

## Consolidated Plan PY 2019 – FY 2023 Five Year Consolidated Plan

On February 9, 2023, the U.S. Department of Housing and Urban Development approved a 12-month extension on the 2019-2023 Consolidated Plan. This plan will now cover Program Year 2024 (July 1, 2024 - June 30, 2025.)



Prepared for:  
Community Planning &  
Economic Development  
Community Investment  
Division  
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# Executive Summary

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

### 1. Introduction

The 2019-2023 Consolidated Plan is a collaborative planning process between the City, the community at large, social service agencies, housing providers, community development groups, economic development agencies and the City's strategic approach to housing and community activities over the next five years. The process was implemented through a series of public meetings, stakeholder surveys, statistical data, and reviews of the City's Master Plan and Shared Prosperity Plan.

Using the latest available data, the plan reviews priority needs in affordable housing, homelessness, and non-housing community development. The plan also considers market conditions for a wide range of housing characteristics, including the number of available housing units, cost and condition of housing, homeless facilities and services, special needs facilities and services, and barriers to affordable housing.

In addition to a detailed review of needs and the market assessment, this Consolidated Plan presents a strategic set of goals that the City will pursue over a five-year time period for the Community Development Block Grant (CDBG), and HOME Investment Partnerships Program (HOME), that is provided by the U.S. Department of Housing & Urban Development (HUD). Emergency Solutions Grant (ESG) funding was not awarded the last two years of the city's 2014-2018 Consolidated Plan. However, going forward will continue to anticipate ESG funding and if awarded funding will be utilized to meet the needs of our homeless population. Goals listed will target the City's most pressing needs in housing and community development and will be used as a benchmark for performance evaluations over the five-year time period.

The goals established represent a balanced approach to housing and community development for low and moderate income families and individuals. The City will pursue strategies focused on affordable housing, rehabilitation, relocation, and new builds; funding of organizations which support low-income and special needs populations; maintenance of affordable housing stock through code enforcement; and administration and operation of public service projects and programs. These strategies are intended to ensure the continuing success of the City of Kalamazoo's population, neighborhoods, and businesses.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

There continues to be a need to improve the quality of housing stock in the community by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and

homebuyers that is affordable to low- and moderate-income persons and families. According to the Office of Policy Development and Research (PD&R) August 2017 report to Congress there is a significant increase poor families.

#### Goals/Strategies:

The City of Kalamazoo is expected to receive an average annual award of around \$2.1 million from HUD through the CDBG, HOME and ESG programs. These federal funds will be used to address the following housing and community development goals to advance opportunities for the low and moderate income families in the City:

*Affordable Housing* - Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing for low-moderate families.

*Homeless Assistance* - Work towards ending homelessness within Kalamazoo County by supporting the U.S. Department of Housing and Urban Development's Strategic Plan to Prevent and End Homelessness implemented through the Kalamazoo County Continuum of Care by providing services and support to the City's homeless population. As Emergency Solution Grant (ESG) funding is received and/or CDBG funds are available.

*Neighborhood Enhancement* - Advance the sustainability of the Community Development Block Grant neighborhoods identified in the Consolidated Plan through the continuation of City services and redevelopment of key neighborhood improvements.

*Youth Development* - Develop well-adjusted and productive youth through supporting youth programs and activities that fosters positive experiences, creative expression and opportunities to enhance interests, skills and abilities into adulthood.

### **3. Evaluation of past performance**

**As in its past consolidated plan, the City of Kalamazoo has continued to make every effort over the last four years to increase the impact of its HUD** funding, placing as many resources as possible directly into the development or rehabilitation/repair of housing and community services. The City focused programs within six core CDBG-eligible neighborhoods, which included Eastside (Census tract 1.00), Edison (Census tracts 9.00 and 10.00), Douglas (part of Census tract 5.00), Northside (Census tracts 2.02 and 3.00), Stuart (part of Census tract 5), and Vine (Census tract 6.00). These neighborhoods continue according to the 2010 Census to have a minimum of 51 percent low to moderate income persons as defined by HUD and continue to be the primary focus area of the 2019–2023 Consolidated Plan. Residents of these neighborhoods continue to face many interrelated social issues such as poverty; lack of affordable housing; substandard housing; higher incidence of criminal activity; and a need for support services.

The City designated CDBG and HOME funds to aggressively support housing-related activities. During the past four years, those resources supported the efforts of the City's Anti-Blight Team, homeowner rehabilitation and minor repair, new owner occupied housing construction, rental rehabilitation and rental subsidies. The Anti-Blight Team's dual function is to reduce housing code violations and identify abandoned and vacant housing in the community with the goal of restoring them to a functional use as affordable housing. Subrecipients like Kalamazoo Valley Habitat for Humanity, Kalamazoo Neighborhood Housing Services, Community Homeworks and Senior Services provided repair and rehabilitation services to low income homeowners. Residents in need of rental housing assistance could turn to Housing Resources, Inc., Catholic Charities Dioceses of Kalamazoo (formerly Catholic Family Services) and the YWCA.

The City also continues its strategic Neighborhood Enterprise Zone tax-relief plan within targeted areas to encourage both new development and rehabilitation of existing housing stock. There are two programs currently in place. The first zone is located in Census tract 6.00 in the Vine Neighborhood. Under this program, a homebuyer who purchases a housing unit receives a 50 percent reduction in both City and County taxes for ten years, so long as it remains their principal residence. The second Zone is located in Census tract 10.00 in the Edison Neighborhood where new Neighborhood Stabilization 2 homes were constructed. The resident of the new housing units in the Marketplace subdivision will pay only about one-third of their property taxes for the remaining time of their 10-year period.

The City utilized the model Outcomes Performance Measurement System designed by the federal government to assess its activities and those of its Subrecipients for the past four years. Activities funded through the CDBG, ESG and HOME programs are defined under this system in the Annual Action Plan and reported in the Consolidated Annual Performance and Evaluation Report.

#### **4. Summary of citizen participation process and consultation process**

The Department of Community Planning and Development sought out participation and consultation in the development of this Plan from City residents, nonprofit organizations, human service providers, the Continuum of Care, government employees, elected officials, neighborhood associations, and businesses.

The City of Kalamazoo approved a new Strategic Vision and Imagine Kalamazoo 2025 Master Plan in 2017. These documents were created through an extensive engagement process that began in 2015. The City utilized multiple techniques to ensure that engagement had a wide reach and open process that

welcomed comments and ideas from all residents. Techniques used included; living walls so participants were able to quickly and easily provide feedback by writing on a wall, pop-up engagement at existing events so that residents were met where they already were, large community meetings, surveys both paper and electronic, and meetings on the go which were packets created to enable residents to facilitate their own Imagine Kalamazoo meeting. Translators were at community meetings and surveys were also provided in Spanish to further ensure an inclusive and welcoming process. These efforts resulted in over 4,000 points of contact, ten times more than the previous Master Plan.

Additional engagement occurred in 2018 with financial support from the City of Kalamazoo as well as an Innovation Grant from the Government Alliance on Race and Equity (GARE) granted to the Michigan Department of Civil Rights, a community collaborative hired a contractor to conduct qualitative and quantitative research in Kalamazoo to better understand the housing experiences of Kalamazoo residents, especially the experiences of residents of color. The partners included the Michigan Department of Civil Rights (MDCR), City of Kalamazoo, Fair Housing Center of Southwest Michigan, Kalamazoo Community Foundation, and Interfaith Strategy for Advocacy & Action in the Community (ISAAC). Engagement for this project included community events, focus groups, conversations with service providers and printed surveys and open data sources. Over 700 completed surveys were received. Questions were also asked via housing question boards. Residents were asked to write comments regarding their experiences with housing on post it notes and place them on the boards. 71 post-it notes were received. The input from the community informed the Consolidated Plan and will be the foundation for the 2019-2023 Analysis to Impediments to Fair Housing. This report will be published summer of 2019.

A 30-day comment period was opened in February 2019 allowing citizens to comment. After the comment period, a public hearing was held by the Community Development Act Advisory Committee and then a final Public Hearing by the City of Kalamazoo City Commission on May 6, 2019. Notices of the public comment period and public hearings were posted in the local newspaper and at various public City locations.

## **5. Summary of public comments**

The Consolidated Plan and Action Plan were informed throughout development of the city's Imagine Kalamazoo plan, Shared Prosperity Plan and GARE project. Engagement with local nonprofits,

stakeholder organizations, neighborhood groups and residents, community funders, housing providers, community leaders and residents who access public services provided an array of comments addressing the needs of the City during these engagements and through a Community Needs Survey. This input provided the foundation for the development of the priorities, goals and objectives of the Plan.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments during engagements were accepted. The City evaluated and compiled public input to develop a focused set of priorities and goals that would address the most urgent needs and not duplicate efforts. Qualitative feedback collected through the community survey, community forums, sub-recipient meeting, and public hearings provided insight into priority need from the entitlement grant beneficiary perspective. Top priority needs were identified as:

- Programs to help homeowners repair their homes
- Programs to stimulate repairs to rental units
- Programs that assist individuals from becoming homeless
- Additional homeless shelters and transitional housing facilities
- An overall increase in public service programs

Full meeting minutes and summaries are available.

## **7. Summary**

The 2019-2023 City of Kalamazoo Consolidated Plan reflects the coordinated efforts of City staff, a wide network of community stakeholders, City residents, Community Development Act Advisory Committee members and the City Commission.

This Consolidated Plan consists of several parts including: a housing and community needs assessment that analyzes the current market conditions, a section on the needs for people who are homeless, a Strategic Plan section and the Annual Action Plan. The Strategic Plan is a key component of the Consolidated Plan, as this section outlines the City of Kalamazoo's objectives and outcomes to meet the needs identified in the assessment section. The Annual Action Plan, one of five annual plans, outlines how federal resources will be allocated. Each year after that an Annual Plan will be completed to communicate how these funds will be allocated to meet the objectives identified in the Consolidated Plan.

The Annual Action Plans will also include a section that evaluates the community's performance towards meeting the objectives outlined in the Consolidated Plan.



# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Kalamazoo	Community Planning and Development
CDBG Administrator	City of Kalamazoo	Community Planning and Development
HOME Administrator	City of Kalamazoo	Community Planning and Development
ESG Administrator	City of Kalamazoo Continuum of Care	Community Planning and Economic Development with Local Initiatives Support Corporation

### Narrative

The City of Kalamazoo, Department of Planning and Economic Development (CPED) is the department that is responsible for preparing the Consolidated Plan and administration of CDBG, HOME, and ESG programs. As the lead agency, the City is responsible for overseeing the development and implementation of the 2019-2023 Consolidated Plan, Annual Action Plans and Consolidated Annual Performance Evaluation Reports. Community Investment staff provides administrative and planning support for the use of the federal funds and acts as the primary staff support to the Community Development Act Advisory Committee. The Committee is a 13 member board that is appointed by the City Commission to advise on matters related to community development, make recommendations on the expenditure of funds through an annual competitive process, assist with the development of HUD related documents, ensure citizen participation in all phases of the federal allocation process and to promote community development activities within the

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

In accordance with 24 CFR Part 91, and the City's Citizen Participation Plan, the participants conducted a comprehensive community participation process in a manner to ensure inclusion of all residents of the region, target areas, beneficiary communities of federal resources awarded through the public awards process, and public and private agencies operating in the region.

The City advertised public meetings in newspapers of general circulation in the City, published an online survey, consulted directly with key stakeholders, and hosted public and stakeholder forums.

#### **Direct Agency Consultation**

The City developed a list of over 100 stakeholders to provide outreach to during the Consolidated Plan process. Stakeholders were invited to participate in the public meetings, on-line survey, and comment period via direct email to organization contacts. Additionally, participants conducted interviews with pertinent stakeholders to gather supplemental information for the Consolidated Plan

The City developed engaged with over 100 stakeholders to provide outreach to during the Consolidated Plan process.

#### **Advertisement of Outreach Activities**

To maximize engagement, the City implemented various methods of advertisement for the outreach activities listed above. The City focused its efforts on reaching the broadest audience possible, while also employing methods specific to underserved populations.

Interested parties notices were advertise the public meetings, and on-line survey. Flyers were distributed electronically to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and persons with a disability. Flyers were also distributed at public offices, public libraries, and City Hall.

During the preparation of the Consolidated Plan, The City of Kalamazoo Division of Community Investment (CI) sought input from members of the public, private and public agencies, and other interested parties at various stages to ensure that their views and interests are represented in the document. Specifically, these entities are invited to public meetings held by CI to disseminate information about the CDBG, ESG and HOME Programs and to solicit feedback about the community's housing and community development needs. The City's Consolidated Plan is presented to the public and City Commissioners at public meetings. CI accepts public feedback at all meetings, both in writing (Community Needs Survey) and orally. A notification process is also established to advise each stage of the process. This process includes public notices, announcements on the City of Kalamazoo website and direct correspondence to interested parties. The outcomes of the Consolidated Plan represent the information collected from this collaboration, as well as from public comment and public

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Many of the local housing providers, health and mental health agencies and homeless service providers are members of the Continuum of Care. Coordination between these agencies and the City occurs primarily through interaction of Continuum of Care Teams: Allocations and Accountability Team, Data Users Group and the Systems of Care Team.

