



Annual Action Plan Narrative Responses



ACTION PLAN

Executive Summary

Each year the City of Kalamazoo is required to submit an Action Plan to the U.S. Department of Housing and Urban Development (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) 2010 Annual Action Plan (July 1, 2010 through June 30, 2011) represents the first program year in which to address the needs identified in the City of Kalamazoo's 2010 - 2014 Consolidated Plan, approved by the Kalamazoo City Commission on March 15, 2010, and submitted to the U.S. Department of Housing and Urban Development on May 14, 2010.

The Action Plan constitutes the City's application to HUD for its Community Development Block Grant (CDBG), HOME Investment Partnerships Initiative (HOME), and Emergency Shelter Grant (ESG) funding allocations, which are the primary resources for addressing Kalamazoo's housing and community development needs. The City anticipates receiving \$2,824,919 in PY2010 funding through the CDBG (\$2,009,835), HOME (\$734,159), and ESG (\$80,925) federal entitlement grants.

The City will also be utilizing program income and some reprogrammed funds in PY2010. These include the following:

- \$245,000 in CDBG program income and \$331,075 in HOME program income
- \$415,810 in CDBG reprogrammed funds and \$431,077 in HOME reprogrammed funds

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 and the endorsement of funding applications by other agencies, local nonprofits, and for-profits which address the housing and community development needs of the City and its residents.

Decisions about each of the five annual allocations of federal resources is based upon the 2010 - 2014 Consolidated Plan. It was developed after a thorough review of required and relevant information incorporating an extensive public participation process conducted both informally in the neighborhoods and formally via public hearings.

Based on the analysis of needs and the input received, the City's highest priority needs through 2014 and in no particular order are as follows:

1. Rehabilitation and maintenance of existing housing stock through a variety of programs, regulations, education, and funding, all with key attention paid to hazards of lead based paint.

2. Continued commitment to affordable housing and the partnerships formed with other jurisdictions and nonprofits in an effort to address this issue.
3. Neighborhood based economic development, recruitment, employment opportunities and training that provides local residents with the skills required to compete in today's economy and promotes businesses and services within the core neighborhoods that create a renewed sense of vitality, place and pride.
4. Provide opportunities for youth engagement and establish programming to reduce crime. This neighborhood based approach will encourage youth to build relationships within their immediate community and become more invested in their neighborhoods.
5. Invest in infrastructure improvements to enhance the quality of life in neighborhoods as well as providing better accommodations for special needs populations.

The City of Kalamazoo Community Planning and Development Department is the lead agency for administering these funds and will collaborate, partner, and foster cooperative relationships with other units of government and local non- and for-profit agencies. The activities funded with the PY2010 CDBG, HOME and ESG federal entitlement grants and the program income generated in 2009 include the following:

Table 1: PY2010 Activities

Organization	Activity	Tentative Award
CDBG¹		
	Administration²:	
City of Kalamazoo	Staff support	\$361,770
Local Initiatives Support Corporation (LISC)	Kalamazoo Sustainable Communities Initiative II	\$21,000
	Code Enforcement:	
City of Kalamazoo	Code Enforcement	\$462,957
	Public Services³:	
City of Kalamazoo	Public Safety	\$150,000
City of Kalamazoo	Parks and Recreation – Youth Program	\$19,000
Catholic Family Services	ARK Shelter for Youth: Strong Families and Prevention	\$10,000
Local Initiatives Support Corporation (LISC)	Kalamazoo Sustainable Communities Initiative II	\$9,000
Ministry With Community	Drop-in shelter operations	\$20,000
YWCA of Kalamazoo	Domestic Assault Program Emergency Shelter	\$22,000

Organization	Activity	Tentative Award
Kalamazoo Drop-In Child Care Center	Free Child Care for Infants and Preschoolers from Low-Income Families	\$7,000
Northside Association for Community Development	Northside is Going Green	\$11,000
Legal Aid of Western Michigan	Homeless Prevention	\$13,000
New Genesis, Inc.	New Genesis Success Academy	\$11,000
Ecumenical Senior Center	Senior Center Transportation Program	\$6,000
Hispanic American Council, Inc.	Hispanic Liaison Program	\$7,000
	Housing:	
Housing Resources, Inc.	HOME Tenant Based Rental Assistance	\$65,000
Kalamazoo Valley Habitat for Humanity	Affordable Housing for Low Income Families	\$60,000
Senior Services, Inc.	Home Repair for the Elderly	\$125,000
Kalamazoo Neighborhood Housing Services	Deferred Maintenance Housing Rehabilitation Program	\$200,000
Douglass Community Association	Home Repair Program	\$60,000
Open Door & Next Door Shelters, Inc.	Critical Repairs and Improvements - Residence Community for Working People	\$30,000
Disability Network Southwest Michigan	Ramp Up Program	\$10,000
Kalamazoo Neighborhood Housing Services, Inc (in partnership with Kalamazoo Collective Housing)	Kalamazoo Collective Housing Partnership: Affordable Rental Housing Program	\$95,000
Vine Neighborhood Association (With Community Homeworks)	Vine Neighborhood Emergency Home Repair Program	\$10,000
	Neighborhood Improvements:	
City of Kalamazoo	LaCrone Park improvements	\$224,108
TOTAL CDBG		\$2,009,835
HOME Investment Partnership Initiative		
	Administration⁴:	
City of Kalamazoo	Staff support	\$73,415
	Activities:	

Organization	Activity	Tentative Award
Kalamazoo Neighborhood Housing Services (CHDO set aside)	Deferred Maintenance Housing Rehabilitation Program	\$110,124
Housing Resources, Inc	Rickman House – Supportive housing development	\$154,831
Projects to be determined	Renovation of multi- or single-family developments	\$395,789
TOTAL HOME		\$734,159
Emergency Shelter Grant (ESG)		
Projects to be determined	Basic shelter and essential supportive services for the homeless	\$80,925
TOTAL ESG		\$80,925
TOTAL CDBG, HOME & ESG		\$2,824,919
PROGRAM INCOME		
	CDBG:	
City of Kalamazoo	Code Enforcement	\$55,000
City of Kalamazoo	Small Business Revolving Loan Fund	\$50,000
Kalamazoo Neighborhood Housing Services	Deferred Maintenance Housing Rehabilitation Program	\$140,000
<i>Subtotal</i>		<i>\$245,000</i>
	HOME:	
Housing Resources, Inc.	HOME Tenant Based Rental Assistance	\$91,984
Kalamazoo Gladshire Limited Dividend Housing Association Limited Partnership	Rehabilitation of 8 affordable rental units	\$239,091
<i>Subtotal</i>		<i>\$331,075</i>
TOTAL PROGRAM INCOME		\$576,075
TOTAL CDBG, HOME, ESG & PROGRAM INCOME		\$3,400,994

¹It is the City of Kalamazoo's intent to utilize between 90 and 100 percent of its CDBG resources for activities that will benefit low-and-moderate income persons.

²Planning and administrative services are subject to a 20 percent cap.

³Public Service activities are subject to a 15 percent cap.

⁴HOME administration is subject to a 10 percent cap.

Individual activity sheets for all of the activities to be accomplished during PY2010, including those funded with reprogrammed and unallocated resources from previous program years, is included in the Appendix of this report.

The availability of federal CDBG, HOME and ESG funding has allowed the City of Kalamazoo to leverage other significant funds on the local and state level to address the priority needs as detailed in the 2010 - 2014 Consolidated Plan. These funds, totaling a minimum of \$19,842,000, include contributions from the City of Kalamazoo General Fund, several local and statewide philanthropic foundations, the Michigan State Housing Development Authority (MSHDA), program income, numerous local donors, and private for-profit organizations. Each individual project/activity sheet included as part of this Annual Action Plan indicates the amount of additional leveraged funds anticipated.

During the development of the 2010-2014 Consolidated Plan, an evaluation of the program years of the previous Plan was conducted. The effective use of the 2005-2009 Consolidated Plan allowed the City to provide valuable community services and achieve the established goals. The following describes some of the highlights of the performance over the past five years, including the most recent program year:

- Utilized CDBG funds to aggressively enforce community housing code standards and reduce number of abandoned and vacant properties through the support of the Anti-Blight and Code Enforcement Teams in the Community Planning and Development Department.
- Targeted selected eligible initiatives with CDBG resources like the Partners Building Community project, a collaborative community revitalization effort which including projects in core neighborhoods of the City.
- Drafted and implemented A+ Neighborhoods, Kalamazoo Housing Assistance Repair Program (K-HARP), and Neighborhood Enterprise Zone programs for neighborhood revitalization and redevelopment.
- Worked with other agencies to provide assistance, training, and counseling to residents regarding the economic downturn and the housing foreclosure crisis.
- Provided significant funding to nonprofit partners to end chronic homelessness and rapidly re-house those that have become homeless.

Citizen Participation

Summary of Citizen Participation and Consultation Process

The PY2010 Action Plan was created in conjunction with representatives from several City departments and the Community Development Act Advisory Committee, (CDAAC) a 13 member citizens' advisory committee which makes funding recommendations to the City Commission. The CDAAC includes members appointed by and representing six of the low- to moderate-income neighborhoods of the City (Eastside, Edison, Fairmont, Northside, Stuart, and Vine), plus seven members-at-large. The CDAAC members are appointed by the City Commission and may serve for up to two consecutive three-year periods.

The development of the PY2010 Annual Action Plan began with a Notice of Funding Availability in the Kalamazoo Gazette on November 9, 2009 and other media sources like the City's web page announcing that applications were available and that a pre-submission training session was planned. Staff sent electronic versions of the application to past subrecipients and had application packets available at the City of Kalamazoo Development Center. The CDBG pre-submission training was held on November 19, 2009 and approximately 30 possible subrecipients were in attendance. Final applications were due in the Community Planning and Development (CP&D) Department by December 14, 2009.

The CDAAC created three subcommittees – Housing, Public Services and Fair Housing/Capacity Building – to review the eligible proposals against a set of criteria and the developing 2010-2014 City of Kalamazoo Consolidated Plan. Evaluation criteria included outputs, benefits, alignment with City and HUD goals, capacity, leveraging, and need. The subcommittees followed a rating process to develop recommended funding levels for projects which best addressed the City's priorities and needs. CP&D staff was present at each of the subcommittee meetings for technical and logistical resources and to answer any specific questions posed by CDAAC or the general public.

