

DRAFT

**COMMUNITY DEVELOPMENT ACT ADVISORY COMMITTEE
(CDAAC)
SPECIAL MEETING
MINUTES
9-14-04
DRAFT**

City Commission Chambers
2nd Floor, City Hall
241 W. South Street
Kalamazoo, MI 49007

Members Present: Pegg Osowski, Chair; Mark Fricke, Vice Chair; Charley Coss;
Jurel Fullerton; Doris Jackson, David Kinsey

Members Excused: None

Members Absent: Bruce Dobben, MonaLisa James, Eric Miles; Susan Oakes, Tayna
Pratt

Guests: Ken Dettloff, McKenna & Associates; Greg Milliken, McKenna &
Associates; Beth Broome, Beth Broome Consulting; City
Commissioner Don Cooney; City Commissioner Bobby Hopewell;
City Commissioner David Juarez

PUBLIC HEARING

Ms. Osowski opened the meeting at 6:30 p.m. and introduced Ken Dettloff from McKenna and Associates to give the presentation on the Consolidated Plan.

Mr. Dettloff introduced Greg Milliken from McKenna & Associations and Beth Broome, the housing consultant working with the City of Kalamazoo.

Mr. Dettloff stated that two public hearings are required in conjunction with the U. S. Department of Housing and Urban Development (HUD) Consolidated Plan update. McKenna and Associates went to seven additional locations to gather information at neighborhood meetings. A summary report was compiled which lists the strengths, weaknesses, opportunities and threats present in the community as identified by the residents who attended the meetings. Mr. Dettloff briefly reviewed the findings in the report and then welcomed the public speakers to the podium to add additional comments.

The following people spoke at the hearing:

Cindy Graham, Grants and Compliance Officer, Housing Resources, Inc., 345 N. Burdick
Pat Winston, Executive Director, Fair Housing Center of Southwest Michigan, 323 N.
Burdick

Annie Morgan, Senior Services, 918 Jasper, Kalamazoo, MI 49001
Debbie Shortt, Disability Resource Ctr., 517 E. Crosstown Parkway, Kalamazoo, MI 49001
Reuban Richardson, 2500 St. Albans Way, Apt. 311, Kalamazoo, MI 49001
Michael Kilbourne, 418 Ranney St, Kalamazoo, MI 49001
Paul Ecklund, 418 Oakhurst Ave.
Mattie Jordan-Woods, 902 W. Paterson
Tim Birch, 823 W. Vine, Apt. 3, Kalamazoo, MI 49008
Rick Stravers, Open Door & Next Door Shelters, 2118 N. Westnedge, Kalamazoo, MI 49007
Ray T. Goss, III, c/o Kalamazoo Gospel Mission, 448 N. Burdick St., Kalamazoo, MI 49007
Robert LaRoy, 6314 Douglas Ave., Kalamazoo, MI 49009
Justine McKenna, Ministry with Community, Michigan Organizing Project (MOP), 723 Stuart Ave., Kalamazoo, MI 49007
Dale Peters, 440 N. Church, Kalamazoo, MI 49007
Michael Robertson, 1940 Howard St., Apt. 428,
Ann Corn, Disability Resource Center
Tobi Hannah Davies, ISAAC (Interfaith Strategy for Advocacy and Action in the Community), 723 Edgemoor Ave., Kalamazoo, MI 49008
Ann Wittenkeller, 1221 Manor, Kalamazoo, MI 49006

The following comments were made by the public speakers:

1. An increasing number of people are experiencing homelessness. The HRI Family Shelter has been operating at 100% capacity (24 beds) for the last several years.
2. The average length of stay at the HRI Shelter is 18 days. In 2003, the HRI Shelter provided 6,449 nights of shelter to 119 homeless families comprised of 372 people, 253 (68%) of whom were children.
3. HUD has provided multi-year grants for Rickman House (a local shelter) in the past but funding has been eliminated.
4. In 2001 the first fair housing center was established in Southwest Michigan through a partnership between the City of Kalamazoo and The Fair Housing Center of Southwest Michigan
5. Issues regarding discrimination and affordable housing plague our area.
6. Landlord/tenant issues and predatory lending are both big issues.
7. Seniors want to remain in their homes and it is most economical for them to do so.
8. The installation of ramps and grab bars, etc. helps provide safety for seniors and allows them to stay in their homes. Funds are needed so that these amenities can be provided.
9. There are 6 to 10 calls every month to the Disability Resource Center requesting ramps and home modifications. Please consider funding for homeowners in Kalamazoo who need help.