The Systems of Care Team works towards addressing the needs of the homeless and those that may become homeless by reducing or eliminating the barriers to services. Systems of Care Team members also serve as Navigators for their respective agencies. The role of a Navigator is to resolve systems induced barriers between service providers. The Systems of Care Team, through the Navigator program, is working to assure a comprehensive community-wide outreach, service and housing system program.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Kalamazoo County Continuum of Care is a community-based, county wide housing partnership that oversees the planning and coordination of the community's response to the continuum of housing needs, as well as activities within the homeless assistance system. Membership is required to receive funding through the Continuum of Care. There are currently 46 member organizations, including the City of Kalamazoo, in the Continuum of Care who contributes to the coordination of homeless prevention, shelter and re-housing services. Specifically, the Community Development Manager sits on the Allocations and Accountability Team, which helps to ensure positive outcomes from homeless service providers that receive funding.

To help the Continuum of Care accomplish its goals, the City of Kalamazoo will continue to provide its Emergency Solutions Grant funding to the Continuum of Care when awarded. These funds are then allocated to local nonprofits that are members of the Continuum through a competitive application process.

The local priority to address the needs of the homeless is to create/retain transitional and permanent housing units. It is a Continuum goal to reduce the number of emergency shelter beds and, using a rapid re-housing model, move homeless residents quickly from homelessness into permanent housing. Both transitional and permanent supportive housing programs operating under a rapid re-housing model or prevention model is prioritized within the system. In addition, the CoC conducts an annual Point in Time (PIT) survey counting homeless people in the county. The results indicate the need for affordable housing as well as information on the demographics and circumstances of homeless individuals and families in our communities. Instead of simply providing temporary food and shelter, Kalamazoo is focused on tackling the underlying reasons for homelessness, including substance abuse, mental illness, lack of job skills, domestic violence and child-care issues. The Continuum of Care formalized a “No Wrong Door” countywide Coordinated Community Assessment System in 2009. *Gryphon Place 2-1-1 provides 24 hour information and referral services to residents in need of help to Kalamazoo continuum of care organizations.* . These individuals are then presented through a Community Housing Matching Process (CHaMP) within 5 business days and matched with available housing resources that best meets their needs and prioritizes our community's most vulnerable citizens.

Persons with greatest need are referred to Housing Resources, Inc. the Lead Agency/Housing Assessment and Resource Agency (HARA) for housing assessment and development of the Community Housing Assistance Plan (CHAP). Those with an urgent need are referred to area emergency shelters where the CHAP is developed in consultation with the HARA. Walk-in services are provided through centrally located satellite locations and through the weekly Community Housing Hour at the Goodwill Human Services Campus where multiple agencies participate in providing housing related information.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**  
**Consultation with the Continuum of Care in Allocating ESG Funds, Performance Standards Evaluation of Outcomes, and HMIS**

The Continuum of Care was instrumental in the development of the City of Kalamazoo’s 2019-2023 Consolidated Plan. Priorities, strategies and objectives were included in the Consolidated Plan which addresses the 10-Year Plan to End Homelessness. These strategies are then implemented each year through the activities funded in the Annual Action Plan.

City staff from the Community Planning and Economic Development sits on the Continuum of Care’s Allocation and Accountability Team. The manager’s interaction with this team allows the City to not only interact with vital community organizations that work to end homelessness but to have direct input in the development of strategies and goals of the Continuum of Care.

In Program Year 2013, the City made a decision to have a joint funding process with the Continuum of Care. The City’s ESG funds are included with other the funding the Continuum receives from HUD to allow for one grant application process to the local homeless providers. The award process includes a Notice of Intent that details the sub grantee’s funding request, program description, expected outcomes, quality improvement and reporting.

The City of Kalamazoo utilizes a Subrecipient Agreement with the nonprofit organization to determine overall performance. An annual outcome is detailed in the Agreement which must be met by the end of the program year. Monthly accomplishment reports are reviewed as part of the request for reimbursement process to assist the City in monitoring goal achievement. In addition, bi-annual reports are required detailing the successes and missed opportunities of the funded activity.

To facilitate the evaluation of performance, the City has implemented a Performance Tracking System, which is detailed in the Agreements, to help subrecipients meet their monthly, bi-annual, and yearly goals. The intent is to provide a more formalized approach to tracking performance of Subrecipients that would offer more than anecdotal information when evaluating future funding applications. The system assigns a point value of 100 at the beginning of the program year and points are deducted when expectations are not reached.

The Continuum of Care also has an evaluation monitoring process to determine whether agencies are performing satisfactorily and effectively addressing homeless needs. The monitoring process requires all Continuum of Care grantees to submit quarterly HMIS reports.

The focal areas for review related to the CoC evaluation and monitoring, now utilizes HUD System Performance Measures that evaluate a community's response to ending homelessness. These may vary depending on the type of HUD projects a community funds. The focal areas listed may not be all inclusive of Kalamazoo's CoC and perhaps stating that System Performance Measures are reviewed could be considered:

- Increasing housing stability/sustainability as measured through an increase in income.
- Increasing the percentage of homeless persons staying in permanent housing over six months to at least 77 percent.
- Increasing the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- Increasing the percentage of persons employed at exit to at least 20 percent.
- Reducing the average Length of Stay in shelters to less than 30 days.

These areas are reviewed quarterly by the Allocations and Accountability Team of the Continuum of Care and every other month by the Data Team. Attention is also given to grantees rate of spending, consistency with designated Emergency Solution Grant goals and data entry quality.

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

The City of Kalamazoo held a number of meetings with community stakeholders who represented a wide variety of community needs. In addition, a Community Needs Survey was administered to the clients the organizations serve.

During the Consolidated Plan development process a community-wide stakeholder and city partners meeting held on July 23, 2018. In attendance were a number of nonprofits, service providers, neighborhood representatives and the religious community. Activities held at the meeting were designed to get to a prioritized list of projects the stakeholders and partners thought to be priority.

In addition to the stakeholder meeting, City staff attended both Housing Matters Forum meeting and Project Connect. The Housing Matters Forum is a group of nonprofit organizations that meet once a month to discuss affordable housing issues. Staff presented on the development of the Consolidated Plan and had dialogue on community needs. Staff also administered the Community Needs Survey to attendees and asked them to dispense the survey to their clients and program participants.

Project Connect is an event that connects individuals and families to free on-site services that include parenting and children’s services; employment and education; financial and legal services; health and medical screening; housing and food assistance; and personal services. The City set up a booth at Project Connect to reach out to these service providers, as well as the Kalamazoo County residents accessing the event. Typically 600-1,000 people access the Project Connect event.

**Table 2 – Agencies, groups, organizations who participated –**

Agency/Group/Organization	Agency/Group/Organization Type	Sections of the Plan Addressed
<b>Bronson Hospital</b>	Housing; Services - Homeless	Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied Youth;
<b>Building Blocks</b>	Housing; Neighborhood Organization	Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Non-Homeless Special Needs; Anti-poverty Strategy
<b>Community Homeworks</b>	Housing	Housing Needs Assessment; Non-Homeless Special Needs; Market Analysis; Lead-Based Paint
<b>CARES</b>	Services - Persons with Disabilities	Housing Needs Assessment; Market Analysis; Homelessness Strategy; Anti-poverty Strategy
<b>CDAAC</b>	Civic Leaders	Housing Need Assessment; Homelessness Strategy; Homeless Needs - Chronically homeless; Homeless Needs - Families with Children; Homelessness Needs - Non-Homeless Special Needs; Anti-poverty Strategy
<b>Continuum of Care</b>	Housing; Services - Housing; Services - Homeless	Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Market

Agency/Group/Organization	Agency/Group/Organization Type	Sections of the Plan Addressed
		Analysis; Anti-poverty Strategy
<b>Disability Network of SW MI</b>	Services - Persons with Disabilities	Housing Needs Assessment; Non-Homeless Special Needs
<b>El Concilio</b>	Services - Housing; Services - Children; Services - Health; Services - Education; Services - Employment; Services - Fair Housing	Housing Need Assessment; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-Poverty Strategy
<b>Edison Neighborhood Association</b>	Housing; Neighborhood Organization	Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy
<b>Fair Housing Center</b>	Service - Fair Housing	Housing Needs Assessment
<b>GFM</b>	Services - Youth	Families with Children; Homelessness Needs - Unaccompanied youth; Non-Homeless Special Needs; Market Analysis; Anti-poverty Strategy
<b>Gospel Mission</b>	Housing; Services - Housing; Services - Homeless	Housing Needs Assessment; Homeless Needs; Homeless Strategy; Market Analysis; Anti-Poverty Strategy
<b>Housing Resources Inc.</b>	Housing; Services - Housing; Services - Homeless	Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Market Analysis; Anti-poverty Strategy
<b>ISAAC</b>	Civic Leaders	Housing Needs Assessment; Homeless Needs; Homeless Strategy; Market Analysis; Anti-Poverty Strategy
<b>KNHS</b>	Housing; Services - Housing	Housing Need Assessment; Lead-based Paint Strategy; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy
<b>Kalamazoo Eastside Neighborhood Association</b>	Housing; Neighborhood Organization	Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy

Agency/Group/Organization	Agency/Group/Organization Type	Sections of the Plan Addressed
<b>Kalamazoo Valley Habitat for Humanity</b>	Housing; Services - Housing	Housing Need Assessment; Lead-based Paint Strategy; Economic Development; Market Analysis
<b>Kalamazoo Gospel Mission</b>	Services - Homeless	Housing Need Assessment; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied Youth; Anti-poverty Strategy
<b>Local Initiative Support Corporation</b>	Housing; Services - Homeless	Housing Need Assessment; Homelessness Strategy; Homeless Needs - Chronically Homeless; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied Youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy
<b>Ministry With Communities</b>	Services - Homeless	Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Families with Children; Homelessness Needs - Veterans; Homelessness Needs - Unaccompanied Youth; Non-Homeless Special Needs; Market Analysis
<b>Momentum</b>	Services - Employment	Housing Needs Assessment; Market Analysis; Economic Development; Anti-Poverty Strategy
<b>Oakwood Neighborhood Association</b>	Neighborhood Organization	Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically homeless; Homeless Needs - Families with Children; Homelessness Needs - Unaccompanied youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy



Agency/Group/Organization	Agency/Group/Organization Type	Sections of the Plan Addressed
Senior Services	Services - Elderly Person; Services - Persons with Disabilities	Non-Homeless Special Needs
Stuart Neighborhood Association	Neighborhood Organization	Housing Need Assessment; Lead-based Paint Strategy; Homelessness Strategy; Homeless Needs - Chronically homeless; Homeless Needs - Families with Children; Homelessness Needs - Unaccompanied youth; Non-Homeless Special Needs; Economic Development; Market Analysis; Anti-poverty Strategy
Urban Alliance, Inc.	Housing; Services - Housing	Housing Need Assessment; Lead-based Paint Strategy; Economic Development; Market Analysis

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

The City of Kalamazoo believes in a multi-faceted, collaborative approach to community development and strives to include all agencies from varied backgrounds to provide input essential to successful community development planning. This includes public service agencies, developers, community organizations, local governments/municipalities, and the public. The City adheres to its Citizen Participation Plan as an effective and comprehensive means for deriving local information for planning/community development needs. CI endeavored to include all local pertinent agencies in the consultation process by extending an invitation to partnership meetings and survey participation.

The City did not consult with other federal agencies when developing the Consolidated Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Local Initiatives Support Corporation	The goals of the 10-Year Plan to End Homelessness are supported by the Homeless Assistance priority of the Consolidated Plan.
Kalamazoo Master Plan	City of Kalamazoo	The City of Kalamazoo Master Plan shares common objectives with the Consolidated Plan, particularly related to housing and neighborhood enhancement.
Assessment of Fair Housing	City of Kalamazoo	The City’s Assessment of Fair Housing Plan share similar research, goals and action items.

**Table 1 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City actively partners with many local non-profit and for profit community agencies to support the goals of the provision of affordable, safe and sanitary housing; a suitable living environment, and expanded economic opportunities for low and moderate-income persons within the City.