Final recommendations were presented and unanimously approved at the regularly scheduled CDAAC meeting held on February 11, 2010. Following the CDAAC meeting, all applicants were informed in writing of the proposed recommendations and of the scheduled public hearing. Representatives from the applying agencies were invited to contact City staff to review and discuss their proposals and recommended funding levels.

On March 1, 2010, a notice in the Kalamazoo Gazette announced that the tentative CDBG award recommendations would be presented to the City Commission on March 15, 2010. The City Commission held a public hearing to solicit community input on the recommendations for award funding. Several applicants spoke at the public hearing in support of CDAAC's recommendations. On March 24, 2010, a notice was placed in the Kalamazoo Gazette announcing that the draft PY2010 Action Plan was available for a 30-day public review and comment period beginning April 8, 2010 and ending on May 10, 2010. In addition, a public hearing was held by CDAAC on May 13, 2010 to detail the contents of the PY2010 Action Plan and to solicit any final public input.

The City's 5-Year Consolidated Plan was also under development during the same time period as the PY2010 Action Plan. McKenna Associates, Inc. assisted the City with the preparation of the 2010-2014 Consolidated Plan. Much of the focus in the development of the Consolidated Plan was on the solicitation of citizen ideas and input in order to understand the needs of the community. As part of the preparation of the Consolidated Plan, representatives from public and private agencies were interviewed, along with social service and housing development agencies, to gather information on community needs, possible solutions to the needs, level of funding needed, lead hazards, and other relevant community development needs.

During the development of the 2010-2014 Consolidated Plan many efforts were made to broaden public participation. Several of these efforts were specifically targeted to minorities, non-English speaking persons, and persons with disabilities. These included the following:

- Press releases describing the public meetings were sent to the local newspaper and published prior to the meetings.

- Press releases were also sent to “Community Voices” a local online newsletter focusing on the African American community.
- Outreach to the Hispanic American Council inviting them to attend meeting and participate in the planning process.
- The neighborhood meetings were scheduled in the low- to moderate-income neighborhoods with the highest percentage of minority population to encourage attendance.
- A specific website was created with opportunities to provide feedback online for those who could not attend the meetings.
- Leaders of groups and agencies representing minority populations and persons with disabilities were personally invited to attend the meetings and participate in the planning process.
- Meetings were held at ADA accessible facilities.

All meetings of the CDAAC are posted on the City’s website and on the door of the meeting location, are announced weekly during the City Commission meetings and are open to the public. The City Commission meetings are also posted on the City’s website and are covered by the local public access television channel. They are also open to the public.

For the development of the Action Plan, all applicants for PY2010 CDBG funds were notified by letter about the projects that were recommended by CDAAC for funding and their funding levels. They were provided an opportunity to meet with CP&D staff by appointment to review their proposal and receive feedback on the relative merits of their application. Prior to the City Commission public hearing, staff spoke with every applicant not recommend for funding.

Summary of Citizen Comments or Views on the Plan

The City Commission held a public hearing on March 15, 2010 specifically on the activities recommended for CDBG funding. The following participants provided comment at this hearing:

- Rob Oakleaf, Executive Director of Ministry with Community – thanked the City Commission for its support.
- Tahirih Ziegler, Executive Director of the Local Initiatives Support Corporation (LISC) – thanked CDAAC and City staff for their work and partnership. Ms. Ziegler described LISC’s projects for 2010 and stated the CDBG funding would be to leverage other funding.
- Jenny Shoub, Executive Director of the YWCA of Kalamazoo – thanked the City Commission for its support and noted the importance of the CDBG funding for the YWCA.

- Mattie Jordan-Woods, Executive Director of the Northside Association for Community Development (NACD) – thanked the City Commission for its support and City staff for their assistance in the application process for the CDBG funds.
- Bob Ells, Executive Director of the Fair Housing Center of Southwest Michigan – described the activities of the Center over the past 10 months and thanked the City Commission and CDAAC.
- Ellen Kisinger Rothi, Executive Director of Housing Resources, Inc. (HRI) – thanked the City for its support and described HRI's activities related to affordable housing and homelessness.

On March 24, 2010, a notice was placed in the Kalamazoo Gazette announcing that the draft PY2010 Action Plan was available for a 30-day public review and comment period beginning April 8, 2010 and ending on May 10, 2010. The City received correspondence from Housing Resources, Inc. (HRI), a nonprofit partner, regarding the Action Plan. Responses were sent to HRI and one change was made to the Action Plan which related to the amount of funding from the Michigan State Housing Development Authority for the Tenant Based Rental Assistance Program.

CDAAC held a public hearing on the Action Plan on May 13, 2010. No citizen comments were received. The minutes from the public hearing are available in the Appendix of this report.

Identify the Federal, State, and Local Resources to Address Needs

The City of Kalamazoo, as an entitlement community, expects to receive the following federal funds to address the needs and specific objectives identified in the 2010-2014 Consolidated Plan for the 2010 Program Year:

- | | |
|--|-------------|
| • Community Development Block Grant (CDBG): | \$2,009,835 |
| • HOME Investment Partnership Initiative (HOME): | \$ 734,159 |
| • Emergency Shelter Grant (ESG): | \$ 80,925 |
| • Program Income: | \$ 576,075 |
| • Total: | \$3,400,994 |

In addition to this direct funding, the City of Kalamazoo will receive support for its citizens through nonprofit and organizational partners who receive federal, state and local funds. These partners also help to address the needs identified in the 2010-2014 Consolidated Plan.

The City of Kalamazoo anticipates receiving the following Section 8 Vouchers in PY2010:

- Homeless Assistance Recovery Program vouchers = 240 under contract / 264 allocated
- Housing Choice Vouchers = 674 under contract / 674 allocated
- Project Based = 21 under contract / 31 allocated
- Mainstream = 35 under contract / 42 allocated
- Total = 970 under contract / 1,011 allocated

HUD's Homeless Assistance Program (McKinney-Vento Homeless Assistance Act Funds) will make available a total of \$1,341,090 of additional resources to help provide for Kalamazoo's supportive housing needs. Federal funding will also support the City of Kalamazoo through the American Recovery and Reinvestment Homeless Prevention and Rapid Re-Housing Program and through the Department of Energy's Weatherization programs.

The Michigan State Housing Development Authority (MSHDA) will provide an additional \$160,350 in Emergency Shelter Grants, which were applied for in February for a six month grant period. The next grant period for ESG funding will be in the Fall of 2010, providing additional funding to organizations within Kalamazoo. Finally, MSHDA will also provide funding for the Tenant-Based Rental Assistance Program (TBRA). In PY2006, the YWCA received a TBRA grant totalling \$900,000 which ends in May of 2011. Housing Resources, Inc. also received a grant in PY2009 for 150,000 which ends in June of 2011. The total federal and state funding being funneled into the City of Kalamazoo through outside agencies is \$3,346,281.

The table on the following page outlines the federal and state funding provided to agencies that service the homeless and low- and moderate-income people within the City of Kalamazoo.

Table 2: Federal and State Funding

Fund Source	Agency	Funding Amount
<i>Federal:</i>		
Supportive Housing Program and Shelter Plus Care Program (McKinney-Vento Homeless Assistance Act Funds)	<ul style="list-style-type: none"> • Catholic Family Services – The ARK Shelter • Kalamazoo County Mental Health and Substance Abuse Services • Housing Resources, Inc. • Kalamazoo Public Housing Commission 	\$1,341,090
Projects for Assistance from Homelessness (Stewart B. McKinney Homeless Assistance Amendments Act)	<ul style="list-style-type: none"> • Kalamazoo County Mental Health and Substance Abuse Services 	\$78,355
Homeless Prevention and Rapid Re-Housing Program (American Recovery and Reinvestment Act)	<ul style="list-style-type: none"> • Housing Resources, Inc. 	\$1,150,859
Weatherization (U.S.Department of Energy)	<ul style="list-style-type: none"> • Kalamazoo County Community Action Agency 	\$360,627
<i>State:</i>		
Emergency Shelter Grant (MSHDA)	<ul style="list-style-type: none"> • Catholic Family Services – The Ark Shelter • Housing Resources, Inc. • Kalamazoo County Health and Community Services Department' • Local Initiative Support Corporation • Open Door / Next Door • YWCA of Kalamazoo 	\$160,350
Tenant-Based Rental Assistance (MSHDA)	<ul style="list-style-type: none"> • Housing Resources, Inc. • YWCA of Kalamazoo 	\$255,000
Total:		\$3,346,281

In addition to the funds noted above, the City of Kalamazoo will be utilizing \$495,533 in Community Development Block Grant-Recovery funds, of which \$258,130 are obligated and being spent; approximately \$1.7 million in Neighborhood Stabilization Program-1 (NSP-1) funds; and, approximately \$15 million in Neighborhood Stabilization Program-2 (NSP-2) monies to address the needs identified in the Consolidated Plan.

Leveraged Resources from Private and Non-Federal Public Sources

Local foundations and other charitable organizations play a large role in supporting Kalamazoo’s nonprofit partners. A total of \$4,289,231 of local funding will be leveraged as a result of CDBG funds provided to our subrecipients. The HOME leveraged amount is tentatively \$15,472,000. All ESG subrecipients are required to match the City awards on a dollar-for-dollar basis; therefore, at a minimum, \$80,925 of local funds will be leveraged for ESG. This will be combined with the federal competitive McKinney-Vento funds and the state funding from MSHDA for a total of \$1,579,795 leveraged for ESG.

