Disclaimer: This document is a draft, and provided as a courtesy. This document is not to be considered the final FY 2018-2019 Annual Action Plan. Because it is a work in progress, there are meetings that are forthcoming, parts that may be revised, including page numbers and references. All information contained herein is subject to change upon further review.

Community Planning
&
Economic Development

FY 2018 One-Year Action Plan

City of Kalamazoo
Community Development Block Grant Program
HOME Investment Partnerships Program
&
Emergency Solutions Grant

Adopted by the Kalamazoo City Commission on – _____
Submitted to HUD on: _____

Prepared by Staff of the City of Kalamazoo Community Planning
and
Development Services Division
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269-337-8044

THE CITY OF KALAMAZOO
ACTION PLAN
JULY 2018 – JUNE 2019

The City of Kalamazoo
City Commissioners - Update
Mayor Bobby J. Hopewell
Vice Mayor - Erin Knott
David Anderson
Don Cooney
Matt Milcarek
Shannon Sykes
Jack Urban

Community Planning & Economic Development
Rebekah Kik, Director
Dorla Bonner, Manager

OMB Control No: 2506-0117 (exp. 07/31/2019)

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Executive Summary

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

1. Introduction

The City of Kalamazoo is an entitlement jurisdiction receiving federal funds from the U.S. Department of Housing and Urban Development (HUD). The activities described in the FY 2018-19 Action Plan are a result of goals and strategies outlined in the city's 2014-2019 Consolidated Plan. The FY 2018-19 Action Plan is based on priorities established by the City of Kalamazoo to address the housing and community development needs of its low and moderate income families and individuals. The Plan is a prerequisite for the distribution of HUD funding. Administrative and planning support for the City will be provided through the Community Planning and Development Department for the five years of the Plan.

Table 1

PY2018 Action Plan Budget Draft - Sources and Uses

SOURCES	
CDBG Allocation	$1,343,938
CDBG Prior Yr. Unallocated Income	$227,493
CDBG Anticipated Program Income	$110,080
HOME Allocation	$350,010
ESG Allocation	$190,592
TOTAL 2018 FUNDS AVAILABLE	**$2,222,113**

USES			
Agency	**Activity Name**	**Funding**	
CDBG ADMINISTRATION[2]			
City of Kalamazoo	Administration	$268,788	$268,788

CDBG - GENERAL			
City of Kalamazoo	Code Administration	$400,000	
City of Kalamazoo	Demolition	$38,700	
		Total	**438,700**
CDBG PUBLIC SERVICE[1]			
City of Kalamazoo Public Safety	Crime Prevention	$150,000	

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City of Kalamazoo CPD	Neighborhood Support	$0	
Fair Housing Ctr SW Michigan	Fair Housing Services	$0	
Local Initiatives Support Corp	Continuum of Care	$20,000	
City of Kalamazoo	P&R Youth Development	$25,907	
		Total	**195,907**

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 2018 Unallocated Funds**		
City of Kalamazoo		90,542.00

***CDBG Neighborhood Enhancement**		
City of Kalamazoo - Code Enforcement Repair Pilot Program	$75,000	
	Total	**75,000**
	CDBG TOTAL HUD ALLOCATION	**1,343,937**

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	$84,400	
Community Homeworks	Critical Minor Home Repair	$14,400	
		Anticipated Program Income Total	**110,080**

UNALLOCATED PRIOR YEARS PROGRAM FUNDS

PY2016 Substantial Amendment - Adjustment			$82,161	
PY2015 Substantial Amendment - Adjustment			$145,332	
Unallocated Prior Years Program Funds - Total				**227,493**
TOTAL CDBG FUNDS FOR PY2018				**1,681,510**
HOME				
Agency	**Activity Name**	**Other**	**Funding**	
City of Kalamazoo CP&D	Administration[3]		$35,001	
New Horizon	Rental Rehab	$118,000 - Requested Amt	$100,000	
KVHH - CHDO	Home Ownership (Acquisition & Rehab)	$100,000 - Requested Amt52,502 - CHDO Set aside 47,498 - 2018 Award	100,000	
2018 Unallocated			115,009	
HOME TOTAL HUD ALLOCATION				**350,010**
ESG				
Continuum of Care	Cost to administer the ESG program[5]		$14,294	
Continuum of Care	Various Homeless Programs and Activities		$176,299	
ESG TOTAL HUD ALLOCATION				**190,593**
PROGRAM YEAR 2018 TOTAL				**$ 2,222,113**

1Public Services activities are subject to a 16% 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

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In 2014, the City of Kalamazoo adopted the 2014-2019 Consolidated Plan that outlines the framework for the City to target CDBG funds for the highest community development needs. The Consolidated Plan goals and objectives were developed through the *Needs Assessment*, data analysis and evaluation, consultations with area agencies, and citizen input.

The City developed its 2018-2019 objectives and outcomes based upon citizen participation and the needs identified in the 2014-2018 Consolidated Plan.