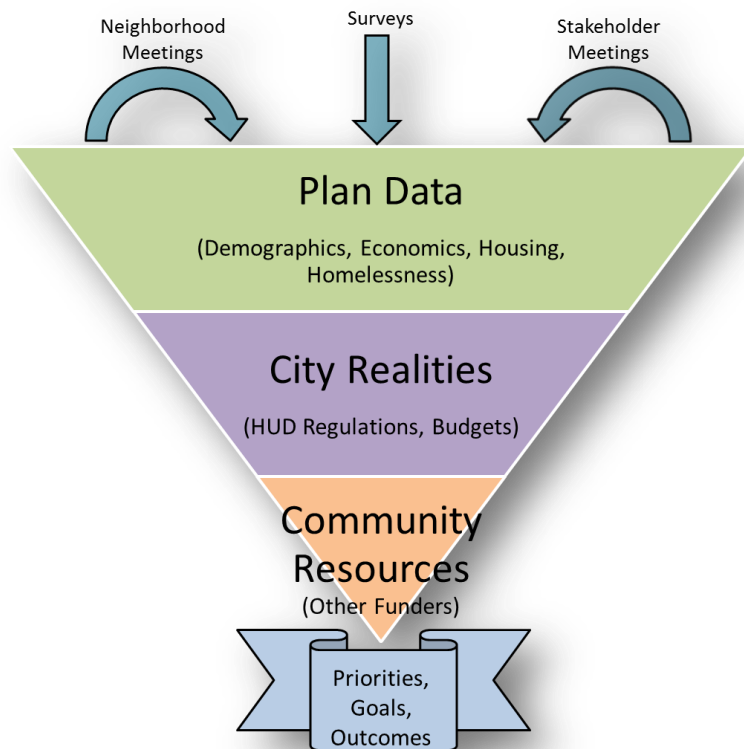
At a minimum, implicit in these goals is the City's commitment to providing coordinated community, housing and supportive services to its low-income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts. The City of Kalamazoo will continue to encourage building partnerships between governments, lenders, builders, developers, real estate professionals, and advocates for low-income persons. The City of Kalamazoo will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

## PR-15 Citizen Participation

Summarize citizen participation process and how it impacted goal-setting

The development of the priorities, goals and objectives for the 2019-2023 Consolidated Plan was determined through a review process developed by the City, which included the following steps:

- Solicitation of public input;
- Review of input against required data sets (Needs Assessment and Market Analysis);
- Review of public input and data against City realities and requirements; and
- Review of public input, data sets and City realities with other local community funders to address possible duplicative efforts.



To reach out to the broad Kalamazoo community, the City conducted a Community-based Needs Survey. The survey was provided directly to citizens, local nonprofit organizations to reach out to low income residents who access community services, service providers and community activists. This allowed the City to target specific populations like the homeless, elderly, disabled, Section 8 voucher holders, etc.

Preparation for the 2019-2023 Consolidated Plan started when the City of Kalamazoo approved a new Strategic Vision and Imagine Kalamazoo 2025 Master Plan in 2017. These documents were created through an extensive engagement process that began in 2015. The City utilized multiple techniques to ensure that engagement had a wide reach and open process that welcomed comments and ideas from

all residents. Techniques used included; living walls so participants were able to quickly and easily provide feedback by writing on a wall, pop-up engagement at existing events so that residents were met where they already were, large community meetings, surveys both paper and electronic, and meetings on the go which were packets created to enable residents to facilitate their own Imagine Kalamazoo meeting. Translators were at community meetings and surveys were also provided in Spanish to further ensure an inclusive and welcoming process. These efforts resulted in over 4,000 points of contact, ten times more than the previous Master Plan.

Additional engagement occurred in 2018 with financial support from the City of Kalamazoo as well as an Innovation Grant from the Government Alliance on Race and Equity (GARE) granted to the Michigan Department of Civil Rights, a community collaborative hired a contractor to conduct qualitative and quantitative research in Kalamazoo to better understand the housing experiences of Kalamazoo residents, especially the experiences of residents of color. The partners included the Michigan Department of Civil Rights (MDCR), City of Kalamazoo, Fair Housing Center of Southwest Michigan, Kalamazoo Community Foundation, and Interfaith Strategy for Advocacy & Action in the Community (ISAAC). Engagement for this project included community events, focus groups, conversations with service providers and printed surveys and open data sources. Over 760 completed surveys were received. Questions were also asked via housing question boards. Residents were asked to write comments regarding their experiences with housing on post it notes and place them on the boards. 71 post-it notes were received. The input from the community informed the Consolidated Plan and will be the foundation for the 2019-2023 Analysis to Impediments to Fair Housing. This report will be published summer of 2019.

The following plans and engagements informed the 2019-2023 Consolidated Plan and 2019 Action Plan:

#### **Government Alliance for Race and Equity - 2018**

- 760 completed surveys
- Housing Question Boards
  - “What do you look for when you have or are looking for housing?” 71 responses
  - “What will promote fair and safe housing in Kalamazoo?” 88 responses
- Focus Groups
  - Senior Services
  - CARES
  - Disability Network
  - El Concilio
  - Ministry with Community
  - ISAAC

#### **Shared Prosperity Kalamazoo**

- Four month community planning process
- Organizing Committee
- Goal teams – Family, Youth and Jobs

**Imagine Kalamazoo 2025 – 2016-17**

- Community Events
- Neighborhood Meetings
- Flyers
- Social Media
  - 4,058 points of contact

The final steps of citizen participation were the 30-day public comment period and public hearings held by the Community Development Act Advisory Committee and the City Commission.

**Meetings**

To ensure wide-spread citizen participation, Community Planning and Community Investment worked together in conducting meetings city-wide with emphasizes being placed on the six core Community Development Block Grant-eligible neighborhoods to generate discussion and input on City and neighborhood needs. The information provided below are the common themes heard from the neighborhoods:

**Table 3. Citizens Responses**

<b>Single-Family Housing</b>	<ul style="list-style-type: none"> <li>○ Removal of blighted houses – demolition</li> <li>○ Rehabilitation and sale of vacant houses</li> <li>○ Inspections of single-family housing before sale</li> <li>○ Homeowner rehabilitation/lead based paint abatement – grants or low-interest loans</li> <li>○ New homeownership – grants or loans</li> <li>○ Lease/purchase program</li> <li>○ Weatherization/energy efficiency programs for homeowners</li> </ul>
<b>Additional Housing Types</b>	<ul style="list-style-type: none"> <li>○ Transitional housing for homeless, particularly young adult</li> <li>○ Transitional housing for ex-offenders</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>○ Repair/fix alleyways</li> <li>○ Improve streets (pot holes)</li> <li>○ Increased/improved streets</li> <li>○ Safe bike lanes and walking paths</li> </ul>

	<ul style="list-style-type: none"> <li>○ Tree maintenance, particularly in rights-of-way</li> <li>○ Sidewalk maintenance</li> <li>○ Better management of neighborhood parks (trash, mowing, etc.)</li> <li>○ ``</li> </ul>
<b>Services</b>	<ul style="list-style-type: none"> <li>○ <b>Fair, consistent and equitable code enforcement</b></li> <li>○ Community policing – community building with police</li> <li>○ Ex-offender re-entry programs – felony expungement</li> <li>○ Job training/education</li> <li>○ Business assistance – attract businesses to neighborhoods</li> </ul>
<b>Youth</b>	<ul style="list-style-type: none"> <li>○ After school/summer programs</li> <li>○ Structured activities</li> </ul>

A meeting was held with community stakeholders and city partners on July 23, 2018. In attendance were a myriad of nonprofits, service providers, neighborhood representatives and the religious community. An activity was conducted to gather their input on the main categories of community development available for grant funding. The participants indicated an activity they felt should be funded on a post-it note and then placed the note under the most appropriate category. The list below includes the area of interest identified:

The final steps of citizen participation were the 30-day public comment period and public hearings held by the Community Development Act Advisory Committee and the City Commission. Information related to these events is outlined below:

### Citizen Participation Outreach

- Mode of Outreach:** 30-Day Public Comment Period
- Target of Outreach:** Nonprofits, local funders, neighborhood organizations, City residents, 2019 applicants and any other stakeholders
- Response/Attendance Comments Received:** Responses received during the comment period addressed support of affordable housing, homeless prevention, Continuum of Care, housing for prisoner returnees and encouraged accessibility improvements for both housing and infrastructure.
- Comments not accepted:** All comments were accepted
- Mode of Outreach:** Community Development Act Advisory Committee Public Hearing (3/21/19)
- Target of Outreach:** Nonprofits, local funders, neighborhood organizations, City residents, 2019 applicants and any other stakeholders

**Response/Attendance** Twelve individuals were in attendance.  
**Comments Received:** There was general support of priorities, goals and objectives. Discussions were centered on the plan still being in the draft format. City staff explained that the plan would remain in draft format until HUD notified the City of Kalamazoo of its 2019 allocation. Once submitted to the City Commission the Commission would vote to forward giving permission to make the necessary changes upon receipt of HUD's 2019 allocation

**Comments not accepted:** All comments were accepted

**Mode of Outreach:** City Commission Public Hearing (5/6/2019)  
**Target of Outreach:** Nonprofits, local funders, neighborhood organizations, City residents, 2019 applicants and any other stakeholders

**Response/Attendance:** Two CDAAC members were in attendance.  
**Comments Received:** Comments received were centered on the Consolidated Plan and the inability for citizens to be able to property prior to Landbank purchasing.

**Comments not accepted:** All comments were accepted

**Table 4. Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish, Chinese Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	.	Written comment receive suggesting the city Analysis to Impediments be completed along with the City's ConPlan and notice for Public Hearing be shared by other means than the internet, newsprint and posting. Also suggested public hearing not be held at City Hall	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2.	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish, Chinese  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No one attended or provided oral or written comments. Therefore, no response was required.	No one provided oral or written comments.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	CDAAC Public Hearing	Non-targeted Broad Community Community Stakeholders Database List	The first public hearing was held by the Community Development Act Advisory Committee on March 21, 2019. A total of twelve persons attended including CDAAC members and City staff.	Attendees were in support of the Consolidated Plan priorities and the Action Plan allocation of funds. Most of the concerns noted were for the use of program income.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	City Commission Public Hearing	Non-targeted Broad Community Community Stakeholders Database List	Community Planning and Development presented the draft consolidated plan to the City of Kalamazoo City Commissioners on May 6, 2019 at 6:30pm. During that presentation the City staff presented the overall funding amounts, the steps taken to solicit public feedback and input on the plan, and answered questions from Commissioners and attendees.	The comments at the City Commission public hearing also were related to the Consolidated Plan and inability for citizens to have purchase property prior to Landbank.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Consolidated Plan Housing Needs Assessment is a look at the City of Kalamazoo's needs for housing assistance throughout the community. This section includes data that describes levels of housing need by income range, family type, and type of housing problems.

Data and tables provided throughout this section are in most cases pre-populated by HUD as a data output from the HUD Integrated Disbursement and Information System (IDIS). This data is required to complete the Consolidated Plan and is not available through alternate sources.

The Comprehensive Housing Affordability Strategy (CHAS) 2000 and 2010 data provided by HUD was utilized, depending on the available data source. In addition, the U.S. Census and American Community Survey data was used to complete this section. Consultation with local housing agencies and other City documents were also considered.

The Housing Needs Assessment portion of this document evaluates the City's current needs for housing assistance for the following income groups based on area median income (AMI):

Very Low Income (0-30 percent AMI)

Low Income (30-50 percent AMI)

Moderate Income (50-80 percent AMI)

Area median income is based on the 2018 HUD Income Limits Documentation System which became effective on April 01, 2018.

**Table 5. 2018 HUD Income Limits**

FY 2019 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2019 Income Limit Area	Median Family Income <a href="#">Explanation</a>	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Kalamazoo-Portage, MI MSA</b>	\$73,900	Very Low (50%) Income Limits (\$) <a href="#">Explanation</a>	25,900	29,600	33,300	<b>36,950</b>	39,950	42,900	45,850	48,800
		Extremely Low Income Limits (\$)* <a href="#">Explanation</a>	15,550	17,750	21,330	<b>25,750</b>	30,170	34,590	39,010	43,430
		Low (80%) Income Limits (\$) <a href="#">Explanation</a>	41,400	47,300	53,200	<b>59,100</b>	63,850	68,600	73,300	78,050

Source: HUD Data Sets, effective 01/27/2019

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

This section of the Consolidated Plan details the characteristics of the City of Kalamazoo's households and housing stock. The data provide an estimated number and types of families in need of housing assistance by income levels, tenure type, and household type, and by housing problem (costs burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates needs determined from consultation and public outreach.