Annual Objectives

Table 3: Goals and Objectives for this Action Plan

<input checked="" type="checkbox"/>	Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input checked="" type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Summary of Specific Objectives for this Program Year

The City of Kalamazoo will primarily focus on the following objectives during PY2010:

1. Improving the quality of owner- and renter-occupied housing for low- to moderate-income persons.

In addition to the improvements that the Code Enforcement and Anti-Blight Team within the City of Kalamazoo will accomplish in PY2010, five nonprofit partners will be funded with CDBG to provide home repair or housing rehabilitation programs to low- and moderate-income households, particularly within the City's core CDBG eligible neighborhoods. These partners include:

- Kalamazoo Valley Habitat for Humanity
- Kalamazoo Neighborhood Housing Services
- Douglass Community Associations
- Open Door & Next Door Shelters, Inc.
- Vine Neighborhood Association with Community Homeworks

2. Increase the availability of affordable owner- and renter-occupied housing.

The Kalamazoo Valley Habitat for Humanity will acquire and rehabilitate four single-family homes to be sold to low-income families. Kalamazoo Neighborhood Housing Services in partnership with Kalamazoo Collective Housing will acquire and rehabilitate one single-family home and a six-unit apartment building to accommodate 11 to 17 cooperative housing rental units. Kalamazoo Neighborhood Housing Services will also provide down payment grants to low-income households, allowing them to become homeowners. In addition, five activities being funded through HOME will provide affordable units to low-income households.

3. Increase the range of housing options and services to persons with special needs.

Two programs will be funded that will allow seniors and persons with disabilities to remain in their homes for continued self-sufficiency. Senior Services, Inc. will provide housing rehabilitation to the elderly and the Disability Network of Southwest Michigan's Ramp-Up Program will build approximately four access ramps for four households with persons with physical disabilities. Two additional nonprofit partners will provide public service to persons with special needs. The YWCA provides supportive services to low-income survivors of domestic assault and Ministry with Community offers day-time services to the homeless.

4. Improve access to affordable housing.

The Fair Housing Center of Southwest Michigan will be funded with HOME to provide outreach services to help housing providers and seekers understand their rights and responsibilities under the Fair Housing Act, including enforcement for those who believe they have been victimized by housing discrimination.

5. Improve services to low- and moderate-income persons.

The City plans to fund 10 subrecipient activities and two City programs that will improve public services to youth, seniors, the homeless, and low- and moderate-income persons.

6. Increase the number of homeless persons moving into affordable housing and ending chronic homelessness.

The Local Initiative Support Corporation (LISC) provides support services through the Affordable Housing Partnership program which includes homeless prevention, rapid re-housing, and capacity building of other nonprofit organizations that provide homeless assistance. In addition, Housing Resources, Inc. will reduce homelessness through the HOME Tenant Based Rental Assistance Program by rapidly re-housing those who become homeless and providing retention of housing services. Finally, Legal Aid of Western Michigan will assist in the prevention of homelessness by providing legal services to those in jeopardy of being evicted from their homes.

7. Improve economic opportunities for low-income persons.

The City will continue to fund the Small Business Revolving Loan fund through program income that is generated by this activity. The loan program will support small business ventures in Kalamazoo.

8. Improve public facilities for low-income persons.

The City of Kalamazoo will embark on a neighborhood improvement program in PY2010, which will include improving public facilities and infrastructure within the targeted low-income neighborhoods. Specifically, the Parks and Recreation Department will enhance accessibility to LaCrone Park located in the Northside Neighborhood to include engineering costs, a new ADA playground area, removal of existing facilities and constructing new tennis and basketball courts, ¼ mile walking track, accessibility and landscaping improvements. Also, Public Services will conduct street improvement projects involving a targeted approach in the eligible CDBG neighborhoods in coordination with the City's NSP expenditures.

The objectives the City will focus on in PY2010 align with the specific objectives of the 2010-2014 Consolidated Plan and helps the City reach its overall goals. These objectives are outlined in the Summary of Objectives Table listed below.

Table 4: 2010-2014 Consolidated Plan Summary of Objectives Table:

Specific Objectives
Homeless Objectives
Support the rapid re-housing initiatives of the Affordable Housing Partnership to reduce the increasing number of days people are spending in shelters.
Support the prevention initiatives of the Affordable Housing Partnership to reduce the number of households that are entering into homelessness.
Special Needs Objectives
Continue partnerships with organizations to provide rehabilitations specific to the elderly and disabled.
Rental Housing Objectives
Ensure quality housing opportunities are available at all rent levels, in all neighborhoods, and for all abilities.

Specific Objectives
Owner Housing Objectives
Provide assistance for homeowners and occupants of the aging housing stock through a variety of programs, regulations, education, and funding, all with key attention paid to the hazards of lead based paint.
Provide means of increasing homeownership for low income residents, particularly in core neighborhoods, and address obstacles that block this goal.
Community Development Objectives
Work with neighborhood associations, the school district, and other local resources to develop programming, activities, and to establish facilities for youth in neighborhoods.
Establish opportunities within neighborhoods for mentoring and training of youth, particularly young adults, on issues such as leadership, education, health, crime prevention, career development, making good choices, etc.
Infrastructure Objectives
Implement neighborhood based streetscape plans and street improvements to improve the character of these areas as well as address aging infrastructure issues.
Public Facilities
Establish gateways, improve façades, implement streetscape plans, and complete other beautification efforts to increase curb appeal and demonstrate public investment in neighborhood infrastructure.
Public Services
Continued support of the City's Anti-Blight team, housing inspection staff, and rental certification program.
Continue to integrate lead based paint abatement strategies into housing rehabilitation as well as Anti-Blight Team and Code Enforcement Staff efforts, and continue to work with Healthy Homes Initiative and other partners to improve housing conditions for residents and raise awareness of lead concerns.
Support quality afterschool programming to include homework help and nutrition services.
Economic Development
Create incentive-based financing for businesses that hire and train income-eligible residents.
Neighborhood Revitalization/Other
Work with neighborhood associations, the County Land Bank, Anti-Blight Team, Department of Public Safety, and other agencies to address blighting conditions, vacancies, and foreclosures in the community and create positive opportunities for adjacent property owners and neighborhoods.
Decrease opportunities for crime through improved lighting, brush removal or trimming, blight removal or building rehabilitation, and other similar measures.

Description of Activities

Summary of Programs and Activities

The City of Kalamazoo will conduct the following activities to address the priority needs outlined in the 2010-2014 Consolidated Plan and the specific objectives noted above. These activities

will either be carried out by the City or through one its subrecipient nonprofit partners. The general objective and outcome for each activity as defined by the Federal Register Notice dated March 7, 2006, is also provided.

Table 5: PY2010 Activities, Objectives and Outcomes

Organization / Activity	Description	Objective	Outcome
CDBG			
Catholic Family Services / ARK Shelter for Youth	Catholic Family Services will provide shelter, counseling and support services for approximately 30 homeless youth in association with a 13-bed teen runaway housing shelter located at 990 W. Kilgore Road.	Suitable Living	Availability / Accessibility
City of Kalamazoo / Code Enforcement	The City of Kalamazoo Community Planning and Development Department will staff the Code Enforcement and Anti-Blight teams which will impact an estimated 350 units in low- to moderate-income neighborhoods, as follows: <ul style="list-style-type: none"> • Eastside (Census Tract 1.00) • Edison (CT 9.00, 10 and part of 11) • Fairmont (part of CT 5.00) • Northside (CT 2.02 & 3.00) • Stuart (part of CT 5.00) • Vine (CT 6.00) 	Decent Housing	Sustainability
City of Kalamazoo / Parks and Recreation	The City of Kalamazoo Parks and Recreation Department will enhance accessibility to LaCrone Park located in the Northside Neighborhood to include engineering costs, a new ADA playground area, removal of existing facilities and constructing new tennis and basketball courts, ¼ mile walking track, accessibility and landscaping improvements.	Suitable Living	Availability / Accessibility
City of Kalamazoo / Program Administration	The City of Kalamazoo Community Planning and Development Department will utilize CDBG funds in the administration, management and monitoring of its CDBG program.	Suitable Living	Sustainability

Organization / Activity	Description	Objective	Outcome
City of Kalamazoo / Public Safety	<p>The City of Kalamazoo Public Safety Department will fund the salaries of two public safety officers for crime awareness and prevention in the low- to moderate-income neighborhoods, as follows:</p> <ul style="list-style-type: none"> • Eastside (Census Tract 1.00) • Edison (CT 9.00, 10 and part of 11) • Fairmont (part of CT 5.00) • Northside (CT 2.02 & 3.00) • Stuart (part of CT 5.00) • Vine (CT 6.00) 	Suitable Living	Availability / Accessibility
City of Kalamazoo / Small Business Revolving Loan	<p>The City of Kalamazoo Community Planning and Development Department will utilize anticipated program income from a revolving loan program previously funded with CDBG to provide support for small business ventures in Kalamazoo. It is anticipated that these funds will result in two loans which will create or retain four jobs, all of which will be held by low-to-moderate income persons.</p>	Economic Opportunity	Sustainability
City of Kalamazoo / Public Services Street Improvements	<p>The City of Kalamazoo Public Services Department will conduct street improvement projects involving a targeted approach in the eligible CDBG neighborhoods in coordination with NSP expenditures.</p>	Suitable Living	Sustainability
City of Kalamazoo / Parks and Recreation	<p>The City of Kalamazoo will fund the youth program within the Youth Development Center, located in the Edison Neighborhood (Census Tract 9.00). The programs will involve after school mentoring, peer education and computer training and will involve an estimated 3,600 youth.</p>	Suitable Living	Availability / Accessibility
Disability Network of Southwest Michigan / Ramp Up Program	<p>The Disability Resource Center will construct or have constructed 4 handicapped accessible ramps for use by low-income persons with special needs within the City of Kalamazoo.</p>	Suitable Living	Availability / Accessibility

Organization / Activity	Description	Objective	Outcome
Douglass Community Association / Home Repair Program	The Douglass Community Association provides home repair for low-income residents, focusing on the elderly and disabled. The Home Repair Program recruits, trains and employs neighborhood youth to carry out the project goals, which is approximately 20 units in PY2010.	Decent Housing	Affordability
Ecumenical Senior Center / Senior Transportation Program	The Senior Center Transportation Program provides vital transportation services to elderly low-income residents allowing them access to the Senior Center, to keep medical appointments and to engage in their community.	Suitable Living	Availability / Accessibility
Hispanic American Council, Inc. / Hispanic Liaison Program	The Hispanic American Council, Inc. will support the Hispanic Liaison Program to provide educational, information and referrals, translation, and other services to Spanish speaking residents of the City of Kalamazoo. Approximately four educational workshops will be conducted in PY2010.	Suitable Living	Availability / Accessibility
Housing Resources, Inc. / Administration of Tenant Based Rental Assistance	Housing Resources, Inc. will administer the City of Kalamazoo Family Self-Sufficiency/TBRA program. It is estimated that 100 households will receive direct financial assistance through HOME TBRA with related technical and social services. Staff intake and related services/administration will be provided through CDBG.	Decent Housing	Affordability
Kalamazoo Drop-In Child Care Center / Free Child Care	The Kalamazoo Drop-In Child Care Center will assist in providing free day care for one annual space for a child from a low-income family during the week. Approximately 200 total households are assisted by the Drop-In Center.	Suitable Living	Affordability