The City proposes to use 2018 entitlement funds in fiscal year (FY) 2018-2019 to continue neighborhood revitalization and housing rehabilitation continue to reduce homelessness, provide public assistance, youth development, and further fair housing.

Table 2 – Objectives and Outcomes

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.			
Category	**Agency**	**Indicator**	**Expected Program Year**
Affordable Housing:	Fair Housing	Fair housing activities for Low/Moderate Income Housing Benefit	73845
Affordable Housing:	Kalamazoo Valley Habitat for Humanity	Homeowner Housing Added	2 Housing units
Affordable Housing:	Community Homework's Senior Services	Homeowner Housing Rehabilitated	60 Housing Units 50Housing units
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.			
Category	**Agency**	**Indicator**	**Expected Program Year**
Homeless Assistance:	Housing Resources Inc.	Homeless Person Overnight Shelter	149 Persons Assisted
Homeless Assistance:	Housing Resources Inc.	Homelessness Prevention	126 Persons Assisted
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.			

Category	Agency	Indicator	Expected Program Year
Neighborhood Enhancement:	City of Kalamazoo	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit –	73845
Neighborhood Enhancement:	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit –	28884
Neighborhood Enhancement:	City of Kalamazoo	Buildings Demolished	4
Neighborhood Enhancement:	City of Kalamazoo	Housing Code Enforcement/Foreclosed Property Care	1100
Youth Development - 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.			
Category	**Agency**	**Indicator**	**Expected Program Year**
Youth Development	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	340

HUD has identified a series of outcomes to be achieved through the application of the resources it provides. The primary outcomes that will be achieved as the City provides funding for and/or carries out activities during FY 2018-19 will include improving the availability, accessibility and affordability of housing, and creating or enhancing suitable living environments. Detailed descriptions of the foregoing priority needs, goals, and anticipated outcomes can be found in the Consolidated Plan document, available on the City's Web site at: http://www.kalamazoocity.org/community-development2.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City regularly monitors progress on activities carried out in the Annual Action Plan to ensure compliance with program requirements. Evaluation takes place during the application and funding process, and after sub-grantee contracting has been executed. Agreements with sub-agreements and Memoranda of Understandings (MOUs) with other public agencies set clear performance measures, reporting procedures, timeliness, and budgets against which goals are measured. City staff regularly monitors compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, monthly reimbursement desk audits, and annual on-site monitoring. City staff provides feedback to sub-grantees regarding areas of concern, and findings where corrective action or improvements are required. The City publishes an Annual Performance Report, aggregating data

to analyze progress towards goals, cost effectiveness, community impact, and compliance with regulations. Additional Monitoring Standards and Procedures are outlined in the City of Kalamazoo Consolidated Plan. Contracting standards and policies and procedures can also be found in the City's CDBG Policies and Procedures Manual. Information obtained from all of the aforementioned evaluation and monitoring efforts is used to assist in the determination of which projects to allocate CDBG funds.

Table – 3 Past Performances

Program Year 2016

Category	Agency	Indicator	Units Served
Affordable Housing: CDBG	Fair Housing of SW Michigan – Fair Housing	Public service activities for Low/Moderate Income Housing Benefit	73845
Affordable Housing: HOME	NACD	Rental units constructed	0 Housing units
Affordable Housing: CDBG	Fair Housing of SW Michigan - HOME	Homeowner Housing Added	1 Housing units
Affordable Housing: CDBG	Community Homeworks Senior Services Urban Alliance	Homeowner Housing Rehabilitated	139 Housing units
Affordable Housing: HOME	HRI	Tenant-based rental assistance / Rapid Rehousing	63 Housing units
Homeless Assistance: ESG	HRI	Homeless Person Overnight Shelter	84Persons Assisted
Homeless Assistance: ESG	HRI	Homelessness Prevention	121Persons Assisted
Neighborhood Enhancement: CDBG	City of Kalamazoo	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	73845
Neighborhood Enhancement: CDBG	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	28884
Neighborhood Enhancement: CDBG	City of Kalamazoo	Buildings Demolished	0
Neighborhood Enhancement: CDBG	City of Kalamazoo	Housing Code Enforcement/Foreclosed Property Care	1109
Youth Development	City of Kalamazoo	Public service activities other than Low/Moderate Income Housing Benefit	0

4. Summary of Citizen Participation Process and consultation process
Summary from citizen participation section of plan.
The City of Kalamazoo followed its published Citizen Participation Plan in carrying out the process used to develop this FY 2018-19 Action Plan. The City Commission opens a 30 day comment period to gather input from the community at-large. After the comment period, a public hearing is held by the Community Development Act Advisory Committee and then by the City Commission. The notices of the public comment period and public hearings are posted in the local newspaper and on the City's webpage. In addition, the dates are emailed to all of the applicants who submitted a request for funding for the 2018 Program Year. The plan is available on the City's website.