Demographics	Base Year: 2000	ACS-Most Recent Year: 2017	% Change
Population	77,145	75,807	-1.7
Households	31,798	28,996	-8.9
Median Income	\$31,189.00	\$51,945	49.9%

**Table 6 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), ACS (Most Recent Year)

**Demographics: The following three tables represent**

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	6,345	4,465	5,235	2,450	9,535
Small Family Households	1,610	1,210	1,705	925	4,135
Large Family Households	300	275	235	135	515
Household contains at least one person 62-74 years of age	705	630	665	365	1,670
Household contains at least one person age 75 or older	359	510	525	165	920
Households with one or more children 6 years old or younger	1,220	615	639	340	660

**Table 7 - Total Households Table**

**Data Source:** 2008-2012 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	50	40	0	150	30	0	25	0	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	85	40	10	145	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	65	20	0	120	20	70	15	10	115
Housing cost burden greater than 50% of income (and none of the above problems)	3,465	880	200	0	4,545	525	420	75	50	1,070

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	450	1,400	1,255	40	3,145	165	530	655	155	1,505
Zero/negative Income (and none of the above problems)	525	0	0	0	525	130	0	0	0	130

**Table 8 – Housing Problems Table**

Data 2008-2012 CHAS

Source:

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,570	1,080	305	10	4,965	575	485	120	60	1,240
Having none of four housing problems	1,245	1,950	3,055	1,300	7,550	295	945	1,755	1,080	4,075
Household has negative income, but none of the other housing problems	525	0	0	0	525	130	0	0	0	130

**Table 9 – Housing Problems 2**

Data 2008-2012 CHAS

Source:



### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,055	730	279	2,064	135	295	295	725
Large Related	150	70	30	250	65	60	65	190
Elderly	489	255	153	897	199	350	235	784
Other	2,285	1,360	1,030	4,675	330	255	150	735
Total need by income	3,979	2,415	1,492	7,886	729	960	745	2,434

**Table 10 – Cost Burden > 30%**

Data 2008-2012 CHAS  
Source:

### Cost Burden 30%

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	870	220	4	1,094	120	95	10	225
Large Related	150	20	0	170	35	20	0	55
Elderly	284	80	34	398	115	165	45	325
Other	2,210	570	170	2,950	270	145	20	435
Total need by income	3,514	890	208	4,612	540	425	75	1,040

**Table 11 – Cost Burden > 50%**

Data 2008-2012 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	65	95	55	10	225	0	25	15	0	40

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	25	0	0	25	20	45	4	0	69
Other, non-family households	0	30	10	0	40	0	0	0	10	10
Total need by income	65	150	65	10	290	20	70	19	10	119

**Table 2 – Crowding Information – 1/2**

Data Source: 2008-2012 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 3 – Crowding Information – 2/2**

Data Source:  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

The data provided by HUD does not indicate single person households. Only, small related, large related, single-family and multi-family are designated.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Based on the tables provided above, we can estimate that approximately 5000 renters and 1300 owners are experiencing a housing problem. The 2008 – 2012 American Community Survey indicates there are 10,640 persons in Kalamazoo who are disabled, which is approximately 14 percent of the total population. Based on this percentage there are approximately 4451 households with a disabled person who are experiencing a housing problem.

According the 2017 Michigan Incident Crime Reporting, there were 3,685 incidences of domestic violence in Kalamazoo County.

As can be expected, the households that make 30 percent or less of the area median income are most affected. A household of four that make 30 percent of the area median income has earnings of \$17,750. The fair market rents for a two bedroom apartment in Kalamazoo is \$715. For a year, this

equates to \$8,580, which is 48 percent of the household income without considering utilities and other housing expenses.

### **What are the most common housing problems?**

Some of the most common housing problems in the City of Kalamazoo consist of severe rent burden, families being able to find safe and affordable, low housing stock and nimby communities (not in my backyard) not wanting to low income housing in their communities.

### **Are any populations/household types more affected than others by these problems?**

The populations/household types that are more affected than others by these problems are those severely low income families.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Those households that pay 50 percent or more of their income towards housing are at the highest risk of becoming unsheltered. According to the HUD data provided, there are approximately 2,625 households who make 80 percent or less of the area median income that also have children present who are six and under. This is 15 percent of the total number of low income households. Applying this percentage to the number of households that pay 50 percent or more of their income towards housing equates to approximately 962 households with children present.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

It is difficult to estimate the total numbers of individuals and families at imminent risk of becoming homeless. However, there are a number of situations where a family or an individual can be considered precariously housed and at imminent risk of homelessness. These situations include imminent eviction, very low income and very high rent burdens, substandard housing, overcrowded conditions, and a recent episode of homelessness.

### **Discussion**

As more and more seniors face economic insecurity, they become vulnerable to poor and unstable housing conditions and can become at risk for homelessness.

A large number of seniors have incomes slightly above the level to qualify for government subsidized housing, but inadequate to meet their housing needs. This creates a severe disadvantage for this population in opting for market-rate housing. Additional subsidized housing programs will make housing more affordable for this group of seniors. As mentioned above, subsidized housing assistance significantly decreases the rent burden for single elderly households. Many elderly are also affected by very low rental vacancy rates as waiting lists for certain housing programs can be years long. These problems will likely worsen with the projected increase in the elderly population.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

When the members of racial or ethnic group experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole their need assistance increases. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

This section covers the following:

1. *Disproportionately Greater* Housing Problems 0-30% Area Median Income (AMI)
2. Disproportionately Greater Need Housing Problems 30-50% AMI
3. Disproportionately Greater Need Housing Problems 50-80% AMI
4. Disproportionately Greater Need Housing Problems 80-100% AMI
5. Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0-30%, 30-50%, 50-80%, and 80-100% AMI). The default data source is the 2012 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,760	930	655
White	2,730	305	350
Black / African American	1,405	520	160
Asian	185	0	55
American Indian, Alaska Native	24	0	0
Pacific Islander	0	0	0
Hispanic	265	75	25

**Table 4 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,495	965	0
White	2,240	665	0
Black / African American	910	220	0
Asian	60	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	150	50	0

**Table 5 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,335	2,900	0
White	1,725	1,935	0
Black / African American	395	690	0
Asian	65	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	180	0

**Table 6 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	265	2,185	0
White	140	1,675	0
Black / African American	90	300	0
Asian	20	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	145	0

**Table 7 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

The data demonstrates an inverse relationship between income and housing problems among the income groups within the 0 – 100% AMI range. Generally, all racial and ethnic income groups experience greater rates of housing problems as lower incomes. The low occurrence of disproportionately greater needs among racial and ethnic subpopulations indicates that housing problems are more closely associated with income than with race or ethnicity.



## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Certain subpopulations of households within the community may experience severe housing problems more often than the general population. Housing problems include the lack of complete kitchen or plumbing facilities, severe overcrowding (more than 1.5 persons/room), and cost burden greater than 50%. A disproportionately greater need exists when the rate of severe housing problems experienced by a particular racial or ethnic group is at least ten percent greater than the rate experienced by that category of the population as a whole.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,145	1,540	655
White	2,350	685	350
Black / African American	1,245	680	160
Asian	165	20	55
American Indian, Alaska Native	20	4	0
Pacific Islander	0	0	0
Hispanic	230	110	25

**Table 8 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,565	2,895	0
White	1,080	1,825	0
Black / African American	340	790	0
Asian	15	45	0
American Indian, Alaska Native	15	10	0
Pacific Islander	0	0	0
Hispanic	75	125	0

**Table 9 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	425	4,810	0
White	345	3,310	0
Black / African American	60	1,025	0
Asian	0	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	275	0

**Table 10 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	70	2,380	0
White	20	1,790	0
Black / African American	50	345	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	160	0

**Table 11 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

Race and ethnicity do not always prove to be a good predictor of severe housing problems. Income proves a better predictor of severe housing problems. The data indicates a clear inverse relationship between income and severe housing problems across the population of the jurisdiction as a whole and within each racial/ethnic sub population.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section of the Plan will review disproportionate greater need of housing cost burdens. The following table displays cost burden information for the City of Kalamazoo and each racial and ethnic group, including no cost burden (less than 30 percent), cost burden (30-50 percent), severe cost burden (more than 50 percent), and no/negative income.

As the data indicates, there are a large number of households who are cost burdened within their current housing situation (16,520). White households have the highest number of cost burdened households within the City of Kalamazoo with 12,365 households. Black/African American households are second with 2,825 households.

Of the homes that are cost burdened, a very high number of these households are severely cost burdened. These households are considered to be severely cost burdened.

With the exception of single-parent households, elderly headed households pay a higher percentage of their income for housing than the rest of the City's population.

Elderly headed households are second only to single-parent households in paying a higher percentage of their income for housing than the rest of the City's population. Elderly renters have lower household incomes than owners, and their income levels continue to decrease with age, putting them at high risk of displacement. Seniors are faced with greater risks associated with displacement due to income losses and low fixed incomes, high housing costs, competing healthcare expenditures, and physical limitations that must be addressed by in-home care or structural modifications, which leaves many seniors in financial need.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,520	5,095	5,735	675
White	12,365	3,380	3,535	350
Black / African American	2,825	1,140	1,560	180
Asian	235	170	170	55

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	4	10	35	0
Pacific Islander	0	0	0	0
Hispanic	785	235	270	25

**Table 12 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As indicated in the previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to the household need as a whole.

The indicators of housing need conspicuously missing are any that report on physical building and housing unit condition problems, including 1) dilapidation, 2) maintenance deficiencies, or 3) building structural defects. Since a large number of the households of city residents reside in housing that was built before 1960, these are problems of urgent housing need in the City. One indicator, Physically Poor, incorporates all three, in addition to incomplete kitchen/plumbing facilities measured above: It includes any housing unit that is in a dilapidated building, lacks complete kitchen and/or plumbing facilities, has four or more maintenance deficiencies, or is in a building with three or more types of building defects. In the City, a large number of renter occupied units are Physically Poor, with African/Americans and Hispanics) living in Physically Poor housing at higher rates. These two groups are the highest numbers of all renter households, and they inhabit the highest Physically Poor units. This is a disproportionate need.

### **If they have needs not identified above, what are those needs?**

Needs addressed

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Of the racial and ethnic groups having a disproportionate greater need, only the Hispanic community is more centralized in one neighborhood. Around 7.1 percent of Kalamazoo's population is Hispanic. Of this percentage, approximately 59 percent live in the Edison Neighborhood. The city continues to make concerted efforts to invest in upgrading, rehabilitating and constructing new affordable housing in these areas.

## NA-35 Public Housing – 91.205(b)

### Introduction

**The Consolidated Plan must provide a concise summary of needs of public housing residents. Information should be collected through consultations with the public housing agency or agencies located within the City’s boundaries. The City of Kalamazoo and Kalamazoo County contain no public housing and therefore do not have a Public Housing Authority.**

The City of Kalamazoo does not have public housing. However, Kalamazoo County does have a Public Housing Commission primarily for the purpose of administering housing vouchers for the area..

Housing vouchers administered are:

- Certificate: The total number of Section 8 certificates administered
- Mod-Rehab: The total number of units in developments that were funded under the moderate rehabilitation program administered locally
- The total number of Section 8 vouchers administered (project based plus tenant based)
- Special Purpose: Veterans Affairs Supportive Housing: The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA)
- Special Purpose: Family Unification Program: Family Unification Program funding is allocated through a competitive process
- Special Purpose: Disabled: In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition
- Housing Choice Voucher

The following three tables provide an in depth look at voucher totals, characteristics of participants, and race.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	344	0	23,858	898	22,453	318	0	113

**Table 13 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	8,236	0	10,907	8,600	10,983	9,522	0	
Average length of stay	0	3	0	6	1	6	0	0	
Average Household size	0	1	0	2	1	2	1	0	
# Homeless at admission	0	0	0	104	30	21	53	0	
# of Elderly Program Participants (>62)	0	52	0	3,469	168	3,229	29	0	
# of Disabled Families	0	209	0	8,327	317	7,816	85	0	



	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	344	0	23,858	898	22,453	318	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 14 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	182	0	11,658	444	10,987	91	0	85
Black/African American	0	159	0	11,802	420	11,105	226	0	28
Asian	0	0	0	101	4	97	0	0	0
American Indian/Alaska Native	0	3	0	262	25	234	1	0	0
Pacific Islander	0	0	0	35	5	30	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 15 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

T

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	18	0	692	37	643	6	0	0
Not Hispanic	0	326	0	23,166	861	21,810	312	0	113

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 16 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

Ethnic Composition of Residents for Public Housing. The ethnic group defined as “Not Hispanic” by far utilizes more of the current in use vouchers. The vast majority of vouchers used are tenant based residents.

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 requires that 5 percent of all public housing units be accessible to persons with mobility impairments and another 2 percent be accessible to persons with sensory impairments. While the City of Kalamazoo does not have public housing, it does have housing that has been subsidized. Approximately 24 complexes or scattered site developments provide around 180 accessible units.