10. Homeless people sometimes wait for a year or more before an apartment becomes available. Please consider homeless people who don't have anything.
11. The attitude is, if you make \$9.00/hour or less, you should get a better job so you can afford a better place to live. In the meantime, there should be affordable housing for people at lower income levels.
12. Thirty percent of annual income is the national average for low-income housing.
13. Many "baby-boomers" are aging and action should be taken now to provide for that large sector of the population.
14. Inaccessibility causes discrimination and segregation. More buildings should provide accessibility.
15. Poor people should not be "stockpiled" in certain areas of the community. All areas of the community need to share in the responsibility of providing affordable housing.
16. The priority should be to provide housing for people who are working hard and fixing our food and providing other necessary services.
17. We need an affordable housing trust fund. Affordable housing should also be good housing.
18. People at shelters generally make between \$5.50 and \$9.00 per hour. Even if they save a couple thousand dollars, it's not enough.
19. Two of the priorities in the 2000-2004 Consolidated Plan were assistance to low income and very low-income renters. Of the three million dollars in entitlement funds the City received, more should go to very low-income renters and the homeless. The money has been used for purposes/people other than those who need it the most.
20. The last Comprehensive Plan stated that 4,000 low-income households in the City spend over 50% of their income for rent. This probably accounts for why the number of people in homeless shelters has gone up dramatically since 1994.
21. Provisions should be made for people who become ill and are unable to work.
22. Funds are needed to provide programs for the youth in the community. Programs for youth not only provide activities but lessons on responsibility.
23. We need to take care of our own: better kids means less crime. This should be the highest priority of the Consolidated Plan.
24. There has been a 25% increase of people being served at Ministry with Community.
25. People who can't get into homeless shelters are out on the streets. Homeless people are sometimes beaten and robbed and they die from overexposure during extreme weather conditions.
26. People who ride the bus because of economic circumstances are forced to deal with bad behavior from other bus patrons.
27. Housing and health care are both issues and the county and state also need to take responsibility.
28. The downtown area needs more small businesses. Since Walgreens closed there's no place in the downtown area to have prescriptions filled.

29. Some people are forced to live in adult foster care due to the lack of affordable housing. The Consolidated Plan should address this matter.

Mr. Dettloff stated that the comments made and the concerns expressed would be reflected in the draft Consolidated Plan which will be reviewed on October 21 at the next public hearing in City Commission Chambers.

There were no further public comments and Ms. Osowski closed the public hearing.

At 7:50 p.m., CDAAC took a five-minute break.

CALL TO ORDER

Ms. Osowski called the September 14, 2004 CDAAC meeting to order at 7:55 p.m.

ROLL CALL

It was determined during roll call that the following CDAAC members were present: Pegg Osowski, Mark Fricke, Charley Coss; Jurel Fullerton; Doris Jackson, David Kinsey

APPROVAL OF AGENDA (September 14, 2004)

Quorum was not present to approve the Agenda.

APPROVAL OF MINUTES (June 10, 2004 and August 12, 2004)

Approval of the Minutes was moved to the end of the meeting.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

None.

COMMUNICATIONS/MEMBERS'S REPORTS

None.

OLD BUSINESS

Mr. Thomas stated that he expected to have the written report from HUD by now but the monitoring process has not been completed.

(8:00 p.m. – Ms. Jackson rejoined the meeting.)

Mr. Thomas stated that HUD is now requiring that detailed time sheets be submitted from city staff rather than a report showing the percentage of time spent on a project. HUD needs to know what city staff is doing and how it is being done, etc. HUD is also requiring that city staff conduct on-site reviews of all agencies.

Mr. Thomas further commented that HUD is requesting more information from city staff regarding the Special Initiatives' fund disbursed during program year 2002. There was a category listed as "projects yet to be determined" and HUD is requesting more specificity. Accordingly, HUD is requesting that city staff and CDAAC schedule a public hearing with regard to the Special Initiatives' fund. Although the City Commission holds a public hearing on special initiatives, HUD has determined that more public participation is required. It has not yet been determined if the Special Initiatives' fund will be continued. If it is continued, HUD may require that public hearings detailing all projects be held in front of CDAAC.

The City Commission will not be reviewing the new Consolidated Plan until early December. In the past, CDAAC has made its recommendations to the City Commission in January in conjunction with the City Commission budget. This year, the city budget needs to be approved before the end of December. Mr. Thomas advised that, as soon as McKenna & Associates can put the priorities of the Consolidated Plan in order, he can begin a training session with CDAAC and the CDBG (Community Development Block Grant) applications could then be reviewed by CDAAC.

Mr. Fricke commented that, according to the timeline presented, CDAAC is being required to take action on applications that have not yet been presented to them. Mr. Thomas concurred and offered the following possible remedy to the situation: If the City Commission has basic parameters for the disbursement of CDBG and HOME funds (i.e. the amount of money available in each category) they may be able to approve the budget on that basis. Then CDAAC can provide more details at a later date (probably in January).

Mr. Fricke expressed concern over the possible deadlines for CDAAC's decisions. He questioned what would prevent CDAAC from postponing decisions until June or even December. Mr. Thomas stated that HUD requires the numbers to be finalized by April 15 every year for the Annual Action Plan.

APPROVAL OF MINUTES

June 10, 2004 and August 12, 2004

There were no changes to the minutes.

Mr. Fullerton, supported by Mr. Coss, moved approval of the June and August '04 CDAAC minutes. With a voice vote, the motion carried unanimously.

NEW BUSINESS

Mr. Fricke commented about the lack of quorum over the past several months. He would like to have an idea of which board positions qualify for vacancies under the new bylaws. Ms. Osowski spoke of the need to notify CDAAC members of their attendance status.

Mr. Fricke, supported by Ms. Jackson, moved to direct city staff to notify CDAAC members, and their respective neighborhoods, if they qualify for dismissal from CDAAC, under the new bylaws, due to a lack of attendance. With a voice vote, the motion carried unanimously.

Ms. Osowski inquired if the October 21, 2004 public hearing on the Consolidated Plan would also be held in conjunction with the CDAAC meeting. Mr. Thomas responded in the affirmative.

CITIZEN COMMENTS

None.

ADJOURNMENT

There being no further business, Ms. Osowski adjourned the September 14, 2004 CDAAC meeting at 8:25 p.m.

Prepared By: _____ Dated: _____
(Recording Secretary)

Reviewed By: _____ Dated: _____
(Staff Liaison)

Approved By: _____ Dated: _____
(Chairperson)