In practice the citizen participation process under which the City's Consolidated Plan and this FY 2018-19 Action Plan began many years ago, as prior Consolidated Plans were implemented. Since 2000, each year's Action Plan hearing has been advertised as an opportunity to influence the next Consolidated Plan and its priorities; many identified actions in earlier Plans were intended to help the City define or refine goals for future plans. As noted above, the citizen participation process for this Action Plan combined formal public hearings with less formal meetings and discussions about needs and solutions. The goals in the City's FY 2014-2018 Consolidated Plan are reflective of a comprehensive, additive approach to gathering public input. The actions the City will carry out or support through implementation of its FY 2018-19 Action Plan are a direct result of the discussions in which City staff have participated, and of the ideas and testimony the City received through its more formal processes.

5. Summary of public comments
This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.
The City completed outreach to local nonprofits, stakeholder organizations, neighborhood groups, residents, community funders, housing providers, and community leaders who access public services. A wide array of comments was provided at these meetings and through the 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

To be determined as a result of this 30 day public comment period.

7. Summary

The 2018-2019 Action Plan outlines the activities the City of Kalamazoo will undertake or support during the one-year period, beginning July 1, 2018, to address identified community needs. Consistent with the current Consolidated Plan, the impact of any federal funds received by the City will be maximized through a focused approach of addressing community needs and delivering services to the low and moderate income residents of Kalamazoo. The goals and objectives of the Plan will improve overall.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	KALAMAZOO	
CDBG Administrator	KALAMAZOO	Community Planning and Development
HOME Administrator	KALAMAZOO	Community Planning and Development
ESG Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The lead entity for the administration of CDBG and HOME programs is the City of Kalamazoo through the Department of Community Planning and Development. As the lead agency, the City is responsible for overseeing the development and implementation of the 2014-2018 Consolidated Plan, Annual Action Plans and Consolidated Annual Performance Evaluation Reports. Community Planning and Development 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 Community Development Act Advisory 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 City.

Consolidated Plan Public Contact Information

City of Kalamazoo contact for Consolidated Plan, Action Plan, CDBG Program, HOME & ESG Program:

Dorla Bonner,
Community Investment Manager

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415 Stockbridge
Kalamazoo, MI 49001
269-337-8044
bonnerd@kalamazoocity.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As the lead agency, the City of Kalamazoo, through Community Planning and Development, oversaw the consultation required to complete the 2014-2018 Consolidated Plan. Community Planning and Development staff collaborated with a wide network of community services and housing providers, clients of those providers, government officials, business leaders, neighborhood representatives and residents. Information was gathered in a number of ways which included a Community Needs Survey, stakeholder and neighborhood meetings, outreach at established community events and provider meetings. The outcome of the Consolidated Plan represents information collected from this collaboration, as well as from public comment and public hearing opportunities.

The City engages in ongoing consultation with local service providers, community leaders, the public, and other community development partners. Consultation includes correspondence with area agencies, attendance at local and regional meetings and committees, outreach by City Commissioners and public meetings. The City also consults with other City departments to identify public facility and community development needs.

Activities to enhance coordination between public and assisted housing providers, governmental health, mental health, and service agencies is ongoing. Specific meetings with housing and mental health providers to identify needs for the 2018-2019 Action plan included:

1. Service Needs – Communication by reports from existing CDBG Subrecipients and outreach to other agencies to assess needs and programs.

2. Housing Matters - monthly forum is intended to educate those in attendance on existing affordable housing programs or issues related to housing and offer opportunities to discuss possibilities for creating additional housing throughout the County.

3. Community Hour - Housing Resources, Inc,– monthly meetings with local agencies that work together annually to address the needs of Kalamazoo's homeless and at-risk populations.

2. 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(l))

The City coordinates with and participates in the county-wide Continuum of Care (CoC); this collaboration of more than 30 constituent groups, helps to create a comprehensive and integrated approach to end homelessness and insure permanent housing for low-income people.
The City works with CoC partners and agency volunteers who represent public and assisted housing providers and private and governmental health, mental health and service agencies by serving on the following CoC committees and boards, including:

- The Allocations and Accountability Team (AAT includes City staff as member) meets monthly and maintains an open, fair, and impartial process for the solicitation of projects, project selection for funding and establishes CoC policies, procedures and written standards.
- HMIS Data User Group (Data Team) meets monthly and insures the Homeless Management Information System (HMIS) complies with the HUD standards, is used by all HUD and MSHDA funded-programs, and is able to produce aggregate reporting at the community level.
- Systems of Care (SOC) Committee: Meets bi-monthly and identifies and eradicates barriers that prevent or limit access to housing and services, with interagency collaboration, strength-based case management, cultural competence, community-based services, family involvement, and accountability as guiding principles.
- Co-Chairs Work Group: Provides long-term strategic planning that addresses the needs of homeless; the availability and accessibility of existing housing and services; and the opportunities for linkages with mainstream housing and service resources. LISC Local Advisory Board (LAB): Meet bi-monthly, serves as the CoC's governing body and establishes the policy and process to ensure the submission of the competitive application(s) for state and federal Homeless Assistance funding available

through the HEARTH Act. The City of Kalamazoo's Deputy City Manager serves on the LAB.