**Waiting List**

The waiting list for homeless is 184 and the Housing Choice Voucher is 1026. The number of persons waiting exceeds the number of vouchers currently available in the county.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The City of Kalamazoo does not have a public housing authority or public housing units. Michigan State Housing Development Authority (MSHDA) maintains Section 8 and other subsidized housing waiting list. According to staff at the Authority, Kalamazoo currently has 184 on the “homeless list”. The total HUD allocation for voucher for Kalamazoo county is 1062 ( Project Based 133, Tenants Based 918, VASH 60, Moving Up 50, FUP 48, and NED(disabled) 90).

**How do these needs compare to the housing needs of the population at large**

Based on the information provided, there seems to be a correlation between a resident’s race, income and disability status and the need for housing assistance through these various public housing program types. The data indicates that both White and Black/African American households have a high demand for the identified program types. Among racial groups, tenant based housing is the most common type of assistance.

Families identified as “Families with Disabilities” have a high need for tenant based housing, while at the same time being in need of improved accessibility within existing housing.

## **Discussion**

Affordable housing is an ongoing issue for Kalamazoo, particularly those of extremely low and very low incomes. More than 44 percent of the households in Kalamazoo are experiencing a housing cost burden, which indicates a continued need for affordable and subsidized housing.

## **NA-40 Homeless Needs Assessment – 91.205(c) – Add Information**

### **Introduction:**

The Local Initiatives Support Corporation (LISC) is a national non-profit with a focus on community development. The Continuum of Care of Kalamazoo County is operated as a compliment to the LISC Sustainable Communities Initiative. This collaboration of nonprofit, business, governmental, education, health, human service, advocacy entities, and constituent groups work towards creating a comprehensive and integrated approach to end homelessness and insure permanent housing for low income people.

Collaboration occurs in strategic planning meetings with partners, and with the work of volunteers serving on the:

The Allocations and Accountability Team (A Team):

HMIS Data User Group (Data Team)

Systems of Care (SOC) Committee

The LISC Local Advisory Board serves as the governing body for the Continuum of Care.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	6	76	3065	0	0	0
Persons in Households with Only Children	5	5	950	0	0	0
Persons in Households with Only Adults	156	279	1180	0	0	0
Chronically Homeless Individuals	41	48	41	0	0	0
Chronically Homeless Families	41	35	38	0	0	0
Veterans	1	22	49	0	0	0
Unaccompanied Child	12	62	15	0	0	0
Persons with HIV	0	2	0	0	0	0

**Table 17 - Homeless Needs Assessment**

Data Source Comments:

**Indicate if the homeless population is rural:**

The homeless data represents Kalamazoo County

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The following data identifies homeless individuals and families, families with children, veterans and their families, and unaccompanied youth for the 2018 point-in-count.

County	Overall Unduplicated Category 1 Homeless	Adult Single (25 and Over)	Total Unaccompanied Youth (18-24)	Unaccompanied Youth (Under 18)	Total Adults in Families	Total Children in Families	Total Veterans	Total Seniors (55+)
Kalamazoo	3065	1180	175	62	1033	950	68	306
<b>Sum (duplicated):</b>	<b>3065</b>	<b>1180</b>	<b>175</b>	<b>62</b>	<b>1033</b>	<b>950</b>	<b>68</b>	<b>306</b>
<b>Consumers Served in Multiple CoCs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Unduplicated Count</b>	<b>3065</b>	<b>1180</b>	<b>175</b>	<b>62</b>	<b>1033</b>	<b>950</b>	<b>68</b>	<b>306</b>

The following data identifies chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

County	Overall Unduplicated Chronic Homeless	Adult Single	Total Unaccompanied Youth	Total Adults in Families	Total Chronic Veterans	Total Seniors
Kalamazoo	176	143	5	47	4	34
<b>Sum (duplicated):</b>	<b>176</b>	<b>143</b>	<b>5</b>	<b>47</b>	<b>4</b>	<b>34</b>
<b>Consumers Served in multiple CoCs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Unduplicated Count</b>	<b>176</b>	<b>143</b>	<b>5</b>	<b>47</b>	<b>4</b>	<b>34</b>

**Nature and Extent of Homelessness:**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White (HUD)	935	
Black or African American (HUD)	1853	
Asian (HUD)	14	
American Indian or Alaska Native	0	
Native Hawaiian or Other Pacific Islander (HUD)	6	
Ethnicity		
<b>Hispanic</b>	153	
Non Hispanic	2808	

Data Source  
 Comments: 2018 HMIS

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

In 2018, there were 2861 individuals, either adults or children, in families (former households) that were tracked by HMIS for the Kalamazoo Continuum of Care. This number had decreased from the 2017 count by 1128 individuals. Approximately 33 percent of these individuals were children. Of those children, only 3.45 percent were over the age of 15. The majority were 14 years of age or younger. Of the adults in households, approximately 52 percent were female indicating that most families seeking assistance are single parent households. During a 2018 point-in-time survey conducted 64.11 percent of homeless individuals counted were persons within a family unit (adults and children). Veterans Over the past couple of years, there has been increased attention within the Department of Housing and Urban Development and the Veterans Administration to end homelessness amongst our nations’ veterans. During the 2018 calendar year, a total of 154 veterans in the Kalamazoo area were counted in HMIS, of which 184 were homeless. The total number of homeless veterans counted in 2018 increased by 20 percent from the 2017 count. Veterans seeking services remained predominantly male (90 percent), however females seeking services tended to be younger than their male counterparts. The average age of female vets seeking services was 36 years old, while the average age of male vets seeking services was 52 years old. Most veterans served appeared to be single (161), as compared to veterans in families (30). Over half of the vets seeking services had disabilities (53 percent). 3



## Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

During 2018, the majority (61.83 percent) of the homeless population in the Kalamazoo area reported as Black or African American. A smaller percentage (34.43 percent) reported as White. Less than five percent reported as other races. Of adults, 58 percent were Black or African American adults in families and 38 percent of adults in families reported as White. Of single adults, 45 percent reported as Black or African American, while 49 percent reported as White. No data was available for ethnicity or for shelter/unsheltered status.

### Chronically Homeless

Race	Total	Percentage
Black or African American (HUD)	98	55.68%
White (HUD)	68	38.64%
American Indian or Alaska Native (HUD)	9	5.11%
Native Hawaiian or Other Pacific Islander (HUD)	1	0.57%
<b>Sum:</b>	<b>176</b>	
	<b>Percentage:</b>	<b>100.00%</b>

## Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

During the Point-In-Count, Blacks represented the racial group with the highest incidence of homelessness (180 total), followed by Whites (29) and then Multiple (25). There were 1 person identified as American Indian or Alaska Native. It is also important to note that while these figures do provide some indication of the racial/ethnic composition of the homeless population in the region, these figures are based on a survey and it is certainly possible that some populations may be underreported.

### Chronically Homeless

Project Type Formula	Total Chronic
Coordinated Assessment (HUD)	24
Emergency Shelter (HUD)	90
Homelessness Prevention (HUD)	0
Other (HUD)	14
PH - Housing only (HUD)	1
PH - Housing with services (no disability required for entry) (HUD)	0
PH - Permanent Supportive Housing (disability required for entry) (HUD)	27
PH - Rapid Re-Housing (HUD)	4
Services Only (HUD)	5

Street Outreach (HUD)	68	
Transitional housing (HUD)	0	
<b>Unduplicated Count:</b>		<b>176</b>

**Discussion:**

Nearly 3065 people in the Kalamazoo area are at one point homeless. The majority of these people were in households with at least one adult and one child, and the number of homeless people in families is increasing.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The Non-Homeless Special Needs Assessment describes, to the extent practicable, the housing needs of persons who are not homeless but require supportive housing. Non-Homeless Special Needs includes but is not limited to:

- The elderly (defined as 62 and older);
- The frail elderly (defined as an elderly person elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework);
- Persons with mental, physical, and/or developmental disabilities;
- Persons with alcohol or other drug addiction;
- Persons with HIV/AIDS and their families; and
- Victims of domestic violence, dating violence, sexual assault, and stalking.

### Describe the characteristics of special needs populations in your community:

*Elderly and Frail Elderly:* According to the U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates there are 2902 disabled individuals over the age of 65 living in the City of Kalamazoo. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life.

According to the 2017 American Community Survey In terms of poverty, approximately 37.9 percent of the elderly living in the City of Kalamazoo lives below the poverty level. This indicates that approximately 2795 residents over the age of 62 are experiencing some form of housing problem and may require some form of housing assistance.

*Mental, Physical, and/or Developmental Disabilities:* The specific number of disabled persons currently living within the City of Kalamazoo cannot be determined, however, U.S. Census data may provide an approximate number for consideration. The 2017 American Community Survey shows approximately 12.6 percent of the civilian non-institutionalized population in the City of Kalamazoo had some kind of disability. Of the youth (under 18 years of age), approximately 453 had some type of disability, as well as 6271 of the working age residents (18 to 64 years of age). Of the elderly, approximately 7180 had some kind of disability, the majority of which were ambulatory.

The lack of data on housing needs of individuals with special needs, severely limits the ability to adequately assess housing needs among special populations. There is not a sufficient way to precisely measure housing needs among special populations separately from the housing needs of the general population.

**Alcohol or Other Drug Addiction:** Alcohol and other drug abuse are defined as having an excessive and impairing use of alcohol or other drugs, which includes addiction. The City of Kalamazoo special needs population is opioid abusers. According to Kalamazoo County Health & Community Services opioid has become an epidemic in Kalamazoo. From 2015 to 2017, the quantity and strength of retail opioids prescribed decreased by 22.6%. however, the quantity and strength of opioids prescribed in Kalamazoo County in 2017 was 3.2 times higher than the 1999 national average.

**HIV/AIDS:** According to the 2019 Michigan Department of Community Health Biannual HIV Surveillance Report for Kalamazoo County there are currently, there are an estimated 450 persons living in Kalamazoo County with HIV, 182 in stage 3 and 200 non stage 3.

### **What is the housing and supportive service needs of these populations and how are these needs determined?**

The needs for the following populations have been determined through organizational outreach and data collection of local/state wide statistics. Information is the most recent available. Needs were also identified through community focus groups and a survey.

### **Elderly**

A large percentage of the population 65 and over are living either in their own household, a relatives household, or a non-relatives household. This means that the population 65 and over not living in households, are residing in facility care. From the data provided and information gathered at community meetings, the need to retrofit elderly homes was identified. Retrofitting a home for accessibility increases the probability of an elderly person remaining in their own home and not being forced into facility care. Rehabilitation for accessibility is often costly, so lack of funding is a challenge to addressing this need. The United States of Aging Survey (2015) nationally polled the population 60 and over and identified that the top needs of the elderly included physical and mental health services, education

and outreach for protecting themselves against financial scams, and access to affordable housing.

### **Persons with Disabilities**

Needs identified for person with disabilities, included transportation, employment, elementary through postsecondary transition, self-advocacy, increased access to services and supports, and housing. Further, community meetings in the City of Tampa revealed ADA accessibility modifications as a priority need.

### **Alcohol/Drug Abuse**

Kalamazoo need to address alcohol and drug abuse increases annually with meth being the number one drug of choice. Therefore, there is a need to reduce the impact of substance abuse by implementing evidenced-based approaches to prevention and promoting recovery support services for this population. For substance abuse, priority needs are:

- Treatment Services: assessment, counseling, case management, and support.
- Recovery Support Services: transitional housing, life skills training, parenting skills, and peer-based individual and group counseling.
- Prevention Services: education and outreach.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible metropolitan Statistical Area:**

According to the 2019 Michigan Department of Community Health Biannual HIV Surveillance Report for Kalamazoo County there are currently, there are an estimated 450 persons living in Kalamazoo County with HIV, 182 in stage 3 and 200 non stage 3.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f) –**

### **Describe the jurisdiction’s need for Public Facilities:**

Public facilities are not defined by either the CDBG statute or the grant regulations. However, in the CDBG program, public facilities are broadly interpreted to include all improvements and facilities that are either publicly owned or that are traditionally provided by the government, or owned by a nonprofit, and operated so as to be open to the general public. New public facilities are not a high priority for the City of Kalamazoo.

### **How were these needs determined?**

The need for public facilities was determined through discussions with internal City departments, the Community Needs Survey and the neighborhood outreach meetings. While youth centers, park and recreational facilities and child care centers received some attention through the Survey and the meetings, they were ultimately not considered the highest priority.

### **Describe the jurisdiction’s need for Public Improvements:**

Public improvements are similarly broadly defined as those facilities that are publicly owned. Street and sidewalk improvements and improvements to existing parks received priority in the Consolidated Plan.

### **How were these needs determined?**

Street and sidewalk improvements were included in the Consolidated Plan because of the overwhelming need in the City to improve this infrastructure. The capital improvement project budget is struggling to keep up with needed repairs. This is particularly true within the core neighborhoods, which are CDBG-eligible. Improvements to City infrastructure, including parks, were a high priority at many of the neighborhood meetings and in the Community Needs survey.