Organization / Activity	Description	Objective	Outcome
Kalamazoo Neighborhood Housing Services / Deferred Housing Maintenance and Revitalization	KNHS will assist with two down payment assistance grants, eight loans for rehabilitation, two grants for lead-based paint remediation, four roof replacement grants and five furnace replacement grants for low- to moderate-income eligible households. KNHS will also use program income to assist with administration, program delivery, holding costs, and foreclosure prevention of low- to moderate-income households. Total housing units impacted with CDBG is approximately 21.	Decent Housing	Affordability
Kalamazoo Neighborhood Housing Services, Inc. (in partnership with Kalamazoo Collective Housing) / Kalamazoo Collective Housing Partnership: Affordable Rental Housing Program	KCH, in partnership with KNHS will acquire and rehabilitate six affordable apartment units and one single-family unit to accommodate 11 to 17 residents in a cooperative setting.	Decent Housing	Affordability
Kalamazoo Valley Habitat for Humanity / Affordable Housing for Low-Income Families	The Kalamazoo Valley Habitat for Humanity will acquire and rehabilitate up to four properties for homeownership by qualified low- to moderate-income households.	Decent Housing	Affordability
Legal Aid of Western Michigan / Homeless Prevention	Legal Aid of Western Michigan will provide free legal assistance, referrals and advice to approximately 200 Kalamazoo income-eligible households concerning housing foreclosure, landlord-tenant disputes, and other legal issues.	Suitable Living	Availability / Accessibility
Local Initiatives Support Corporation (LISC) / Kalamazoo Sustainable Communities Initiative II	LISC will provide technical assistance, capacity building training, and evaluation to approximately eight housing and community development nonprofit organizations, including Community Housing Development Organizations, operating in the City of Kalamazoo, primarily in the eligible CDBG neighborhoods.	Suitable Living	Sustainability

Organization / Activity	Description	Objective	Outcome
Ministry With Community / Drop-In Shelter	The Ministry with Community, a daytime shelter for the homeless, will provide services in their homeless facility, located at 440 N. Church Street. The shelter routinely serves 500 – 1,000 individuals daily providing over 5,000 services a month.	Suitable Living	Availability / Accessibility
New Genesis, Inc. / New Genesis Success Academy	New Genesis provides assistance to youth and their families through after school programs which include services like homework assistance, mentoring and tutoring, physical fitness, health and nutrition.	Suitable Living	Availability / Accessibility
Northside Association for Community Development / Northside is Going Green	The Northside Association for Community Development, with assistance from the Farm Research Cooperative, will train residents in gardening. Residents will maintain a garden throughout the gardening season, improving environmental stewardship and life skills.	Suitable Living	Sustainability
Open Door & Next Door Shelters, Inc. / Residence Community for Working People	The Open Door & Next Door Shelters will conduct critical repairs and maintenance to five of their properties that offer a total of 20 affordable housing units for low-income working people.	Decent Housing	Affordability
Senior Services, Inc. / Home Repair for the Elderly	Senior Services, Inc. will perform approximately 140 minor home repairs and 25 barrier-free accessibility enhancements for senior citizens in CDBG-eligible Census Tracts throughout the City of Kalamazoo.	Decent Housing	Affordability
Vine Neighborhood Association (With Community Homeworks) / Vine Neighborhood Emergency Home Repair Program	The Vine Neighborhood Association will support an Emergency Home Repair Program in the Vine Neighborhood (Census Tract 6.00) which will assist at least five low-income households with home maintenance and repair.	Decent Housing	Affordability
YWCA of Kalamazoo / Domestic Assault Program Emergency Shelter	The YWCA of Kalamazoo will provide counseling, mentoring, life skills and supportive services in association with its domestic assault shelter for approximately 600 shelter victims and dependent children.	Suitable Living	Availability / Accessibility

Organization / Activity	Description	Objective	Outcome
HOME Investment Partnership Initiative			
City of Kalamazoo / HOME Administration	The Community Planning and Development Department will utilize HOME administration funds to administer and monitor HOME assisted projects.	Decent Housing	Availability / Accessibility
Fair Housing Center of Southwest Michigan / Fair Housing Outreach	The Fair Housing Center provides outreach services to help housing providers and seekers understand their rights and responsibilities, including fair housing enforcement for those who believe they have been victimized by housing discrimination.	Decent Housing	Availability / Accessibility
Housing Resources, Inc. / Rickman House Renovations (CHDO project)	The Kalamazoo Area Housing Corporation will use a combination of current and prior year's HOME funding to renovate the Rickman House supportive housing development project. 49 housing units will be renovated, expanded and improved.	Decent Housing	Affordability
Housing Resources, Inc. / Tenant Based Rental Assistance Program	Housing Resources, Inc will utilize HOME funds in 2010 and 2011 for the Family Self-Sufficiency/TBRA program. It is estimated that 100 households each year will receive direct financial assistance through HOME TBRA with related technical and social services.	Decent Housing	Affordability
Kalamazoo Neighborhood Housing Services / Deferred Housing Maintenance and Revitalization	KNHS will utilize the HOME community development housing organization set aside to assist with 5 rehabilitation loans for single-family homeowners.	Decent Housing	Affordability
Kalamazoo Neighborhood Housing Services / Lease/Purchase Pilot Program	KNHS will be utilizing the remaining PY2008 and PY2009 CHDO set aside to develop a pilot Lease/Purchase Program to allow three housing units to be purchased and occupied by low-income households.	Decent Housing	Affordability
Kalamazoo Gladshire LDHALP / Gladshire Apartment Rehabilitation	HOME funds will be utilized to rehabilitate three of a 40-unit complex for supportive housing on the northside of Kalamazoo in Census tract 2.02.	Decent Housing	Affordability

Organization / Activity	Description	Objective	Outcome
MAVCON Properties, Inc. / 100 Block of Michigan Avenue	MAVCON will rehabilitate 4 buildings in the 100 block of Michigan Avenue to include retail on the ground floor and housing on the 2 nd and 3 rd floors. Approximately 25 units will be developed, 4 of which will be affordable for work force housing.	Decent Housing	Affordability
TSC Properties LLC / ALCO Apartments	TCS Properties are in the process of rehabilitating a 16-unit apartment complex in the Washington Square area of Kalamazoo, of which three to four units will be assisted with HOME funds.	Decent Housing	Affordability
HOME projects to be determined	Rehabilitation of multi- or single-family units	Decent Housing	Affordability
Emergency Solutions Grant (ESG)			
City of Kalamazoo	Basic shelter and essential supportive services for the homeless	Suitable Living	Availability / Accessibility

Geographic Distribution/Allocation Priorities

Geographic Area of Funds Distribution

For PY2010, the City will continue to focus CDBG funded activities in eligible low-income neighborhoods as determined through the 2000 Census data. The geographic areas include the following neighborhoods and Census Tracts:

- Eastside (Census Tract 1.00)
- Edison (CT 9.00, 10 and part of 11)
- Fairmont (part of CT 5.00)
- Northside (CT 2.02 & 3.00)
- Stuart (part of CT 5.00)
- Vine (CT 6.00)

Due to the low and extremely-low income households in the Central Business District (CT 2.01) and the Southside neighborhood (CT 11.00), limited CDBG assistance may be authorized in those neighborhoods on a project-by-project basis. It is anticipated that nearly 90 to 100 percent of the PY2010 CDBG allocation will be expensed in the target areas. HOME funds are used on a citywide basis. However, historic data indicates that nearly 100 percent of these funds are also used within the low- to moderate-income targeted neighborhoods.

Reasons for Allocation Priorities and Meeting Underserved Needs

A policy established by the Kalamazoo City Commission resolved that local use HUD-funded programs would be targeted to the low- to moderate-income areas noted above. Their decision was based on the number of persons (over 51 percent) that live in these areas and are considered low- to moderate-income. Investing federal, state and local resources into these specific target areas increases the likelihood of producing a sustainable impact.

Census Tracts (CT) 1.00, 2.02 and 3.00 include the highest percentages of the African American population in the City. The median household income in CT 2.02 and 3.00 is \$18,763 compared with a City-wide median household income of \$31,189. Of the population in CT 2.02 and 3.00, 47.3 percent are at or below the federal poverty threshold. These two Census Tracts contain a vast number of Kalamazoo's oldest housing stock, which is likely to contain lead-based paint. CT 2.02 and 3.00 have a total of 787 housing units of which 380 (48 percent) were built prior to 1939 (U.S. Census 2000). CT 9.00 and 10.00 contain the highest percentages of the Hispanic American population, and include more rental units than single-family housing. Detailed demographic tables and a map of the CDBG eligible neighborhoods can be found in the Appendix of this report.

The primary obstacles to meeting underserved needs in these areas of Kalamazoo include lack of financial resources, lack of coordination of community efforts and lack of capacity amongst some service providers. The City of Kalamazoo will devote its federal entitlement funding to address underserved needs, and in turn, assist in the leveraging of other federal, state and local funds to address these needs.

The lack of coordination amongst service providers often causes duplication of some efforts resulting in gaps in other necessary services. The City will assist with coordination efforts within the community through partnership with other nonprofit and philanthropic organizations. The City will work with these partners to try and resolve coordination issues and ensure that gaps in services can be addressed. Towards this end, LISC has developed a program to help address those clients that may fall within this gap. The Navigator Program is a new results oriented program that strives to cut through barriers to resolve difficult situations when a client is in an unresolved housing crisis, when repeated requests for service have not been addressed, or when a client is repeatedly referred from agency to agency without action.