- Semi-Annually, community-wide CoC meetings are also held in the City. The CoC provides notice of the meetings through a variety of venues including email distribution lists, announcement at CoC committee meetings, through the LISC Local Advisory Board (LAB), and postings on the CoC website. Email lists are inclusive of a broad range of community partners both CoC members, formerly homeless and non-members. Additionally, housing professionals participate in the affiliated LISC Community Housing Committee that considers and provides feedback about community needs and initiatives and CoC activities and plans.

3. 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 Continuum of Care has a 10-year plan to end chronic homelessness and yearly action plans that assist with strategic decision making regarding program outcomes. The policy for Prioritization of Permanent Housing Beds for the Chronically Homeless, addresses, in detail, how CoC permanent housing beds as prioritized to serve the chronically homeless and other homeless with higher acuities.

The CoC utilizes the SPDAT or Service Prioritization Decision Assistance Tool to assess the severity of need of the population served by CoC service providers. The SPDAT is a standardized, evidence-informed assessment that measures participant's acuity. Based on the scores, the most vulnerable participants are placed as the top priority for available resources. A list of participant scores is generated weekly with an inter-agency review of their status and referrals to housing services and supports and linkages to non-housing services as needed. Community Mental Health also utilizes SPDAT and other assessment tools.

Additionally, the following CoC organizations address the needs of homeless individuals and families, families with children, veterans, and unaccompanied youth:

Catholic Family Services has five distinct programs: the Ark Shelter is a short term emergency shelter serving youth 10-17, the Ark Community Services & Street Outreach program providing transitional living services to youth 16-21 from nine counties, the Caring Network program for pregnant women and their families, Baraga Manor a 48 unit housing complex for older and mobility impaired adults, and Bridges

Housing Resources Inc., operates the Eleanor House Rapid Re-Housing Center-a 24 bed facility serving homeless families with children. HRI also operates the 49-unit Rickman House that provides permanent housing and supportive services for previously chronically homeless, mentally ill single adults. They also own and operate three family housing developments with a total of 249 affordable housing units.

Kalamazoo Community Mental Health & Substance Abuse Services (KCMHSAS) serves individuals and families through person/family centered planning to persons within the priority populations as defined in the Michigan Mental Health Code including: persons with serious mental illness; addictive disorders; children with severe emotional disturbances; and persons with developmental disabilities. The range of programs available includes Crisis Residential Placement, Respite Services, Assertive Community Treatment, Club House Programs, Assessment and Evaluation, Medication Administration, Skill Building Assistance, Substance Abuse Services and Case Management.

The YWCA offers victims of domestic violence and their dependent children a secure on-site shelter (52 bed capacity), counseling, referral and advocacy services for residential and non-residential clients, and two intensive post-shelter programs (Families First and Transitional Supportive Housing) that address the ongoing housing needs of clients and their children.

Volunteers of America provides supportive Services for Veteran Families (SSVF) funding and support and contacts veterans with other housing options at the VA Center in nearby Battle Creek.

Other local agencies including MI Works, Goodwill Services, Salvation Army, Lutheran Family Services, CARES (Housing Opportunities for Persons with Aids), Ministry with Community participate in the CoC and provide valuable resources for homeless and vulnerable households.

4. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Continuum of Care (MI-507 Portage/Kalamazoo City and County CoC) was instrumental in the development of the City of Kalamazoo's 2014-2019 Consolidated Plan. In conjunction with a comprehensive communitywide planning process and implementation strategy known as, "Open Doors," a 10-Year Plan to End Homelessness, the Emergency Solutions Grant (ESG) program, offers financial assistance to organizations that serve the homeless.

The CoC and the City of Kalamazoo Community Planning & Development Department combine their Emergency Solutions Grants (ESG), funded by the United States Department of Housing & Urban Development (HUD) and the Michigan State Housing Development Authority (MSHDA), into a single local application process.

The City's consultation with the CoC serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, develop funding, policies and procedures for the operation and administration of HMIS to include:

- City Administrative and Community Development staff are appointed to permanent seats on the CoC's governing body, LISC's Local Advisory Board (LAB), and the Allocations & Accountability Team (AAT CoC Committee); this enables the City to interact with agencies that work to end homelessness and the development of strategies and goals of the Continuum of Care.

- The City of Kalamazoo utilizes a Sub recipient Agreement with ESG service providers to determine overall performance by receipt of monthly accomplishment reports and meeting annual outcomes detailed in their Agreement.

- A Performance Tracking System to help sub recipients meet their monthly, bi-annual, and yearly goals. The submission of quarterly HMIS reports and data to be reviewed by the Allocations and Accountability and Data Teams.

All agencies serving or intending to serve Kalamazoo County residents experiencing homelessness or those at risk of becoming homeless**,** and are eligible according to the Notice of Funding Availability's (NOFA) and the Grantor's defined rules, are encouraged to apply for funding. The ESG Notice of Funding Availability (NOFA) is distributed by email to more than 100 "Community Partners" and is posted in the local newspaper and on the CoC Web-Site.

