the City to take advantage of the Kalamazoo Public Housing Commission. This speaker read from Docket FR5307N01, and commented upon the language in that docket, stating words like “requires,” “encourages,” “intends,” “must” and “expects” are open to interpretation. The speaker also expressed concern about the following:

- HUD expects grantees will assist those most in need AND most likely to achieve stable housing outside of this program after it concludes;
- HUD expects grantees will have a process in place to determine who will likely stay in homes when the program ends;
- The City’s capability to administer this program.

After expressing excitement for this program, stating it is “big news in our city,” one speaker stated that previous groups have worked together with the City and County among others to create a housing assistance fund, and encouraged the City to continue doing so for this program. This speaker added that service providers will compete for this funding, while local organizations like MOP, Michigan People’s Action (MPA) and People United to Secure Housing (PUSH) do not have a say in this process. The speaker reiterated that the above organizations would like to see more money given to the local housing assistance fund.

Another speaker asked that the City help create 50 housing vouchers, to be given directly to homeless populations. The speaker commented that under the current system, the only way to get a voucher is to go through a local service provider, which has stretched that service thin, and thus cannot serve the homeless population efficiently.

Another speaker commented that this funding can go to a local housing assistance fund, which is what the speaker most desired. The speaker also offered some alternative suggestions, below:

- The City should work with the Public Housing Commission, as the County already does and so far that process has been working;
- The use of hotel/motel vouchers should be limited to those who have been approved for housing but have to wait before moving in, as a way to keep them stable;
- Using the property on Elm St. that the Public Housing Committee has acquired for consolidating these efforts;
- Create a secondary group for case management – some currently serving on boards may wish to be a part of that.

Another speaker stated the confusion over whether the City would apply to these funds stems from Mayor Hopewell’s comment to the local public radio, wherein he stated the City was “undecided.” The speaker noted that Mayor Hopewell was not present at this meeting. The speaker then reiterated that the program intends to serve two populations, and suggested the funding be equally distributed. This speaker also commented that the stipulation of developing a plan does not indicate that a housing plan has to be developed prior to applying, and added that makes this a “housing first” program and would indeed rapidly re-house people. The speaker felt it best to move away from a service system and

move the program to a housing commission as an independent agency. The speaker, as a member, stated that MPA supports this idea. Another speaker commented on the term “housing first,” stating that although this term is in widespread use, this term was not used in the City’s presentation or in the HPRP program and expressed concern about the absence of this term officially. Mayor Hopewell’s absence was noted by another speaker, who questioned Mayor Hopewell’s comment on the City considering all opportunities with the stimulus funding.

Yet another speaker stated without using the “housing first” model, the City would be practicing housing discrimination. The speaker requested 75 housing vouchers, to be run through the Public Housing Commission and noted a potential conflict of interest with the comments of another speaker, who is a City Commissioner. Finally, another speaker expressed hope that the City’s handling of this program garners a national reputation on the same level that the Kalamazoo Promise did.

At 8:06 PM, Mr. Thomas closed the public hearing, as there were no further comments. He indicated that the regular CDAAC meeting would follow momentarily in the Community Room.

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**REGULAR CDAAC MEETING**  
**City Hall Community Room**  
**241 W. South Street**  
**Kalamazoo, MI 49007**

Members Present: Mildred Smith, Chair; David Bills, Shirley Coleman; Trent Hines; David Kinsey

Members Excused: Buddy Hannah; Charley Coss

Guests: Wade Allen  
Lena Haynes

City Staff: David C. Thomas, Neighborhood Development Supervisor;  
Jackie Haske, Recording Secretary

**CALL TO ORDER**

At approximately 8:15 PM, Ms. Smith called the meeting to order.

**APPROVAL OF AGENDA (04/30/09)**

**Ms. Coleman, supported by Mr. Kinsey, moved to approve the April 30, 2009 CDAAC Agenda as submitted. With a voice vote, the motion passed unanimously.**

**APPROVAL OF MINUTES (04/02/09)**

Prior to approving the minutes, Mr. Thomas indicated that the chart used for Emergency Shelter Grants analysis included incorrect numbers for Housing Resources Incorporated (HRI). Mr. Thomas wanted to correct those for the record: the total shelter agency budget was \$2,240,860 while the total shelter budget was \$338,621. That then changed the annual bed cost per year, which is \$14,109, and the total bed cost per night, which is \$38.65. HRI did not dispute the amount of the allocation but asked for the corrections. Mr. Thomas stated he has changed that chart for the record. Ms. Haske will send a corrected version to members of CDAAC.