To assist in developing better coordination among local foundations in Kalamazoo, the Program Officers Network of Kalamazoo was organized. The Community Development Manager for the Community Planning and Development Department will be attending their bi-monthly meetings. The goal is to allow foundations like Kalamazoo Community Foundation, the Gilmore Foundation and Arcus Foundation to work together towards improving grant coordination and the local distribution of grant funds.

During the PY2010 application process for subrecipient partners, City staff encouraged coordination amongst organizations to strengthen their submission request. This encouragement allowed for the partnership between Kalamazoo Neighborhood Housing Services and Kalamazoo Collective Housing for the development of six affordable apartment units and one single-family home. In addition, the Vine Neighborhood Association has partnered with Community Homeworks for the Emergency Home Repair Program. Partnerships between community organizations will be strongly expected as we look to the 2011 program year.

During PY2010, the City of Kalamazoo will also continue to work with several community organizations and efforts to meet underserved needs, including but not limited to, the Kalamazoo Neighborhoods Coalition, the Kalamazoo County Poverty Reduction Initiative, the Affordable Housing Partnership which functions as the continuum of care provider for Kalamazoo County and is administered through LISC, the Fair Housing Center of Southwest Michigan, and Legal Aid of Western Michigan. The Gryphon Place 2-1-1 Help Hotline provides crisis intervention and is a one-stop shop for referrals to health and human service agencies in the Kalamazoo area. The Hotline specializes in linking people to the appropriate community resources, helping them to find a specific service or to secure a basic need.

The City of Kalamazoo will assist in the development of technical assistance and capacity building in the community through its membership and active participation in such national and statewide organizations as the National Community Development Association (NCDA), the Michigan Community Development Association (MCDA), the National Association of Housing and Redevelopment Officials (NAHRO), and by providing \$30,000 of CDBG funding to LISC for the provision of direct capacity-building assistance to eight community-based development organizations.

The City of Kalamazoo will also continue to enhance and promote its Small Business Revolving Loan Fund for the purpose of offering an incentive to small business to create and/or maintain jobs. It is anticipated that two loans will be made during PY2010 which is an estimated \$50,000 of previous year's program income. Four jobs are expected to be created or retained, two of which will be for low-to-moderate income individuals.

Annual Affordable Housing Goals

One-Year Goals

During the development of the 2010-2014 Consolidated Plan, affordable housing was clearly identified as a primary concern among residents who participated in the planning process. A considerable amount of research was conducted into the number and types of housing units that are experiencing "housing problems." A housing problem consists of any of the following conditions:

- cost burden exceeding 30 percent of household income
- overcrowding (more than one person per room)
- living without a complete kitchen or plumbing facilities

Cost burden is defined as the percentage of the household's total gross income spent on housing costs. For renters, housing costs include rent plus utilities. For homeowners, housing costs include mortgage payments, taxes, insurance, and utilities.

The following information was discerned for renter households:

- A total of 4,841 households are renters below 30 percent of the median family income and over 77 percent of the total group is experiencing some sort of housing problem.

- There are 3,333 renter households in the 30 percent to 50 percent of median family income category. Over 63 percent are experiencing some form of housing problem, and for over 61 percent of them, one of those problems is a cost burden greater than 30 percent of their income.
- There are 2,967 renter households between 50 percent and 80 percent of the City's median family income. Exactly 33 percent of this group is experiencing some housing problem.

For homeowners, the following information was found:

- A total of 1,066 households, or about 16 percent of the City's total, are owner occupied housing units that fall below the 30 percent of the median family income limit. Of these homeowners, almost 36 percent are elderly. In total, almost 79 percent of this group is experiencing some sort of housing problem.
- There are 1,311 total owners among the households in the 30 percent to 50 percent median family income category. Overall, 52.8 percent of the total group is experiencing some housing problem, and for nearly 50 percent of the group, cost burden of 30 percent is at least one of the problems.
- There are 2,238 owner occupied households that fall between 50 percent and 80 percent of the median family income. Of these, almost 31 percent are elderly households and over 34 percent are small family households. Just over 27 percent of the households in this group suffer from some housing problem.

Based on this information, the following has been established for the priority housing needs:

Table 6: Priority Housing Needs / Investment Plan Goals

Household Type		% of MFI	Priority	5-Yr. Goal	PY2010 Goal
Renters		0 – 30%	H	300	120
		31 – 50%	H		
		51 – 80%	M / L		
Owners		0 – 30%	M / L	250	50
		31 – 50%	H		
		51 – 80%	H		
Homeless	Individuals		H	1,280	256
	Families		H	2,470	494
Special Needs Population	Elderly	0 – 80%	M	750	150
	Frail Elderly	0 – 80%	M		
	Severe Mental Illness	0 – 80%	L		
	Physical Disability	0 – 80%	H		
	Developmental Disability	0 – 80%	L		
	Alcohol / Drug Abuse	0 – 80%	L		
	HIV / AIDS	0 – 80%	L		
	Victims of Domestic Violence	0 – 80%	M		

To meet these needs, the following housing objectives and outcomes were established in the 2010-2014 Consolidated Plan:

Table 7: Summary of Housing Objectives and Outcomes

Specific Action	Objective	Outcome	Performance Indicator	5-Yr. Goal
Housing rehabilitation for the elderly and disabled.	Suitable Living Environment	Availability / Accessibility	Rehabilitated Units	50
Support the Housing Trust Fund, particularly rental assistance for extremely low- and low-income households.	Decent Housing	Availability / Accessibility	Program	1
Ensure quality housing opportunities for all rent levels, in all neighborhoods, and for all abilities.	Decent Housing	Availability / Accessibility	Units	50

Specific Action	Objective	Outcome	Performance Indicator	5-Yr. Goal
Provide means of increasing homeownership for low-income residents, particularly in core neighborhoods, and address obstacles that block this goal.	Suitable Living Environment	Availability / Accessibility	New Homeowners	75
Provide assistance for homeowners and occupants of aging housing stock through programs, regulations, education, and funding.	Suitable Living Environment	Affordability	Contact	100
Lead based paint abatement strategies as part of housing rehabilitation.	Decent Housing	Sustainability	Contacts	175

To address the objectives and outcomes noted above, the following strategies are included in the 2010-2014 Consolidated Plan:

- Continue to support the City’s Code Enforcement Program and Anti-Blight Program.
- Seek collaboration with Western Michigan University in addressing housing issues, whenever possible.
- Provide rehabilitation, maintenance, and winterization assistance to income eligible homeowners, particularly in areas where old housing stock is present, so that they may be able to remain in their homes comfortably and continue to afford to live there without the structure deteriorating.
- Provide more affordable rental opportunities. In the last five years, there has been growth in the number of vacant residential structures. The market now favors the tenants and “For Rent” signs have become noticeable, particularly in older neighborhoods such as Vine and Stuart. Landlords and owners should respond by renovating and upgrading their properties in order to compete with the newer developments.
- Provide services to promote home ownership and assist first time homebuyers, particularly in low-income and minority areas.
- Continue to support the development of a countywide housing trust fund that provides a permanent, public revenue stream for affordable housing opportunities and services to extremely low-income residents.

During PY2010, the City of Kalamazoo and its subrecipients will utilize federal, state and local charitable funding plus program income to accomplish the following activities and address the above-cited priorities:

Table 8: PY2010 Housing Activities and Outcomes

Organization	Activity	Outcomes
Housing Resources, Inc.	HOME Tenant Based Rental Assistance	100 TBRA vouchers
Kalamazoo Valley Habitat for Humanity	Affordable Housing for Low Income Families	4 single-family homes
Senior Services, Inc.	Home Repair for the Elderly	140 single-family homes
Kalamazoo Neighborhood Housing Services	Deferred Maintenance Housing Rehabilitation Program	2 down payment assistance grants 8 rehabilitation loans 2 lead remediation grants 4 roof replacement grants 5 furnace replacement grants
Douglass Community Association	Home Repair Program (focus on elderly and disabled)	20 single-family homes
Open Door & Next Door Shelters, Inc.	Critical Repairs and Improvements - Residence Community for Working People	5 residence properties (20 units)
Disability Network Southwest Michigan	Ramp Up Program	4 ramps for single-family homes
Kalamazoo Neighborhood Housing Services, Inc (in partnership with Kalamazoo Collective Housing)	Kalamazoo Collective Housing Partnership: Affordable Rental Housing Program	6 new apartments and 1 single-family home (11 – 17 units)
Vine Neighborhood Association (With Community Homeworks)	Vine Neighborhood Emergency Home Repair Program	5 single-family homes
Kalamazoo Neighborhood Housing Services (CHDO)	Deferred Maintenance Housing Rehabilitation Program	5 rehabilitation loans
Housing Resources, Inc.	Rickman House – Supportive housing development	49 units
100 Block of Michigan Avenue	Rehabilitation of 4 buildings in the 100 block of Michigan Avenue, developing approximately 25 units, 4 of which are affordable.	4 units

In summary, the first year goals of the 2010-2014 Consolidated Plan forecasts that 120 low- to moderate-income renter households, 50 low- to moderate-income owner-occupied households, and 150 households with special needs will receive assistance. For PY2010, 50 homeowners will receive assistance with homeownership or rehabilitation services; 135 renter households will receive aid for rent payments, work force housing, and new rental units for low-income households; and 164 households with special needs will receive support to allow them to continue self-sufficiency.

Public Housing

In March 2002, Kalamazoo County created a public housing commission primarily for the purpose of administering the Section 8 housing voucher program for the area. The Commission does not oversee any public housing facilities. During 2006, the Public Housing Commission began to expand its role in providing services related to affordable housing in and for the general region. They were successful in obtaining a Michigan State Housing Development Authority grant in the amount of \$1,000,000 during 2007 and 2008 to assist with transitional housing. The City of Kalamazoo will continue to be supportive of the Public Housing Commission expansion of services, and views a partnership with the Commission as an important step in addressing the local issue of "fair share housing," that is, ensuring that affordable housing is available throughout the County, and not just within the City of Kalamazoo.

As the Kalamazoo County Public Housing Commission does not oversee any public housing facilities, the public housing agency is not designated as "troubled."