In order for an agency to be selected for funding, they must be able to illustrate that their organization:

1. Will abide by the ESG NOFA, the ESG/MSHDA Policies & Procedures and adopted CoC polices.

2. Adopted the 10-year Plan to End Homelessness at the board level.

3. Understands that they cannot discriminate (CoC Fair Housing, Equal Access Policy) or require clients to participate in any religious activities (CoC Funding Policies and Procedures).

4. Participates in HMIS data entry through Service Point and is participating in the community-wide QSOBAA to allow sharing within HMIS.

5. Designated a "Navigator", who works to eliminate barriers to housing services by participating in the Systems of Care Team.

6. At least one member of the organization has been an active member of the CoC; and has attended at least 50% of the team meetings for which they are members (if new applicant, will attend 50% of the team meetings for which they become members).

7. Have demonstrated capacity for sound financial, program management; and 8. Are in compliance with all federal, state and local programs for which they receive funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
2	**Agency/Group/Organization**	Local Initiative Support Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.

3	**Agency/Group/Organization**	Community Homeworks
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
4	**Agency/Group/Organization**	Kalamazoo Neighborhood Housing Services
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.

5	**Agency/Group/Organization**	Vine Neighborhood Association
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
6	**Agency/Group/Organization**	Kalamazoo Valley Habitat for Humanity
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
7	**Agency/Group/Organization**	Kalamazoo Community Mental Health
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
8	**Agency/Group/Organization**	Urban Alliance, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
9	**Agency/Group/Organization**	MSHDA
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.

10	**Agency/Group/Organization**	Edison Neighborhood Association
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing consultation with agency through work on individual projects. This consultation has and will continue to provide direction for needed services and outreach.
11	**Agency/Group/Organization**	NACD
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets quarterly with the NCAD to address community needs. This consultation has and will continue to provide direction for needed services and outreach.

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

N/A

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	Shared common outcomes

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

OMB Control No: 2506-0117 (exp. 07/31/2019)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Community Planning and Development met monthly with the Community Development Act Advisory Committee (CDAAC), which is comprised of citizen representatives from the six core low/mod neighborhoods and four at-large city representatives. Each of these representatives shared opportunities offered by the city with their neighborhoods organizations and in-turn shared community concerns and needs as reflected in the city's 2014/2018 Consolidated Plan. Information shared heavily impacted the development of the 2018/2018 Action Plan due to current needs continue to reflect the five year Consolidated Plan.

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	Neighborhood Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Neighborhood meetings were held monthly and opened to the public. Representatives from the communities were present.	CDAAC areas of discussions resulted in feedback addressing the following:	All comments were accepted	

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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)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Two public hearing were held (Forthcoming) which followed the City's 30 day public comment period and welcomed continued input from the community regarding the Action Plan. The action plan posted for public comment mimics CP&D 2014/2018 Consolidated Plan and the needs addressed by the community through CDAAC for the 2018/2019 year.	Citizens voiced support for the City's drafted Action Plan to provide funding for the following areas: lack of affordable housing, homeless needs, economic development and the need for more youth programs.	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

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) 2018 Annual Action Plan (July 1, 2018 through June 30, 2019) represents the **fifth program year** in which to address the needs identified in the City of Kalamazoo's 2014 - 2018 Consolidated Plan, approved by the Kalamazoo City Commission on May 19, 2014.

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 receive approximately **$1,884,540** in PY2018 funding through the **CDBG ($1,343,938), HOME ($350,010)** and **ESG (190,592)** federal entitlement grants. The City and its Subrecipients will also utilize approximately **$110,080, in anticipated program income** in PY2018. The City has **unallocated** program income in the amount of 227,496, current year unallocated CDBG funds in the amount of **$90,542,** HOME current year unallocated funds in the amount of **$115,299** to be allocated in FY 2019. The complete available budget to include unallocated funds for **PY2018 totals $2,222,113**.

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 2014 - 2018 Consolidated Plan, which was developed after a thorough public participation process conducted both informally with community partners, stakeholders, neighborhood

OMB Control No: 2506-0117 (exp. 07/31/2019)

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.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Unallocated Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,343,938	110,080	227,493	1,681,511	0	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 Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	390,010	0	0	390,010	0	HOME dollars will leverage additional HOME funds from other local funders. MSHDA and federal sources.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Unallocated Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing		0	0	190,592	0	the Continuum of Care will leverage City funds with other HUD ESG funding.

Table 5 - 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.