**Ms. Coleman, supported by Mr. Bills, moved to approve the April 2, 2009 minutes as amended above. With a voice vote, the motion passed unanimously.**

### **CITIZEN COMMENTS ON NON-AGENDA ITEMS**

Mr. Allen commented to CDAAC that he would like to see HPRP funds go to the Public Housing Commission. He also stated he agrees with the idea of motel vouchers, although he noted they are costly. He stated this would allow for some stability when someone has been approved for housing but is in a waiting period, and suggested they be used as short-term assistance. He suggested agencies could disperse them throughout neighborhoods.

Ms. Smith advised that CDAAC is not a voting body but appreciates all comments.

### **COMMUNICATIONS/MEMBERS' REPORTS/STAFF UPDATES**

None.

### **OLD BUSINESS**

#### **PY2009 Annual Action Plan Timeline**

Mr. Thomas stated the Annual Action Plan submittal is past the standard due date because of the federal stimulus activity. He added that due to the federal budget being passed this week, the City should be hearing from HUD soon. He added that the public comments received tonight need to be looked at as part of the plan. HUD wishes to amend the PY2008 plan rather than PY2009.

#### **Nominating Committee Update**

Mr. Kinsey stated that Ms. Lena Haynes has submitted her application to serve on CDAAC to the City Clerk, but it has not yet been forwarded to CDAAC. He stated he looks forward to seeing her application. Mr. Hines asked Mr. Kinsey if there has been any correspondence he can anticipate receiving, as part of the Nominating Committee. Mr. Kinsey advised there is nothing at this time and suggested they could have a meeting. Mr. Bills suggested the Nominating Committee meet with other groups and network to find more members. Mr. Kinsey said that was a good idea and stated an email would circulate this week to find a suitable meeting time for the members of the Committee.

**NEW BUSINESS**

**Set Public Hearing: MSHDA Neighborhood Stabilization Program (NSP) Funding - May 14, 2009**

Mr. Thomas stated another public hearing is required for the NSP program funds. He stated the City found out yesterday through MSHDA’s website that the City will be seeing a contract in the amount of \$765,000 under the neighborhood stabilization program. The upcoming public hearing will address these funds. He added that this funding will pay for approximately 40 demolitions as discussed at prior CDAAC meetings. Mr. Thomas added he wished to have the meeting on May 14, 2009 and recommends it accompany a regular CDAAC meeting.

Mr. Bills stated he feels the conference room at Community Planning and Development is very full with just CDAAC members and asked if the public hearing combined with the next CDAAC meeting could take place in a room similar to the City Hall Community Room, where CDAAC was presently occurring. Mr. Hines and Ms. Coleman agreed. Mr. Thomas then asked Ms. Haske to look into booking the Community Room or an equivalent for that meeting.

**CITIZEN COMMENTS**

Mr. Allen asked if the demolition of 40 sites will be using the foreclosure money. Mr. Thomas stated that was correct, and more information on that would be laid out at the May 14<sup>th</sup> public hearing. Mr. Allen asked where the demolitions will take place. Mr. Thomas stated that the application included maps that indicated the demos will be on the Northside, Eastside, and Edison neighborhoods. Ms. Coleman asked for clarification on what was to be demolished, to which Mr. Thomas stated blighted dangerous buildings beyond repair have been slated by the Anti-Blight Team.

**ADJOURNMENT**

**Mr. Kinsey, supported by Mr. Hines, moved to adjourn the April 30, 2009 CDAAC meeting. With a voice vote, the motion passed unanimously.**

Ms. Smith adjourned the meeting at 8:28 PM

Submitted by: \_\_\_\_\_ Dated: \_\_\_\_\_  
(Recording Secretary)

Reviewed by: \_\_\_\_\_ Dated: \_\_\_\_\_  
(Staff Liaison)

Approved by: \_\_\_\_\_ Dated: \_\_\_\_\_