Homeless and Special Needs

Investment and Use of Resources Aimed at Eliminating Chronic Homelessness

Homelessness in Kalamazoo continues to be a countywide issue. Although the majority of the emergency shelters and service providers are located within the City of Kalamazoo and most of the homeless persons are in the City of Kalamazoo, this is an all-encompassing concern that should be addressed on a countywide level.

The Kalamazoo County Affordable Housing Partnership (AHP), a partnership of nonprofit organizations managed through the Local Initiative Support Corporation (LISC), is committed to assisting individuals and families who become homeless or who have special housing needs, to regain housing stability, self esteem, and quality of life. To this end, AHP has developed a 10-year plan to end chronic homelessness and yearly action plans that assist with strategic decision making regarding program outcomes. AHP will continue to increase the inventory of and access to affordable housing in our community and serve as a clearinghouse of information regarding the range of homelessness prevention, housing, and supportive services available in our community.

The City of Kalamazoo will utilize our federal grant funds for the following activities that directly support the homeless population:

- Catholic Family Services operates The ARK, a 13-bed shelter for runaway and homeless youth aged 10 to 17 years.
- Housing Resources, Inc. provides a 24-bed shelter for homeless families, allowing the families to be sheltered together and not separated.
- The YWCA Domestic Assault Shelter provides 46 shelter beds and services for abused women and their dependent children.
- The Kalamazoo Gospel Mission maintains a shelter capable of housing 463 plus individuals and families.

- The Open Door and Next Door Shelters provide 12 beds for single, young homeless people.
- Ministry with Community provides daytime shelter services such as laundry, transportation, and counseling to between 500 – 1,000 people each day.

Additionally, state and other funding proposals are being overseen by the LISC-administered Affordable Housing Partnership, of which the City of Kalamazoo is a participant. Emergency shelter monies have been accessed by the Affordable Housing Partnership through the U.S. Department of Housing and Urban Development and through the Michigan State Housing Development Authority. The City will continue to work closely with the Affordable Housing Partnership in the strategic utilization of applicable resources, including the Homeless Prevention and Rapid Re-Housing Program funds from PY2009. These activities and funding sources are outlined on pages 8 and 9.

Actions to Address Special Needs Populations

The City of Kalamazoo has population groups that have special needs, outside of those who are homeless. These population groups are defined as:

- Elderly
- Frail Elderly
- Severe Mental Illness
- Developmentally Disabled
- Physically Disabled
- Persons with Alcohol/Drug Addictions
- Persons with HIV / AIDS
- Victims of Domestic Violence

Traditionally, services for special needs populations have been provided by agencies and organizations other than the City and those funded by the City. The City is involved in providing housing and housing support for these populations but has not been directly involved in service, and it is not expected that this will change in the near future.

The strategies outlined in the 2010-2014 Consolidated Plan to assist special needs populations are:

- Provide maintenance and rehabilitation assistance for elderly, frail elderly, and persons with disabilities. This will allow these individuals to remain in their homes longer and free assisted beds for those with particularly special needs.
- Provide services that lead to independent living within the community for all people.
- Support the housing needs of special needs households.
- Because services for special needs populations are provided by outside agencies and organizations other than the City (e.g. Community Mental Health, Kalamazoo County Public Health, etc.), the City is not directly involved in serving these populations. However, the City will continue to support these entities as they provide essential services.

During PY2010, the City will support the following activities for the special needs population:

- YWCA of Kalamazoo Domestic Assault Program Emergency Shelter provides counseling, mentoring, life skills and supportive services to domestic abuse victims and dependent children.
- Ecumenical Senior Center Transportation Program provides vital transportation services to elderly low-income residents allowing them access to the Senior Center, to keep medical appointments and to engage in their community.
- Senior Services, Inc. Home Repair for the Elderly program performs approximately 140 minor home repairs and 25 barrier-free accessibility enhancements for senior citizens allowing them to remain in their homes.
- Douglass Community Association Home Repair Program provides home repair services for low-income residents, focusing on the elderly and disabled.
- Disability Network Southwest Michigan Ramp-Up Program will construct or have constructed four handicapped accessible ramps for use by low-income persons with special needs.

Homelessness Prevention

The Kalamazoo County Ten Year Plan to End Homelessness is based on four main strategies, which include:

- Prevention - Taking a proactive approach to keeping people housed; educating the community; advocating on related issues
- Rapid Re-Housing - Getting homeless people into permanent housing as quickly as possible; creating new, affordable housing options
- System Change - Ensuring people have access to supportive services to maintain housing stability; improving system effectiveness
- Building Community Capacity - Coordinating local, state, and national resources in the community; improving agency capacity to serve; tracking progress

Working toward prevention, the Affordable Housing Partnership has managed a total of 249 Vouchers reserved for homeless households, 738 Housing Choice Vouchers, and 27 project-based vouchers. In addition, the following programs have been developed to help prevent individuals and families from becoming homeless:

- The Eviction Diversion pilot program is design 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 Affordable Housing Partnership to prevent rental eviction.
- The Foreclosure Rescue Fund was created to prevent foreclosure for at least 35 households.

- The Navigator Program is a new 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 an unresolved 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 program that provides a day of assistance for families and individuals living in our community that are in need of services, ranging from a haircut 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. Approximately 35 organizations come together and offer services at a single location.

The City of Kalamazoo will also provide additional direct funding to the Fair Housing Center of Southwest Michigan and Legal Aid of Western Michigan to prevent homelessness. The Fair Housing Center provides fair housing enforcement, helping housing providers and seekers understand their rights and responsibilities. Legal Aid of Western Michigan will assist low-income households with landlord-tenant disputes, foreclosures concerns, and other housing issues helping to prevent homelessness.

Barriers to Affordable Housing

The City of Kalamazoo supports several nonprofit partners that help in reducing barriers to affordable housing by providing needed public services or through the development of new affordable housing units. These include the following:

1. Housing Resources, Inc. – 100 Tenent Based Rental Assistance vouchers
2. Kalamazoo Valley Habitat for Humanity – Four new low-income single-family units
3. Kalamazoo Neighborhood Housing Services – Down payment assistance grants
4. Kalamazoo Neighborhood Housing Services in partnership with Kalamazoo Collective Housing – Development of six affordable apartments and one affordable single-family house
5. Fair Housing Center of Southwest Michigan – 150 resident referral services and 10 investigations into housing discrimination
6. Legal Aid of Western Michigan – 50 clients represented in court and 150 provided legal services to prevent homelessness

In addition to the subrecipient providers noted above, the City of Kalamazoo's Code Enforcement and Anti-Blight effort is funded with CDBG. Its main purpose is the identification and resolution of blighted housing units to be made available for low-income households, thereby increasing the number of affordable housing units in the City. The City of Kalamazoo will provide Code and Anti-Blight enforcement in CDBG- eligible neighborhoods.

The City of Kalamazoo will also utilize CDBG for the Local Initiatives Support Corporation (LISC) to provide capacity building and technical assistance to eight housing, CHDO or neighborhood-based nonprofit organizations operating within Kalamazoo. The capacity and productivity of these organizations are important elements in addressing current barriers to the provision of affordable housing.

Other Actions

Lead-Based Paint

Housing rehabilitation programs will be focused within the eligible Census Tracts as defined by HUD which include the Eastside, Edison, Fairmont, Northside, Stuart and Vine Neighborhoods. As the table below indicates, the vast majority of homes in these designated areas were built prior to the 1978 ban on lead-based paint. It is extremely likely that the rehabilitation activities will reduce the number of units with lead-based paint in these targeted neighborhoods.

Table 9: Age of Structures in CDBG Eligible Areas

	Eastside: Tract 1	Northside: Tract 2.02	Northside: Tract 3	Fairmont & Stuart: Tract 5	Vine: Tract 6	Edison: Tract 9	Edison: Tract 10	Edison: Tract 11
Built 1980 to 2000	75	20	109	69	114	25	263	42
Built 1979 or earlier	918	498	1,672	1,935	2,372	632	2,468	911
Percent built prior to 1978	92%	96%	94%	97%	96%	96%	90%	96%
Total	993	518	1,781	2,004	2,486	657	2,731	953

U.S Census Bureau, 2000 Census

For PY2010, the Senior Services home repair and Kalamazoo Neighborhood Housing Services homeowner rehabilitation programs will engage in home repair programs which are likely to reduce lead-based paint hazards.

In addition, the substantial amount of funding awarded to the City through the Neighborhood Stabilization Program-1 and Neighborhood Stabilization Program-2 will also provide opportunities to reduce the number of housing units that contain lead-based paint hazards. Approximately 115 rehabilitations are planned in the designated target areas.

The City is also currently working with the Kalamazoo County Health and Community Services Department, Environmental Health Division personnel on a new initiative, referred to as the H2K-Healthy Homes for Kalamazoo program, to promote and implement a sound, sustainable Healthy Home program by 2011. The Historic Preservation Coordinator for the City is the co-chair of the Healthy Homes for Kalamazoo Coalition.

The H2K program will advocate the Seven Principles of Healthy Homes, provide access to all City and County residents, and in part address lead poisoning (likely from lead-based paint) in

substandard housing. The County Environmental Health Division has developed a Strategic Plan for the program that would, amongst other things, create educational items, build partnerships, develop a website to post information, develop a healthy home checklist, and provide training to homeowners.

Institutional Structure

The public institutions that play a part in the implementation of the City's Consolidated Plan include the City of Kalamazoo, Kalamazoo County, the surrounding jurisdictions (including the Charter Township of Kalamazoo and the City of Portage), the Michigan State Housing Development Authority, Western Michigan University, Downtown Development Authority, Downtown Kalamazoo, Inc., and Downtown Tomorrow, Inc. The City's Community Planning and Development Department will continue as a clearinghouse and potential funder for any relevant housing or public service related activity within its jurisdiction.

LISC has been assisting in the coordination of housing development efforts on a county-wide basis since PY2006. LISC has hired a coordinator to work effectively with all of the key partners and jurisdictions to encourage such concepts as inclusionary zoning and fair share housing. In addition, the Affordable Housing Partnership managed by LISC is a collaboration of nonprofit, business, governmental, education, health, human service, advocacy entities, and constituent groups formed to develop a comprehensive and integrated approach to addressing homelessness and building permanent housing for low-income people.