### **Describe the jurisdiction’s need for Public Services:**

The City of Kalamazoo strives to make available the benefits of efficient public improvements and infrastructure in order to ensure the highest possible quality of life to its residents. Public service needs in the City of Kalamazoo encompass the gamut of social services. Typical past requests included financial literacy, child care, after school programs, homeless assistance, fair housing activities, legal aid, support for the disabled, crime prevention and senior services.

As for the city's infrastructure during periods of heavy rainfall, the cCity experiences severe flooding and although a lot of remediation and mitigation work has occurred there still remain a need for new and/or improved drainage.

For the duration of the Consolidated Plan, the City of Kalamazoo will continue to focus on fair housing activities to support the Assessment of Fair Housing Plan; crime prevention; support of the Continuum of Care to end homelessness; youth programs to ensure the development of well-adjusted and productive adults; reduction in homelessness, and infrastructure improvements.

### **How were these needs determined?**

The public services supported by the priorities and goals were determined through the plan process developed to assist the City in reaching focus for the Consolidated Plan. Not all public service activities outlined by City residents in the stakeholder and neighborhood meetings and the Community Needs Survey could be addressed. Crime prevention, affirmatively furthering fair housing and youth programs are all important functions of the City. The support of the Continuum of Care is to ensure leadership in ending homelessness in Kalamazoo.

## **ADDITIONAL NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

### **Capacity Building**

#### **Community Arts Development**

The Department of Cultural Affairs (DCLA) believes that cultural organizations need strong leadership, mission-directed strategies, and stable finances in order to provide sustainable programming and serve as a vital presence in their communities. Kalamazoo's Art's Council and Black Arts and Cultural Center provide a number of art exhibitions that addresses cultural creativity. Peer-to-Peer mentoring allows the sharing ideas and views that help shape cultural expressions across the board. Annual festivals, quarterly art hops, theatres, film series, classes and workshops provides opportunities for self- expressions that empowers participants.

The City of Kalamazoo will continue supporting cultural affairs that address the growth of the city's artists, arts organizations, cultural programming and development.

## **Planning**

The City Planning and Development will continue priority planning activities for 2019 through 2023 by advancing neighborhood planning activities and land use policy initiatives for public review that promote housing and affordability, economic development, sustainability, and neighborhood quality of life to foster a more equitable City of Kalamazoo. Activities also include advising other agencies and the public on strategic and capital planning, providing policy analysis and technical assistance, and preparing data relating to housing, transportation, community facilities, demography, zoning, urban design, , and public open space.



## **Clearance**

The city's has the authority to perform emergency demolitions when an owner fails to so. Code requires the treatment of any structure that may become "dangerous or unsafe, structurally or as a fire hazard, Priority Needs Analysis.

There are two general routes by which a property may be added to city's demolition workload. First, the Department may require immediate demolition for seriously hazardous buildings that pose an imminent threat. For buildings that are structurally unsound but where conditions do not rise to the same hazardous level, the city may initiate an Unsafe Building proceeding. The City may issue a Precept, which is an order to correct the condition. If an owner fails to respond to the precept, it will get referred. The Demolition Program has no control over its workload.

## **Economic Development**

During the time period 2019-2023, the City will continue to support community-based development organizations (CBDOs), local development corporations (LDCs), and merchant associations, throughout the City in the execution of revitalization projects that make commercial corridors more vibrant places to live, work, shop, and be entertained in. The City will assist organizations to attract/retain businesses, organize merchants, build the capacity of existing merchants associations, promote business offerings to local residents, and execute façade improvement programs. Using City funds, the City will target commercial revitalization opportunities and projects in low to moderate communities/commercial clusters as well as unserved and underserved CD-eligible neighborhoods throughout the City f Kalamazoo.

# Housing Market Analysis

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## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City of Kalamazoo must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Most of the data tables in this section are populated with a default data set based on the most recent data available from HUD. Additional data has been obtained from various sources, including more current American Community Survey (ACS) estimates and local data sources from the City of Kalamazoo and Kalamazoo County.

This section is based on HUD regulations and covers the following broad topics:

General Characteristics of the Housing Market – The general characteristics of the City’s housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units; Cost of Housing; and, Condition of Housing.

Lead-based Paint Hazards – The Condition of Housing section provides an estimate of the number of housing units within the City of Kalamazoo that are occupied by low or moderate income families that contain lead-based paint hazards.

Public and Assisted Housing – A description and identification publicly assisted housing units in the City of Kalamazoo is provided in the Public and Assisted Housing section. This narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs, and the strategy for improving the management and operation of public housing and for improving the living environment of low and moderate income families living in public housing.

Assisted Housing -- The information collected in the Number of Housing Units section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or Federally funded programs and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such expiration of Section 8 contracts.

Facilities, Housing, and Services for Homeless Persons – A brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City is provided in the Homeless Facilities and Services section.

Special Need Facilities and Services – The Special Needs Facilities and Services section describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Barriers to Affordable Housing – This section provides an assessment of the regulatory barriers to affordable housing that exist within the City of Kalamazoo. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, Kalamazoo is working to ensure that a mix of housing types exists within each community to accommodate households of all types and income levels. The City housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The housing stock in Kalamazoo is principally single-family and owner-occupied (50%). The majority of multi-family units are located in medium (5 to 19 units) or large (20 or more units) buildings, and the highest concentrations of such buildings are in areas around the urban core of Kalamazoo. With a high percentage of the City’s population living in poverty, the need for more affordable housing, both owner- and renter-occupied, is strong throughout the community.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,550	48%
1-unit, attached structure	1,360	4%
2-4 units	4,185	13%
5-19 units	6,035	19%
20 or more units	4,750	15%
Mobile Home, boat, RV, van, etc	405	1%
<b>Total</b>	<b>32,285</b>	<b>100%</b>

**Table 18 – Residential Properties by Unit Number**

Data Source: 2008-2012 ACS

Of the 13,217 owner-occupied units in the City, 72% consist of three or more bedrooms. This is in stark comparison to renter-occupied units, of which only 28% include three or more bedrooms. One- and two-bedroom units are the smallest category of owner-occupied housing, but the majority of renter households live in these types of units.

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	575	4%
1 bedroom	380	3%	4,715	30%
2 bedrooms	3,145	25%	6,145	39%
3 or more bedrooms	8,935	72%	4,135	27%
<b>Total</b>	<b>12,460</b>	<b>100%</b>	<b>15,570</b>	<b>100%</b>

**Table 19 – Unit Size by Tenure**

Data Source: 2008-2012 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The City of Kalamazoo and Kalamazoo County contain no public housing and therefore do not have a Public Housing Authority. However, Kalamazoo County has a Public Housing Commission with the responsibility of administering the Section 8 housing voucher program for the area. The Public Housing Commission also provides services related to affordable housing for the general region.

The lack of affordable housing in the City or County is a major obstacle for residents. This lack of affordable housing particularly affects low- and moderate-income households, seniors, people with disabilities, single head of households, and young adults. To foster the development of affordable housing, the City utilizes HOME resources to expand housing opportunities. In HUD program year 2018, the City of Kalamazoo used HOME funding to assist in the construction and rehabilitation of three new rental units for low-income families. Two existing housing units were rehabbed for low-income, two rental units were transformed in to unity for disabled residents with HOME funding.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units assisted with Federal, state or local programs are expected to be lost for any reason, including expiration of Section 8 contracts.

If past trends continue, where median household incomes in the City have declined and median housing prices have increased, it is likely that housing within the City will generally become less affordable to households. This could result in a loss of affordable housing from the City's current inventory. (For a more detailed assessment of the expected change of housing affordability, refer to the next section of the Plan, Cost of Housing.)

**Does the availability of housing units meet the needs of the population?**

A shortage of affordable housing exists for several household income groups, including low and moderate income households earning less than 80 percent AMI.

As demonstrated by the CHAS data analyzed in the Needs Assessment, more renters as a whole than owners experience one or more housing problems. However, cost-burden is a problem for both owners and renters. Affordability is a major barrier for most residents in the City, renters and homeowners.

**Describe the need for specific types of housing:**

There is a need for safe, sanitary, accessible, and affordable housing throughout the County. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section provides an overall picture of housing costs within the City of Kalamazoo. Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

### Cost of Housing

The cost of housing trends for the City of Kalamazoo is displayed in Table 34 below. According to the 2008-2012 American Community Survey conducted by the Census, the current median home value for Kalamazoo is \$97,600. This figure increased by 21 percent from the median home value of \$80,700 as of the 2000 Census. However, since the 2005-2009 ACS, as a result of a nation-wide housing market decline, the median home value of Kalamazoo has declined to \$ 97,600 (according to 2011 ACS 1-year estimates).

Between the 2000 Census and the 2005-2009 ACS, the median contract rent within the City increased by 19 percent, from \$476 to \$566. The median contract rent for the City has continued to increase and now stands at \$604 as of the 2010 ACS (1-year estimates).

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2019	% Change
Median Home Value	105,500	123,913	17%
Median Contract Rent	566	770	36%

**Table 20 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

### Rent Paid

The overall distribution of rents paid within the City of Kalamazoo is detailed in Table 21 below, according to 2008-2012 ACS data. Of the 15,390 total rental units within the City, the majority (10,300) have rent between \$566 and \$1,135. There are no longer a significant percentage of rental units with rent less than \$472, which no longer contribute to the affordable housing stock in the City. Less than 20 percent of the City's rental units have rents that exceed \$1,000.

Rent Paid	Number	%
Less than \$500	4,695	30.2%
\$500-999	9,400	60.4%
\$1,000-1,499	1,065	6.8%
\$1,500-1,999	225	1.5%
\$2,000 or more	170	1.1%
<b>Total</b>	<b>15,555</b>	<b>99.9%</b>

**Table 21 - Rent Paid**

Data Source: 2008-2012 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,360	No Data
50% HAMFI	4,990	2,150
80% HAMFI	11,380	4,190
100% HAMFI	No Data	5,415
<b>Total</b>	<b>17,730</b>	<b>11,755</b>

**Table 22 - Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	540	659	810	1,106	1,229
High HOME Rent	540	659	810	1,106	1,229
Low HOME Rent	540	645	775	895	998

**Table 23 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

No there is not sufficient housing for extremely low- and low-income households in the City. According to CHAS data analyzed in the Needs Assessment, there are a large number of households earning between 0% and 50% of the median family income in the City.



### **How is affordability of housing likely to change considering changes to home values and/or rents?**

According to the table above, between 2000 and 2012 the median home value and median contract rent in Kalamazoo increased respectively, after adjusting for inflation. Over the same time period, the median household income has decreased in terms of real dollars for homeowners and renters. This means that housing has become less affordable overall during the past ten years. If these trends continue, then housing affordability will become an even higher barrier for most County residents.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The City's current median contract rent stands at \$476 (according to the 2016 City-Data.com). This median contract rent is lower than the HUD Fair Market Rents and HUD HOME Rents for 2 bedroom, 3 bedroom and 4 bedroom units, as well as the HUD Fair Market Rents and HUD HOME Rents for efficiency units and 1 bedroom units (see Table 36).

### **Discussion**

In reviewing listed data it is apparent that housing costs in the City are increasing at much faster rates than incomes. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

### Definitions

For the purposes of this housing condition assessment, the City established the following definitions:

“Standard condition” – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.

“Substandard condition but suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 9, Article VIII of the Kalamazoo City Code, but which is both structurally and financially feasible to rehabilitate.