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)

Goals Summary Information

No Goals Found

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2018	2019	Affordable Housing	CDBG-Eligible Census Tracts	Rehabilitation of Existing Units Rental Assistance	CDBG: $275,00 HOME: $350,010	**Rental units rehabilitated: 2** Household Housing Unit **Homeowner Housing Added: 2** Household Housing Unit **Homeowner Housing Rehabilitated: 110** Household Housing Unit
2	Homeless Assistance	2018	2019	Homeless	City-wide low-income households	Homeless Emergency Shelters Homeless Prevention	ESG: $190,542	Homeless Person Overnight Shelter: 149 Persons Assisted Homelessness Prevention: 126

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3	Neighborhood Enhancement	2018	2019	Non-Housing Community Development (NE, Demolition, Code, Parks & Rec)	City-wide low-income households CDBG-Eligible Census Tracts	Public Improvements/Infrastructure Public Services	CDBG: $513,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28884 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 28884 Persons Assisted Buildings Demolished: 4 Buildings Housing Code Enforcement/Foreclosed Property Care: 1109 Household Housing Unit
4	Youth Development	2018	2019	Non-Homeless Special Needs	City-wide low-income households	Public Services	CDBG: $25,907	Public service activities other than Low/Moderate Income Housing Benefit: 340 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	
2	**Goal Name**	Homeless Assistance
	Goal Description	
3	**Goal Name**	Neighborhood Enhancement
	Goal Description	

Table 7 – 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):

A total of **169 families/households** are planned to be assisted with housing during FY 2018-2019 (**57 renters and 112 homeowners**). All households benefitting are extremely- low, low, or moderate income. The 55 rental units and 3 homeowners will be assisted under the CDBG and HOME programs. The criteria established by the City of Kalamazoo for households to benefit under this program conforms to the CDBG and HOME Program affordability requirements.

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
5	Parks & Recreation - Youth Program
6	Public Safety - Neighborhood
7	Community Homework's - Critical Home Repair
8	Senior Services - Home Repair for the Elderly
9	LISC Continuum of Care - CDBG
11	HOME Program Administration and Planning
12	Neighborhood Enhancement
13	Affordable Housing Project

Table 8 – 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 2014-2018 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 2014-2019 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 a shelters and emergency health care. They often have long histories of homelessness and untreated or poorly manage 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

AP-35 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	**Project Name**	**CDBG Planning and Development**
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing Homeless Assistance Neighborhood Enhancement Youth Development
	Needs Addressed	Administration of Programs
	Funding	CDBG: 298,237
	Description	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.
	Target Date	07/01/2018
	Estimate the number and type of families that will benefit from the proposed activities	There is population of approximately 76041residing in the City of Kalamazoo of a non-low/mod and low-mod status will benefit from proposed activity.
	Location Description	415 Stockbridge Avenue Kalamazoo, MI 49001
	Planned Activities	Administration of the CDBG program for the 2018 program year to include monitoring, reporting technical assistance, etc.
2	**Project Name**	**Code Enforcement**
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Affordable Housing
	Needs Addressed	Public Services
	Funding	CDBG: 400,000
	Description	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.
	Target Date	7/01/18

	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	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.
	Planned Activities	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.
3	**Project Name**	**Demolition**
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Public Services
	Funding	CDBG: 38,700
	Description	Spot blight demolition of approximately 4 vacant/blighted residential structures in eligible CDBG neighborhoods.
	Target Date	7/01/18
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	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.
	Planned Activities	Will demolish five vacant, abandoned single-family residential structures.

4	**Project Name**	**Parks & Recreation - Youth Program**
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Public Services
	Funding	CDBG: $25, 907
	Description	Sponsor programs that are devoted to the mental well-being, discovery of self-worth and relationship development of children.
	Target Date	7/01/18
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	230 East Crosstown Parkway, Kalamazoo . Activity will primarily serve census tracts 9, 16 and 13.
	Planned Activities	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	**Project Name**	**Public Safety - Neighborhood**
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Public Services
	Funding	CDBG: $150,000
	Description	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.
	Target Date	7/01/18

	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	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
	Planned Activities	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. 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. 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.
6	**Project Name**	**Community Homework's - Critical Home Repair**
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Units
	Funding	CDBG: $175,000
	Description	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.
	Target Date	7/01/18
	Estimate the number and type of families that will benefit from the proposed activities	Sixty (60) low-income households will benefit from this proposed activity.

	Location Description	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
	Planned Activities	Community Homework's with provide loans for minor/critical home repair and moderate housing rehabilitation
7	**Project Name**	**Senior Services - Home Repair for the Elderly**
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Units
	Funding	CDBG: $125,000
	Description	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.
	Target Date	7/01/18
	Estimate the number and type of families that will benefit from the proposed activities	Fifty (50) senior households will benefit from this proposed activity.
	Location Description	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
	Planned Activities	Minor/critical home repair and ADA accessibility improvements
8	**Project Name**	**LISC Continuum of Care - CDBG**
	Target Area	City-wide low-income households
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Emergency Shelters Homeless Prevention
	Funding	CDBG: $20,000
	Description	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.
	Target Date	7/01/18