The Kalamazoo Public Library provides *ONEplace @ kpl, Opportunities for Nonprofit Excellence*. ONEplace @ kpl is a management support center for nonprofit organizations in Kalamazoo County. "ONE" stands for Opportunities for Nonprofit Excellence, which is why the center exists.

ONEplace gathers local nonprofit leaders and peer-groups to learn from each other and to draw upon the thinking of nationally-recognized researchers and practitioners. This offers local organizations an ongoing, larger examination of best practices. ONEplace supports staff, board, and volunteers working in and with area nonprofits through:

- Individual and small group assessments
- Technical assistance
- Referrals to targeted resources including dedicated computer access to databases
- Workshops on capacity building
- Peer learning opportunities to help build networks and skills

The City will also be funding projects in PY2010 that will be managed by internal City departments. These include Parks and Recreation, Public Services and the Code Enforcement and Anti-Blight Team. The Community Planning and Development Department will develop internal departmental agreements that will be signed by the directors of each department detailing the work to be accomplished as part of PY2010. In addition, the Community Planning and Development Department will provide technical assistance as needed to the departments receiving funding to ensure all federal rules and regulations are being met.

Finally, conversations between Kalamazoo County and City have begun concerning coordination on such issues as foreclosure prevention, community planning, addressing lead-based paint hazards, zoning, and other related topics.

Enhance Coordination

The City of Kalamazoo has a multitude of nonprofit partners that work towards a better future for low-income households and the underserved. Many of these nonprofits work closely with the City, often receiving funding through the CDBG, HOME and ESG programs. Coordination becomes essential to ensure proper delivery of their services as well as compliance with federal rules and regulations. To this end, the City will undertake the following steps to strengthen coordination:

- Participate in countywide planning activities as they relate to housing.
- Work with the Affordable Housing Partnership and Emergency Housing Task Force in addressing the needs of the homeless.
- Continue to build collaborations within the local development entities to consolidate resources and efforts, and to assist in finding more funding sources.
- Provide educational and capacity building training opportunities to nonprofit agencies to enhance management capacity resulting in an increased ability to undertake and carry out the provision of affordable housing and related support services.
- Provide monitoring sessions with subrecipients to assist with the understanding of federal regulations and to ensure proper expenditure of federal funds.
- Hold meetings every other month with neighborhood organizations who work with many of the nonprofit organizations on a daily basis to address gaps in services.
- Continue to support ONEplace @ kpl and other free service to nonprofit organizations providing capacity building, technical assistance, workshops, seminars, and research opportunities.
- Enhance coordination internally between Community Planning and Development and departments that receive federal funding.

With the expenditure of NSP funds over the next three years, the City will also enhance coordination with the Kalamazoo Land Bank in an effort to acquire and rehabilitate tax-foreclosed properties. An agreement will be signed between the City and the Land Bank detailing the expectations and outcomes of this partnership.

Coordination of Housing and Transportation Planning Strategies

In 2005, the City and County agreed to merge the two independent public transportation systems under the management of the City of Kalamazoo. Metro Transit provides the citizens of the Kalamazoo metropolitan area with public transportation services that are dependable, convenient, safe, cost effective, and accessible for all.

In particular, Metro Transit offers the Metro County Connect program which is a shared ride origin-to-destination transit service. Shared ride means that multiple passengers may ride together in the same vehicle. Discounted fares are available to individuals who are certified as having a disability and for seniors 62 years or older.

In addition, there are 21 bus routes within the County that service area residents. These routes link the designated CDBG eligible neighborhoods within the city to major destination areas like the city center; education centers like the local public schools, Western Michigan University and Kalamazoo College; employment centers like Borgess and Bronson Hospitals and the Portage Industrial Complex; the Kalamazoo – Battle Creek International Airport; and retail centers like Crossroads Mall, Meijer, Wal-Mart and other major retailers.

PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant

Program Income

Program income is defined as any gross income that was directly generated from the use of CDBG funds. The City has an internal loan program and several subrecipients who generate program income as a result of program activities. These include the following:

- City of Kalamazoo Small Business Revolving Loan Fund – Generates approximately \$50,000 in program income annually. The money generated from this activity is utilized to fund additional small business loans each year.
- City of Kalamazoo may purchase tax-foreclosed homes with CDBG funds on an annual basis. When these homes are rehabilitated and sold, the money generated from the sale is program income. The funds, as well as fees assessed to property owners for anti-blight activities are expected to be around \$55,000 in PY2010. They are allocated to the Code Enforcement and Anti-Blight activity.
- Kalamazoo Neighborhood Housing Services (KNHS) – Housing Rehabilitation Loans generates approximately \$140,000 in program income annually which is then made available for additional housing rehabilitation loans to income-qualified homeowners.

All of the program income generated by the activities undergone in previous program years has been allocated to an activity for PY2010. In addition, all of the program income funds will be used to benefit low- and moderate-income residents.

HOME Investment Partnership

Guidelines for Resale or Recapture

Recapture Provision: The primary means for assuring continued affordability and availability of low- and moderate-income occupied homes will be through the use of the recapture requirements as defined in 24 CFR 92.254(a)(5)(ii). If a purchaser sells the HOME assisted dwelling during the period of affordability, the City will require that the outstanding HOME subsidy be recaptured at the time of resale. The outstanding HOME subsidy is calculated on a prorated basis depending on the period of time the homeowner has lived in the house and the affordability period.

For example, if the homeowner has lived in the house for three years and the affordability period is five years, the outstanding HOME balance equals 2/5 of the HOME assistance. If the homeowner has lived in the house for three years and the affordability period is ten years, then the outstanding HOME balance is 7/10 of the HOME assistance. Full repayment may not be required if, after provision for seller's "fair return on investment" (see below), there are no net proceeds or insufficient net proceeds to fully repay the subsidy. The term of affordability will be ended when the HOME subsidy is repaid in whole or in part, to the City HOME fund. The recapture provision will be enforced with a formal agreement with the home buyer and recorded as a lien on the property.

Resale Provision: At its sole discretion, the City may opt to enforce the resale provision (as defined in 24 CFR 92.254 (a)(5)(i)). Under the resale option, the home buyer may sell the property during the term of affordability provided that the following conditions are met:

- The sale is to a moderate to low income household that will use the property as its principal residence. A moderate to low income household is defined as a household whose gross annual income does not exceed 80 percent of the area median income, adjusted for household size.
- The sale price of the property may not exceed the lesser of:
 - a) the appraised value of the property at the time of sale, or
 - b) a sale price that yields an affordable mortgage.

A mortgage is considered affordable if the monthly payment for principle, interest, taxes, and insurance (PITI) does not exceed 30 percent of the gross monthly income of a household with an income less than 80 percent of the median income for the area, adjusted for household size. Household size will be determined by using the maximum occupancy standard. If necessary and available, the City will invest additional HOME funds to assure that the subsequent mortgage is affordable as defined by the HOME regulations.

Refinancing Existing Debt

The City of Kalamazoo will not use its HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

Affordability of Units

One to four unit homes purchased with Home Investment Partnerships Program monies will remain affordable for the required time period (up to \$14,999 per unit of HOME monies, affordability equals five years; \$15,000 to \$40,000 per unit, affordability equals 10 years) and will not exceed 95 percent of the median purchase price for the area as determined by the Section 203(b) program limits.

Generally, home ownership assistance (which may include down payment assistance and rehabilitation) will be restricted to a maximum of \$14,999 per unit with the resulting five year affordability period. The City reserves the option of granting an exception to the maximum investment at its sole discretion.

Local Market Conditions Requiring Tenant Based Rental Assistance

Nationally and in the City of Kalamazoo, housing continues to be the single largest budgetary expense for a household. The ability to maintain stable housing is a key factor in determining a household's access to the important goods and services; the exposure to violence and crime; access to transportation options; and the development of economic wealth and accumulation of assets.

During the development of the 2010-2014 Consolidated Plan, affordable housing was clearly identified as a primary concern among residents who participated in the planning process. A considerable amount of research was conducted into the number and types of housing units that are experiencing a cost burden exceeding 30 percent of household income. Cost burden is defined as the percentage of the household's total gross income spent on housing costs. For renters, housing costs include rent plus utilities. For homeowners, housing costs include mortgage payments, taxes, insurance, and utilities.

The U.S. Department of Housing and Urban Development (HUD) has received from the U.S. Census Bureau a "special tabulation" of American Community Survey (ACS) data. This data provides counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of median income) and household types of particular interest to planners and policy-makers. Known as the Comprehensive Housing Affordability Strategy (CHAS) data, these data sets help local communities plan for housing as part of the Consolidated Planning process. Based on this data, the following was determined for renters in Kalamazoo:

- A total of 4,841 households are renters below 30 percent of the median family income. For over 75 percent of these homes have a cost burden that is greater than 30 percent of their annual income. For 61 percent of all the renters in this group, the cost burden exceeds 50 percent of their annual income.
- There are 3,333 renter households in the 30 percent to 50 percent of median family income category. Over 61 percent of them are experiencing a cost burden greater than 30 percent of their income.
- There are 2,967 renter households between 50 percent and 80 percent of the City's median family income. Approximately 28 percent of this group is experiencing a cost burden exceeding 30 percent of their income.

For the City of Kalamazoo, the following table provides the HUD adjusted median-family income (HAMFI) limits which were utilized to determine cost burden for housing. These limits were based off of 2009 data as the 2010 HUD adjusted median-family income limits have yet to be established.

**Table 10: Median-Family Income Limits: 2009
Kalamazoo – Portage MSA**

	Three-Person Family	Four-Person Family
30 Percent HAMFI	\$16,950	\$18,850
50 Percent HAMFI	\$28,300	\$31,450
80 Percent HAMFI	\$45,250	\$50,300

Source: U. S. Department of Housing and Urban Development (HUD), 03/2009.

For the CDBG income eligible neighborhoods in the City, the following cost burden was found:

Table 11: Median Gross Rents in Income Eligible Neighborhoods

	Median Gross Rent	Units with Rent Payments	Units Exceeding 40% of Median	Number of Units Exceeding 40% of Median
City of Kalamazoo	\$520	15,000	32.5%	4,875
1.00 – Eastside	\$544	384	31.4%	120
9.00 – Edison	\$521	273	41.2%	112
2.02 – Northside	\$487	221	42.0%	93
6.00 – Vine	\$463	1,842	35.0%	645
10.00 – Edison	\$455	992	31.3%	310
5.00 – Stuart/Fairmont/West Main Hill	\$448	1,257	35.3%	444
3.00 – Northside	\$438	834	32.9%	274
11.00 – Edison/Vine/South Side	\$435	321	33.3%	107

Source: US Census of the Population, 2000, SF4.