“Substandard condition not suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 9, Article VIII of the Kalamazoo City Code, and which is not structurally or financially feasible to rehabilitate.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,000	24%	7,935	51%
With two selected Conditions	50	0%	195	1%
With three selected Conditions	10	0%	75	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,400	75%	7,360	47%
<b>Total</b>	<b>12,460</b>	<b>99%</b>	<b>15,565</b>	<b>99%</b>

Table 24 - Condition of Units

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	404	3%	1450	9%
1980-1999	745	6%	3325	21%
1950-1979	5295	42%	6305	41%
Before 1950	6015	48%	4475	29%
<b>TOTAL</b>	<b>12,459</b>	<b>99%</b>	<b>15,555</b>	<b>100%</b>

Table 25 – Year Unit Built

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>Total Number of Units Built Before 1980.</b>	11310	91%	10780	69%
<b>Housing units built before 1980 with children present</b> <sup>(i)</sup>	619	5%	194	1%

Table 26 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not suitable for Rehabilitation	Total
<b>Vacant Units</b>			0
<i>Abandoned Vacant Units</i>			0
<b>REO Properties</b>			0
<i>Abandoned REO Properties</i>			0

Table 27 - Vacant Units

Data Source: 2011-2015 CHAS

## Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards

As of the 2017, American Community Survey, there are 32,863 total households within the City of Kalamazoo, of which approximately 29% percent with children under 18, 31.7% with children under 5 that are low or moderate income (earn less than or equal to 80 percent AMI). Thus, it can be assumed that approximately between 19% and 31.7% percent of the owner and renter occupied units having a higher risk of lead based paint hazards are occupied by low and moderate income families.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of Kalamazoo does not have a Public Housing Authority and no public housing is located within the City. Kalamazoo County has a Public Housing Commission with the responsibility of administering the Section 8 housing voucher program for the area.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	333		24,609	843	23,766	2,313	0	1,064
# of accessible units	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 28 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The City does not have a Public Housing Authority.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City does not have a Public Housing Authority.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

Table 29 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:  
No public housing units are found in the City.**

Note applicable.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

No public housing units are found in the City.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Homelessness in Kalamazoo is a countywide issue. The homeless population and subpopulations served within the City of Kalamazoo come from all parts of Kalamazoo County. Although the majority of the emergency shelters and service providers are located within the City, this is an all-encompassing concern that should be addressed on a countywide level

The Continuum of Care (CoC) of Kalamazoo is operated as a compliment to the Local Initiatives Support Corporation Sustainable Communities Initiative. This collaboration of nonprofit, business, governmental, education, health, human service, advocacy entities, and constituent groups are creating a comprehensive and integrated approach to end homelessness and insure permanent housing for low income people.

Collaboration occurs in strategic planning meetings with partners, and with the work of volunteers serving on the:

The Allocations and Accountability Team (A Team):

HMIS Data User Group (Data Team)

Systems of Care (SOC) Committee

These systems are working toward homeless prevention and with the Continuum of Care in reserving vouchers for homeless households.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	165	0	351	305	0
Households with Only Adults	277	0	44	41	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	13	0	5	0	0

**Table 30 - Facilities and Housing Targeted to Homeless Households**

Data Source

Comments: ACS

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Many social service agencies in Kalamazoo provide benefits to LMI individuals and families in order to prevent homelessness. These services are essential in the Continuum of Care process and also serve the needs of those who have already become homeless. These organizations provide many services to their clientele, including but not limited to counseling, case management, life skills training, financial literacy classes, and victim advocacy, all of which help residents to develop the skills and knowledge to transition into permanent supportive housing or independent living and to maintain steady employment. The ultimate goal of providing supportive services is self-sufficiency.

In addition, many of the homeless service providers have internal programs that connect homeless persons to needed services. Ministry with Community is a day shelter in Kalamazoo that not only provides basic needs services like showers, laundry, meals, etc., but also offers appointments with social workers and help in obtaining a birth certificate or state identification. Identification can be a barrier to receiving mainstream services. Obtaining these needed documents supports long term self-sufficiency.

Finally, the homeless providers assist with connections to the Michigan Department of Human Services to determine eligibility for benefits like Supplemental Nutrition Assistance Program assistance and Medicaid. Case managers are also trained in the SSI/SSDI Outreach, Access and Recovery process to ensure that people who are eligible can receive disability payments.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.** *Kalamazoo Gospel Mission* located at 448 N. Burdick assists homeless people and families of all ages. Additional services include long term programming which has two different tracks: New Life Recovery and Job Skills. Both programs allow people to stay at the Mission for a longer period of time to allow them to gain life skills for a more permanent road to recovery and housing stability.

*Emergency Overnight Shelter* located at 440 ½ N. Church Street is operated by Kalamazoo County Health and Community Services and assists adults 18 years and older. This facility provides a 12-bed emergency shelter for vulnerable, hard to place single persons. Housing search and job search assistance is provided. Meals are also provided at this facility.

*Next Door Shelter for Women* is a facility located at 1215 W. North Street and is operated by Open Doors. This facility offers shelter to six single women between the ages of 17 and 35 years old. The shelter requires a structured individualized program including job search, budgeting and goal setting.

**Open Door Shelter for Men** is a facility located at 414 Ranney Street and is also operated by Open Doors. This facility shelters six single males between the ages of 17 and 35. Like Next Door for Women, this shelter requires a structured individualized program.

**Bethany House Shelter for Women** managed by Kalamazoo Community Mental Health and Substance Abuse Services is located at 722 S. Rose Street. The facility is available to women 20 years and older. Services that are provided include room and board for women in a peaceful, supportive, nonviolent environment. The facility incorporates goal setting and support services toward those goals.

**The ARK** is the only facility in Kalamazoo that assists adolescent homeless youth between the ages of 10 and 17 years. 24-hr emergency shelter and crisis intervention is provided. This is a voluntary shelter for up to 14 days that offers counseling and outreach services, including workshops and support groups.

**YWCA Domestic Assault Program** provides shelter and services to domestic violence victims and their children. While in the shelter, women and children can receive counseling, support groups, advocacy and information and referral services to outside organizations. There is a maximum stay of five weeks at this facility.

**Oakland House** managed by Kalamazoo Community Mental Health and Substance Abuse Services is an emergency shelter located at 1207 Oakland Drive that provides housing for “hard to serve” homeless persons. Priority is given to mental health clients.

**Ministry with Community**, located at 440 West Church Street, is a haven in Kalamazoo for people who need assistance, particularly the homeless. This is not an overnight shelter but one that provides services to persons needing support in their recovery from homeless or poverty. The drop-in shelter offers laundry services, showers, haircuts, a place for mail pick up, meals, support for addiction recovery, help searching for birth records and access to social workers.



## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section describes, to the extent information was available, facilities and services that assist persons who are not homeless but require supportive housing or other social service programs. The City of Kalamazoo has available to residents in need an Emergency Services Guide. The special needs population includes individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has severe or persistent mental illness, development and/or physical disabilities. Several organizations provide facilities and services for special needs populations in Kalamazoo:

2-1-1/HELP-Line provides crisis intervention and referrals to health and human service agencies in Kalamazoo County, as well as to communities across the State of Michigan. The 2-1-1 call center has highly trained employees that specialize in linking people to appropriate community resources.

A listing of specific services available to the City of Kalamazoo residents is provided. Especially those special needs populations, including the elderly, frail elderly, persons with disabilities (mental physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and persons in need of assistance.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

For the elderly/frail elderly living independently in their homes, a priority need is housing rehabilitation to retrofit their homes to be ADA accessible. A lot of the housing stock in Kalamazoo was built prior to 1950 and now requires rehabilitation to eliminate hazardous conditions and physical barriers. The costs of repairs for older substandard housing stock is prohibitive to those living on a fixed income. The cost of retrofitting the home is high and unaffordable, forcing many elderly/frail elderly to transition to adult care facilities. The elderly persons who are able to remain in their homes will require an increased need for in home care programs.

The housing needs of the disabled, mentally ill, those suffering from substance abuse, and the dually diagnosed vary widely depending upon the extent of the disability and individual needs and preferences. Whereas, the physically disabled many only require structural modifications for accessibility, persons with developmental disabilities, severe mental illness, alcohol and/or drug addiction, or the dually diagnosed often require housing with more intensive supportive services.

Persons with disabilities (mental, physical, developmental) and victims of substance abuse often have supportive housing needs including access to essential services including healthcare, treatment, and counseling services. Healthcare is a costly expense, specifically for low-income persons.

Persons living with HIV/AIDS have numerous supportive housing needs including short-term rent, mortgage, utility assistance; permanent housing placement; supportive housing services; resources identification; and housing case management to eligible individuals with HIV/AIDS.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Kalamazoo County Multi-Purpose Collaborative Body passed a resolution to work cooperatively with the Kalamazoo Continuum of Care to ensure a discharge policy for persons leaving publicly funded institutions or systems of care.

**Mental Health:** The Kalamazoo County Mental Health and Substance Abuse Services agency follows the dictates of Section 330.1209b of the Mental Health Code, which states that “the community mental health services program will produce in writing a plan for community placement and aftercare services that is sufficient to meet the needs of the individual.”

Finally, there are strong "guidelines" about discharge from the State hospitals and from the mental health unit at Borgess Hospital. Kalamazoo Community Mental Health and Substance Abuse Services employ hospital liaisons to work with individuals prior to release to create a "person centered plan" which includes next steps after discharge. A primary goal is to avoid the person becoming homeless. Kalamazoo Community Mental Health and Substance Abuse Services also funds a jail liaison position to connect people in jail with appropriate mainstream, Medicaid funded mental health services.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City will continue to deliver CDBG and HOME funds through the competitive application process for those organizations that provide housing and other services to special needs populations. The City will also support nonprofit service providers, who assist both the homeless and non-homeless with special needs populations, through active involvement with the Continuum of Care, Housing Matters Forum, Program Officers Network of Kalamazoo and Local Initiatives Support Corporation Local Advisory Board.

For Program Year 2019, the City of Kalamazoo will provide CDBG funding to Senior Services to provide minor home repair and accessibility upgrades to allow seniors to stay in their homes. HOME funds will be allotted to the Northside Association for Community Development to assist with the rehabilitation of a vacant and abandoned building into apartment units for seniors.

## MA-40 Barriers to Affordable Housing – 91.210(e) –

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

#### **Land Use Controls**

Most of the available land in the City has been developed. There are only a small number of large vacant tracts of land that remain, thereby limiting the future development of residential units. There are a number of smaller parcels that are vacant and suitable for infill construction of residential units. A barrier to the development and redevelopment of these infill sites is environmental contamination. Particularly in many of the lower income neighborhoods, many of the properties that are available for redevelopment are environmentally contaminated primarily due to overuse of the site or an adjacent site. Clean-up of these sites can be very costly, thereby limiting the ability to attract new business and housing to these sites. The Kalamazoo Brownfield Redevelopment Initiative has been a tremendous resource in addressing this issue. Using captured tax revenue, the Brownfield Initiative has purchased many of these contaminated properties throughout the City. They then prepare these sites for redevelopment by removing the contamination. The properties are put back on the market and resold without the environmental contamination.

#### **Zoning Ordinance and Subdivisions**

Recognizing that Zoning can serve as a barrier to housing options and affordability, the City of Kalamazoo is undertaking a Zoning Code rewrite and an update to the Zoning Map. These changes are designed to increase the quantity and location of housing types throughout the City. More options in the type of housing unit not only can provide a wider range of affordable units, but provides housing that better serves residents throughout the life cycle (single, family, empty nester, senior, etc). The changes are also designed to remove the barriers to housing development and rehabilitation, working first in the neighborhoods that have experienced the most disinvestment. This work focuses on creating zoning districts that work with the existing, historic land development patterns in Kalamazoo rather than imposing generic suburban zoning standards. The updated zoning standards will remove the non-conforming status of lots and lay a foundation on which reinvestment can happen efficiently.

### Housing and Building Codes

The City of Kalamazoo enforces the Michigan Building Code, which is standard among municipalities in the State. The City's anti-blight team and building code enforcement efforts have increased since the previous Consolidated Plan. As a result, blight and abandonment issues are addressed more quickly. The rental certification program continues to be administered, and as a result, the quality of the rental housing increases. Finally, the City distributes some of its appropriately zoned, tax-reverted properties to its Subrecipients for development of quality, affordable housing. Therefore, housing and building codes do not create a barrier to affordable housing.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section of the Consolidated Plan provides an overview of the economic conditions in the City of Kalamazoo and the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	331	11	1	0	-1
Arts, Entertainment, Accommodations	3427	5540	15	15	0
Construction	710	1344	3	4	1
Education and Health Care Services	5030	11338	22	31	9
Finance, Insurance, and Real Estate	1431	2345	6	7	1
Information	260	588	1	2	1
Manufacturing	3952	5008	18	14	-4
Other Services	1014	2032	5	6	1
Professional, Scientific, Management Services	1480	1857	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	2979	2923	13	8	-5
Transportation and Warehousing	621	361	3	1	-2
Wholesale Trade	1173	2720	5	8	3
Total	22,408	36,067			

**Table 31 - Business Activity**

**Data** 2011-2015 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

#### Labor Force

Total Population in the Civilian Labor Force	40090
Civilian Employed Population 16 years and over	35485
Unemployment Rate	11.5
Unemployment Rate for Ages 16-24	31.48
Unemployment Rate for Ages 25-65	7.34

**Table 32 - Labor Force**

**Data Source:** 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7455
Farming, fisheries and forestry occupations	1630
Service	5160
Sales and office	9045
Construction, extraction, maintenance and repair	1775
Production, transportation and material moving	1560

**Table 33 – Occupations by Sector**

Data Source: 2008-2012 ACS

Table 33 identifies Occupations by Sector within the City of Kalamazoo according to the 2012 American Community Survey. Management, Business, and Financial occupations account for the largest number of occupations within the City of Kalamazoo.