	Estimate the number and type of families that will benefit from the proposed activities	Homeless families will benefit from this proposed activity.
	Location Description	City-wide
	Planned Activities	Administration of the Continuum of Care.
9	**Project Name**	**HOME Program Administration and Planning**
	Target Area	City-wide low-income households
	Goals Supported	Affordable Housing
	Needs Addressed	Administration of Programs
	Funding	HOME: 38,700
	Description	The CP&D Department will utilize the 10% percent cap available from the entitlement funding for management, monitoring and coordination of HOME Activities.
	Target Date	7/01/18
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	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
	Planned Activities	Housing counseling, rental inspections, and rental assistance.
10	**Project Name**	**Neighborhood Enhancement**
	Target Area	CDBG-Eligible Census Tracts
	Goals Supported	Neighborhood Enhancement
	Needs Addressed	Critical Housing Repair
	Funding	CDBG:$75,000
	Description	City of Kalamazoo will utilize $75,000 in CDBG funds to address critical home repairs that result in code violations.
	Target Date	7/01/18
	Estimate the number and type of families that will benefit from the proposed activities	Infrastructure improvement will benefit citizens city-wide.

	Location Description	Funding will be used to address infrastructure improvement as needed throughout city
	Planned Activities	Funding will be used to address infrastructure improvements as needed.
11	**Project Name**	**New Horizon**
	Target Area	HOME-Eligible Census Tracts
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Rental Units
	Funding	HOME: $100,000
	Description	City of Kalamazoo will use HOME funds to address the need for affordable Housing for low/mod families.
	Target Date	7/01/18
	Estimate the number and type of families that will benefit from the proposed activities	The City of Kalamazoo will use HOME funds to rehabilitate two (30) Subsidized apartments for low/mod income families
	Location Description	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
	Planned Activities	The City of Kalamazoo will use HOME funds to rehabilitate, acquisition n or construct affordable housing for low/mod income families.
12	**Project Name**	**Kalamazoo Valley Habitat for Humanity**
	Target Area	HOME-Eligible Census Tracts
	Goals Supported	Affordable Housing
	Needs Addressed	Rehabilitation of Existing Homes
	Funding	HOME: 100,000
	Description	City of Kalamazoo will use HOME funds to address the need for two (2) affordable Housing for low/mod families.
	Target Date	7/01/18
	Estimate the number and type of families that will benefit from the proposed activities	The City of Kalamazoo will use HOME funds to rehabilitate two (2) affordable housing for low/mod income families
	Location Description	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

OMB Control No: 2506-0117 (exp. 07/31/2019)

	Planned Activities	The City of Kalamazoo will use HOME funds to rehabilitate, acquisition n or construct affordable housing for low/mod income families.

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 and ESG 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 10 - 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." 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 and ESG 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 funds are predominately to assist the homeless. Many of the homeless shelters are located within downtown Kalamazoo or the core neighborhoods. However, the homeless prevention and rapid re-housing component of ESG may find funds spent throughout the City.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing continues to be a priority for the City of Kalamazoo. Currently, there are more households in need of affordable housing than units available. For PY2018, the following goals are expected:

One Year Goals for the Number of Households to be Supported	
Homeless	452
Non-Homeless	153
Special-Needs	3
Total	608

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	0
Rehab of Existing Units	153
Acquisition of Existing Units	0
Total	208

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The total numbers between the two tables differ because of the number of households that are expected to receive minor or critical home repair, which have not been classified as full rehabilitation. In addition, one home is expected to receive down payment assistance which is also not included in the first table.

AP-60 Public Housing – 91.220(h)

Introduction

Kalamazoo do 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.

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 2018.

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

Housing Resources Inc., as the CoC's, Housing Assessment and Resource Center (HARA), hosts a Housing Stabilization Program providing community wide centralized intake and assessment and/or shelter diversion services, homeless prevention, focusing on reducing evictions for low income residents, rapid re-housing, rapidly exiting homeless households from emergency shelter to new sustainable housing options to avoid repeat episodes of homelessness, and permanent supportive housing, serving households were the head of household has a disability and who are chronically vulnerable to housing instability and repeat episodes of homelessness.

Persons with primary need are referred to Housing Resources, Inc., the Housing Assessment and Resource Agency (HARA) for 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 at Ministry with Community, the local drop-in day shelter. Connections to services are also available at the weekly "Community Housing Hour"; located at the Goodwill Human Services Campus, multiple agencies participate in providing housing related information.

The CoC's prevention work includes a "homeless preference" vouchers registry (currently 385) and it works closely with the Michigan State Housing Development Authority's (MSHDA) agent who administers 947 Housing Choice Vouchers, and 95 project-based vouchers.
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. 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.

In addition, the City funds Housing Resources, Inc. and Catholic Family Services with tenant based rental assistance. These agencies expect to support up to 55 clients, some of which may be experiencing homelessness or in jeopardy of becoming homeless. Funds will also be provided through the ESG program toward rapid re-housing and homeless prevention.

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.