The City as a whole has a total of 4,875 units with rents that exceed 40 percent of the median-family income. Within the CDBG eligible neighborhoods, approximately 2,105 units have rents that exceed this income limit. This is approximately 43 percent of the City’s total number of units with rents that exceed 40 percent of the median-family income. While not a direct indication of the number of households needing tenant based rental assistance, it is clear that a large percentage of Kalamazoo’s rental housing creates a cost burden for tenants.

Forms of Investment

The City of Kalamazoo will not use HOME funds for forms of investment other than those described in 24 CFR 92.205(b).

Procedures for Affirmatively Marketing Housing

For projects involving HOME in which five or more units are assisted, the City of Kalamazoo requires that an Affirmative Marketing Plan be presented to the City and adhered to. It includes an indication of how the grantee will inform the general public and solicit applications from eligible persons in the housing market area. Advertising, at a minimum, is expected to be in a newspaper of general circulation, as well as targeted postings to those agencies most likely to work with households needing affordable and decent housing.

The City of Kalamazoo is committed to a policy of affirmatively marketing and furthering fair housing within its jurisdiction. During 2008, the City of Kalamazoo contracted with J-Quad Consultants to research and update its Analysis of Impediments to Fair Housing Choice study. The update was finalized on April 21, 2009 in time to serve as one element of the City of Kalamazoo 2010 – 2014 Consolidated Plan. The previous AI report was completed in July 2003 and indicated that the growing concentration of minority populations within the jurisdiction, a disproportionately large number of rental units, age of the housing stock, and the state of the local and state economies are all contributing factors that serve as impediments to fair housing.

Outreach to Minority and Women-Owned Businesses

The City of Kalamazoo intends to promote the maximum feasible competition when awarding contracts. The City has an established policy of non-discrimination against a business or bidder with respect to soliciting, evaluating and awarding bids on the basis race, sex, sexual orientation, color, ethnicity, or national origin.

A policy has been established regarding vendor outreach and inclusion for minority or women business enterprises. The City will promote and maintain a directory of these enterprises, making it available on the City's Website. In addition, minority and women-owned businesses will be identified in the list of bidders for a contract. This will help to promote those businesses as contracts are awarded.

Finally, the Purchasing Department will report annually to the City Manager the dollar amount of purchases/contracts spent with minority and women-owned businesses and compare that dollar amount as a percentage to the total purchases/contracts awarded by the City.

Housing Opportunities for Persons With AIDS

The City of Kalamazoo does not receive HOPWA funding.

OTHER NARRATIVES

Reprogramming of Funds / Substantial Amendments

As part of the Consolidated Annual Performance and Evaluation Report (CAPER) that is required at the end of every program year, the City conducts a financial assessment of the CDBG, HOME and ESG funds. The City is in the process of this review and as a result has determined that there are CDBG and HOME funds which need reprogramming. These funds are being reprogrammed from activities that were:

- Completed but have fund balances that can not be spent;
- Not completed but the project is no longer in operation; or
- Unable to get the activity started.

A substantial amendment to previous year Action Plans is required for reprogramming of funds. It will be necessary to make a substantial amendment to a number program year Annual Action Plans per the requirements of the U.S. Department of Housing and Urban Development (HUD), found at 24 CFR 91.505.

Community Development Block Grant (CDBG)

For the CDBG program, this requires an amendment for Action Plans dating back to 1994 as shown below:

Program Year	Funds to be Reprogrammed
1994	\$23,000
1996	\$9,231
1998	\$512
2000	\$3,290
2001	\$310
2002	\$75,733
2003	\$128,908
2004	\$47,432
2005	\$25,524
2006	\$37,631
2007	\$64,234
Total:	\$415,810

A total of \$415,810 will be reprogrammed to the following activities:

City of Kalamazoo – LaCrone Park Improvements – \$195,892

The City of Kalamazoo Parks and Recreation Department will increase accessibility to LaCrone Park located in the Northside neighborhood through a new ADA playground area, removal of existing facilities and constructing new tennis and basketball courts, ¼ mile walking track, accessibility and landscaping improvements. The objective of this activity is Suitable Living and the outcome is Availability/Accessibility.

City of Kalamazoo – Street and Sidewalk Improvements – \$219,918

The City of Kalamazoo Community Planning and Development Department will conduct street improvement projects involving a targeted approach in the eligible CDBG neighborhoods in coordination with NSP expenditures. The objective for this activity is Suitable Living and the outcome is Sustainability.

Community Development Block Grant – Recovery (CDBG-R)

The City of Kalamazoo allocated \$39,000 of its CDBG-R funds to the Minority Business Alliance to expand economic educational opportunities to low- and moderate-income youth through their KidsBiz Entrepreneurial Training Program. The Alliance expended \$26,403 of their funds prior to the dissolution of the organization. The remaining balance of \$12,597 will be reprogrammed to the following CDBG-R activity:

Kalamazoo Neighborhood Housing Services – Foreclosure Prevention Activities

Kalamazoo Neighborhood Housing Services initially received an allocation of \$35,000 in CDBG-R funds for foreclosure prevention counseling to an estimated 39 families. Their total allocation will be increased to \$47,597 for this activity.

HOME Investment Partnership Program (HOME)

For HOME funds, the following Action Plans require a substantial amendment:

- PY2009: \$22,000 – ACB / JLB rehabilitation project
- PY2006: \$38,454 – City Housing Rehabilitation project
- PY2005: \$200,000 – Collins Street project
- PY2000: \$170,625 – City Housing Rehabilitation project

These funds, totaling \$431,079 will be reprogrammed and allocated to the following activities:

Kalamazoo Gladshire Limited Dividend Housing Association Limited Partnership Gladshire – \$140,909

HOME funds will be utilized to rehabilitate three units of a 40-unit complex for supportive housing on the northside of Kalamazoo in Census tract 2.02. The objective of this activity is Decent Housing and the outcome is Affordability. \$140,909 of the Collin Street activity will be reprogrammed to this project. The total funding allocation to this project is \$380,000.

TCS Properties, LLC – ALCO Apartments – \$81,091

TCS Properties are in the process of rehabilitating a 16-unit apartment complex in the Washington Square area of Kalamazoo, of which three to four units will be assisted with HOME funds. The objective of this activity is Decent Housing and the outcome is Affordability. \$59,091 from the PY2005 Collin Street activity and \$22,000 from the PY2009 ACB/JLB project will be reprogrammed for this activity. The total funding allocation to this project is \$240,000.

MAVCON Properties, Inc. – 100 Block of Michigan Avenue – \$63,909

Rehabilitation of four buildings in the 100 block of Michigan Avenue to include retail on the ground floor and housing on the 2nd and 3rd floors. Approximately 25 units will be developed, four of which will be affordable for work force housing. The objective for this activity is Decent Housing and the outcome is Affordability. \$63,909 of the funds reprogrammed from City rehabilitation projects will be applied to this activity. The total funding allocation to this project is \$400,000.

Housing Resources, Inc. – Rickman House – \$145,169

The Kalamazoo Area Housing Corporation will use a combination of current and prior year HOME funding to renovate the Rickman House, a supportive housing development project. 49 housing units will be renovated, expanded and improved. The objective for this activity is Decent Housing and the outcome is Affordability. \$145,169 of the funds reprogrammed from City rehabilitation projects will be applied to this activity. The total funding allocation to this project for this program year is \$300,000.

Unobligated HOME Funds

In addition to the funds for reprogramming, there are HOME funds from PY2008 and PY2009 which need to be committed. These funds remained uncommitted due to lack of acceptable projects, generally because of extended timelines for construction or insufficient funding to support the entire project. The City plans to obligate these funds as part of the 2010 program year. The total amount of unobligated funds is as follows:

PY2008
\$358,016 uncommitted funds
\$17,653 CHDO set aside

PY2009
\$495,000 uncommitted funds
\$110,529 CHDO set aside

These funds, totaling \$981,198 will be allocated and committed to the following activities:

Housing Resources, Inc. (HRI) – TBRA – 2 Year Allocation - \$358,016

Housing Resources, Inc will utilize HOME funds in 2010 and 2011 for the City of Kalamazoo Family Self-Sufficiency/TBRA program. It is estimated that 100 households each year will receive direct financial assistance through HOME TBRA with related technical and social services. The objective for this activity is Decent Housing and the outcome is Affordability. \$358,016 of the uncommitted PY2008 HOME funds will be allocated to this project. The total funding allocation to this project is \$450,000.

Kalamazoo Neighborhood Housing Services (KNHS) – Lease/Purchase Program – \$128,182 (CHDO set aside)

KNHS will be utilizing the required CHDO set aside to develop a pilot Lease/Purchase Program to allow three housing units to be purchased and occupied by low-income households. The objective of this activity is Decent Housing and the outcome is Affordability. \$110,529 of the PY2009 CHDO set aside and \$17,653 of the PY2008 CHDO set aside will be utilized for this activity.

TCS Properties, LLC – ALCO Apartments – \$158,909

\$158,909 of the PY2009 uncommitted funds will be used in combination with the \$81,091 reprogrammed HOME funds for a total of \$240,000 for this activity.

MAVCON Properties, Inc. – 100 Block of Michigan Avenue – \$336,091

\$336,091 of the PY2009 uncommitted funds will be used in combination with the \$63,909 reprogrammed HOME funds for a total of \$400,000 for this activity.

There are also older HOME administration dollars which have not been utilized by the City. These monies will fund the following activity:

Fair Housing Center of Southwest Michigan - Fair Housing Education, Enforcement and Advocacy - \$25,000

The Fair Housing Center of Southwest Michigan will use \$25,000 of HOME administration funds in the provision of educational and advocacy programs and services related to fair housing issues to low- and moderate-income persons throughout the City of Kalamazoo. Approximately 150 households will be assisted.