Stakeholders and/or collaborating agencies that is responsible for ensuring that persons being discharged from a system of care are not routinely discharged into homelessness. A Continuum of Care policy statements regarding discharge includes:

Foster Care: The CoC works with Lutheran Services in Kalamazoo; as foster care providers, they 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. Youth are linked to additional community support such as counseling and human services assistance as needed to assure successful transition to an independent living situation. Persons released from adults foster care settings are guided by similar rules, policies, and procedures.

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. In the event the patient is homeless or uninsured, the Case Manger will facilitate a discharge plan based on utilization of community resources including the Mission, and Crisis Housing. Medical social workers assist in this process as well and often work with

extended family members to secure safe housing arrangements.

Mental Health: There are strong "guidelines" about discharge from the State hospitals and from the mental health unit at Borgess Hospital. The Kalamazoo County Mental Health (KCMH) 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.” KCMH also employ hospital liaisons to work with individuals prior to release to create a "person centered plan" which includes next steps after discharge.

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

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

The City’s existing Zoning Ordinance does not appear to be a barrier to affordable housing. It 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.

Discussion

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 nonprofit partners receiving funding to assist with affordable housing in PY2018 are:

- Housing Resources, Inc.
- Community Homeworks
- Senior Services, Inc.
- Fair Housing Center of Southwest Michigan

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 for PY2018 are:

- 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 Community Planning and Development Department will continue to collaborate with our local community housing and human service providers, government officials, business leaders and citizens to identify areas of need in the community. Coordinated efforts have been improved and will continue to be enhanced through PY2018 with local funders and other governmental entities to try and address underserved needs.

Based on the information gathered for the development of the 2014-2019 Consolidated Plan, one of the more underserved populations is the very low income, particularly in regards to housing. Low income renters experience the greatest housing cost burden in Kalamazoo. The tenant based rental assistance programs supported by the City and sponsored by Housing Resources, Incorporated will help us address this underserved need.

Actions planned to foster and maintain affordable housing

In PY2018, the City will continue to place an emphasis on affordable housing as part of the competitive grant application process. A total of four nonprofits and one for profit organization will receive CDBG, ESG and HOME funding to expand new and maintain existing affordable housing. Approximately 756 thousand (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

Three single-family homes will be completely rehabbed with PY2018 funds. The removal of lead based paint, if found, will be a requirement of these rehabilitations. In addition, the City plans to utilize $43,000 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 five structures will reduce the chances of a household living with lead contamination.

The City will also continue to work with the Michigan Department of Community Health, Division of Environmental Health, and Healthy Homes Program to reduce lead-based paint hazards. The Division provides grant funding to homeowners to remediate lead based paint. Through the City, local nonprofits and neighborhood associations are kept apprised of available funding and the process to receive grant funds.

Actions planned to reduce the number of poverty-level families

Reduction in poverty has recently become a priority for the Kalamazoo City Commission. They have decided to take a leadership role in fostering collective action to reduce poverty in the City, especially for children.

To that end, the City Commission is actively involved with and supportive of, the Kalamazoo County Poverty Reduction Initiative. This initiative is a coalition of local business, education, human service, economic development, philanthropic, government, legal, academic, and faith-based leaders whose mission is “to foster collaborative and mutually accountable public-private

partnerships that increase both access to and resources for individuals and families living in poverty."

The Poverty Reduction Initiative has long-range plans to raise funds to invest in the rehabilitation of substandard rental units and homes owned by low income households. They intend to encourage and assist in the conversion of existing market rate units to affordable housing, and add permanently affordable rental units with an investment in rental subsidies.

For PY2018, 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.

Actions planned to develop institutional structure

Local Initiatives Support Corporation (LISC) will continue to coordinate housing and community development efforts through the Sustainable Communities Initiative. They have reached out to other service providers, neighborhood organizations and funders to help them achieve the goals of the Initiative, which are expanded capital investment in housing, increasing family income and wealth, stimulating the local economy, improving access to quality education and developing healthy environments and lifestyles. The Deputy City Manager will continue to sit on the Board of LISC Kalamazoo. The Continuum of Care 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 are creating a comprehensive and integrated approach to end homelessness and insure permanent housing for low income people. 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 will sit on the Allocations and Accountability Team.

The City will continue to host bi-monthly meetings with the core CDBG-eligible neighborhoods during PY2018. The executive directors of each neighborhood organization attend the meetings along with representatives from City departments like Public Safety, Public Services, Parks and Recreation, and Community Planning and Development. The meetings focus on neighborhood issues, the coordination of services, updates on City improvements, etc. The intent is to provide an open forum for neighborhood leaders to work cooperatively with the City on addressing neighborhood needs.

The City, particularly the Department of Community Planning and Development, could benefit from stronger relationships with our 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. The City will work towards more intergovernmental cooperation in PY2018 to work towards joint community development projects, data sharing and best practices.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Kalamazoo has indicated that the priorities that should 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 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. 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.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(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(l)(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	61,582
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
Total Program Income:	**61,582**

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%

OMB Control No: 2506-0117 (exp. 07/31/2019)

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 (may include as attachment)

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.

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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.

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