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27895	84%
30-59 Minutes	4045	12%
60 or More Minutes	1425	4%
<b>Total</b>	<b>33,365</b>	<b>100%</b>

Table 34 - Travel Time

Data Source: 2008-2012 ACS

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1020	465	1430
High school graduate (includes equivalency)	3285	610	2105
Some college or Associate's degree	9045	1010	2805
Bachelor's degree or higher	8365	260	1470

Table 35 - Educational Attainment by Employment Status

Data 2008-2012 ACS

Source:

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	50	150	220	430	400
9th to 12th grade, no diploma	950	660	505	950	495
High school graduate, GED, or alternative	3790	1290	1440	3275	1965
Some college, no degree	12860	366	2135	3405	1345
Associate's degree	1435	1030	940	1405	230
Bachelor's degree	2210	2675	1465	2095	990
Graduate or professional degree	195	1056	1005	1795	1660

Table 36 - Educational Attainment by Age

Data 2008-2012 ACS

Source:

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	12,607
High school graduate (includes equivalency)	21,852
Some college or Associate's degree	23,762
Bachelor's degree	36,972
Graduate or professional degree	48,046

Table 37 – Median Earnings in the Past 12 Months

Data 2008-2012 ACS

## Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to data provided the largest percentages of workers reside within:

- Education and Health Care Services.
- Arts, Entertainment, and Accommodations
- Retail Trade and Manufacturing

This is similar to what's happening on a state and national level as the manufacturing sector continues to decline.

### **Describe the workforce and infrastructure needs of the business community:**

Meetings with economic development stakeholders stressed a need for improved entrepreneurship training programs that would better connect people to resources such as a revolving loan fund for micro-business start-ups. Stakeholders also stated that small business owners have difficulties obtaining loans to repair buildings and for other capital costs. A need for more skilled technical workers – welders, HVAC technicians, etc. – was mentioned.

Kalamazoo has very small negative values in the Jobs Less Workers columns in the Business Activity table, indicating little commuting out of the City. Stakeholders mentioned that Kalamazoo's workforce includes residents of nearby Allegan, Mi and other adjacent communities.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There are a number of projects either currently in development or announced that will have an impact on the economic growth of Kalamazoo. Western Michigan University developed the new Home Stryker M.D. School of Medicine in downtown Kalamazoo. The University collaborated with the two hospitals in Kalamazoo, Bronson Healthcare and Borgess Health. The University received a \$100 million gift for the development of the school.

Recently, Kalamazoo Valley Community College developed a 13.3 acre, 42 million dollar Healthy Living Campus. Three significant public buildings are planned: KVCC will develop one for food production and distribution, a second for nursing, allied health and culinary classes and programs, and the third will be a new clinic for Kalamazoo Community Mental Health and Substance Abuse Services. Construction was completed by fall 2016.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City's economy. According to ACS data, the City's unemployment rate in 2017 was 4.3%, slightly lower than the previous year. Residents with a Bachelor's degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or equivalent were more likely as those with only a high school diploma to be out of the labor force altogether.



According to the Michigan's Department of Labor's Data Explorer, annual job openings in the Kalamazoo area are greatest for positions that require a high school diploma or less. However, several high-paying occupations such as registered nurses, elementary school teachers, and general/operations managers all have more than 50 openings a year and require at least an Associate's degree. This suggests that there is a need for workforce training in these particular areas.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Employment Management Services Division (EMSD) of the Upjohn Institute manages employment and training services for Michigan Works! for Kalamazoo. EMSD manages job training through these government-funded programs:

- Welfare-to-Work
- School-to-Work
- Public Employment Service
- Workforce Investment Act (WIA)
- Michigan Prisoner Re-entry Initiative (MPRI)

The Kalamazoo Literacy Council sponsors the Adult Literacy Collaborative (ALC) of Kalamazoo County. The ALC is a group of adult education, workforce development and literacy agencies that are working to create a conduit for providing comprehensive adult literacy services. They established a central point for referring services, developing common initiatives, and providing support to local agencies that further the cause of adult literacy.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

**DISCUSSION**

**Natural Hazard Risk & Climate Change (Resiliency)**

The City of Kalamazoo has experienced record flooding in the past decade. Climate models predict heavier rainfall events due to climate change which will likely increase flooding. According to *Impacts*,

*Risks, and Adaptation in the United States: Fourth National Climate Assessment, Volume II*<sup>1</sup>, “Midwestern populations are already experiencing adverse health impacts from climate change, and these impacts are expected to worsen in the future. The risks are especially high for people who are less able to cope because characteristics like age, income, or social connectivity make them more vulnerable. Climate change is expected to worsen existing health conditions and introduce new health threats by increasing the frequency and intensity of poor air quality days, extreme high temperature events, and heavy rainfalls; extending pollen seasons; and modifying the distribution of disease-carrying pests and insects”.

One of the greatest threats of climate change for low- and moderate-income households in Kalamazoo will be increased flooding. Many households in CDBG eligible census tracts are highly vulnerable to flooding because of their location in the 100-year and 500-year floodplain. As mapped by FEMA, seven of the 10 CDBG eligible census tracts have significant areas within the 100-year floodplain (Tracts 1, 5, 9, 10, 11, 201, 202). Another CDBG eligible census tract has areas within the 500-year floodplain (Tract 6). The City of Kalamazoo is working with FEMA to improve the accuracy of floodplain risk maps within the City to better understand the vulnerability for flooding.

The City continues to develop plans and implement policies and projects aimed at reducing the risk of flooding. The City of Kalamazoo Water Quality and Storm-water Treatment Performance Standards requires new and redeveloped sites located in the 100-year floodplain to ensure all building foundations are above the 100-year floodplain elevation. During construction, developers must mitigate any filling done on the site by cutting (removing) twice the volume in another area to increase the overall flood water storage capacity. This is more stringent than State of Michigan regulations for floodplain development. For storm-water, a recent revision of the Performance Standards requires all sites to capture and treat the first inch of runoff from the entire site, which was formerly only a ½” standard. These standards aim to reduce both flooding on newly developed sites and also the impact to other off-site areas and neighborhoods.

The City is working with local University students to develop a comprehensive Sustainability Strategy and Climate Action Plan. The purpose of the plan is to improve policies and implement projects in collaboration with community partners that will protect citizens throughout Kalamazoo. We anticipate developing programs like those meant to increase energy efficiency of aging housing stock, and will focus on our core neighborhoods which are primarily low- and moderate-income households.

### **Broadband coverage**

All City residents have access to broadband internet services. According to BroadbandNow, the city has thirteen (13) residential providers and twenty-two (22) business providers. Broadband availability for residents is 100% for Kalamazoo and 89% for the state. The City is not aware of any neighborhoods or public facilities that are lacking access to broadband services. However, the City in consultation with local internet service providers will continue to look at ways to enhance availability for residents. If financial investment is needed CDBG neighborhood enhancement funds may be used.

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<sup>1</sup> USGCRP, 2018. *Impacts, Risks, and Adaptation in the United States: Fourth National Climate Assessment, Volume II* [Reidmiller, D.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, K.L.M. Lewis, T.K. Maycock, and B.C. Stewart (eds.)] U.S. Global Change Research Program, Washington, DC, USA.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The most significant housing problem in Kalamazoo is cost burden. Approximately 21 percent of Kalamazoo's population pays at least 30 percent of their income towards housing and 23 percent pays 50 percent or more. Renters seem to have the highest percentage of households with a housing cost burden. Rental properties are primarily found around Western Michigan University and Kalamazoo College, as well as in the core neighborhoods. These areas also meet HUD's definition of low income. Substandard housing would also be more likely in the core neighborhoods as the housing stock was predominately built before the 1940's.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?**

There are significant concentrations of minority populations within Census tracts 1.00, 2.02, 3.00, 9.00, 10.00 and 11.00 which include the highest percentages of the Black/African Americans and Hispanic populations in the City.

While the City is experiencing higher rates of poverty, only three Census tracts meet HUD's definition of "racially or ethnically concentrated areas of poverty." The three Census tracts are 1.00 (Eastside) and 2.02 and 3.00 (Northside).

### **What are the characteristics of the market in these areas/neighborhoods?**

The Eastside, Edison and Northside neighborhoods have older housing stock and a strong presence of rental housing. Labor force participation rates tend to be lower and employment rates are somewhat higher than the City overall. Education levels are more likely to be lower, which impacts the ability to make higher incomes.

### **Are there any community assets in these areas/neighborhoods?**

While some of the challenges facing these neighborhoods are significant, there are substantial assets as well. All three neighborhoods have active associations that help improve the quality of life for residents. Long-term residents and homeowners are an asset to the neighborhoods. They are often involved in the associations and other neighborhood organizations and/or events. They provide a stabilizing influence in these neighborhoods that tend to have a high number of rental units, increasing transiency of residents.

The Northside Neighborhood has a water playground, two elementary schools, over 20 churches and at least 15 social service agencies. The Kalamazoo River Valley Trail runs through the Northside neighborhood and there are and five parks totaling 132 acres of green space. In recent years, Northside reopened a neighborhood grocery store and developed a greenhouse and plots for urban gardening.

The Edison neighborhood is the largest neighborhood in Kalamazoo. In 2012, a vacant plat was redeveloped with twenty-three new, custom built homes through the Neighborhood Stabilization Program. The homes are immediately adjacent to the City's Farmer's Market. A neighborhood commercial node, Washington Square, is located in Edison along Portage Street. Significant investment has already occurred to improve the commercial and residential buildings along the Portage corridor and additional investment is planned. A new elementary school is in the process of being rebuilt and some urban gardens have been established.

The Eastside neighborhood is a hilly and wooded urban residential neighborhood that hosts small scale community businesses and connects downtown Kalamazoo with Kalamazoo Township. The East Main Street Corridor is the commercial corridor of the neighborhood and while in need of some improvements, provides opportunities for entrepreneurs and small businesses.

### **Are there other strategic opportunities in any of these areas?**

In the past few years, several large scale projects have been planned for and taken shape in the city of Kalamazoo's Edison Neighborhood, just southeast of downtown. The largest project is the recently completed Healthy Living Campus of Kalamazoo Valley Community College (KVCC) and its partners, a \$42 million campus that will sit on 13.3 acres adjacent to Bronson Hospital. Three significant public buildings are being planned: the Creamery a 13.8 million mixed rental project with businesses on the first floor and 40 rental housing units above, 400 Rose is a \$24.19 million dollar rental project with 135 units, and the Exchange is a 35 million dollar rental project with 140 rental units.

# Strategic Plan

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## SP-05 Overview

### Strategic Plan Overview

The City of Kalamazoo is expected to receive between \$1.8 and 2 million each year from the CDBG, HOME and ESG programs. These funds will be used to address the priority needs of the City for the next five years. In general, these needs are concentrated in affordable housing, homeless prevention, neighborhood enhancements and youth development.

The City of Kalamazoo Department of Community Planning and Development is responsible for the administration and oversight of these federal program funds. Staff from this department will work with internal City departments, local community funders, housing agencies, public service providers and neighborhood organizations to address the priorities, goals and objectives in this strategic plan.

The 2019-2023 Consolidate Plan will follow the direction set by the 2025 Strategic Vision, Master Plan, Shared Prosperity and Neighborhood Plans.

The City of Kalamazoo approved a new Strategic Vision and Imagine Kalamazoo 2025 Master Plan in 2017. These documents were created through an extensive engagement process that began in 2015. The City utilized multiple techniques to ensure that engagement had a wide reach and open process that welcomed comments and ideas from all residents. Techniques used included; living walls so participants were able to quickly and easily provide feedback by writing on a wall, pop-up engagement at existing events so that residents were met where they already were, large community meetings, surveys both paper and electronic, and meetings on the go which were packets created to enable residents to facilitate their own Imagine Kalamazoo meeting. Translators were at community meetings and surveys were also provided in Spanish to further ensure an inclusive and welcoming process. These efforts resulted in over 4,000 points of contact, ten times more than the previous Master Plan.

Additional engagement occurred in 2018 with financial support from the City of Kalamazoo as well as an Innovation Grant from the Government Alliance on Race and Equity (GARE) granted to the Michigan Department of Civil Rights, a community collaborative hired a contractor to conduct qualitative and quantitative research in Kalamazoo to better understand the housing experiences of Kalamazoo residents, especially the experiences of residents of color. The partners included the Michigan Department of Civil Rights (MDCR), City of Kalamazoo, Fair Housing Center of Southwest Michigan, Kalamazoo Community Foundation, and Interfaith Strategy for Advocacy & Action in the Community (ISAAC). Engagement for this project included community events, focus groups, conversations with service providers and printed surveys and open data sources. Over 690 completed surveys were received. Questions were also asked via housing question boards. Residents were asked to write

comments regarding their experiences with housing on post it notes and place them on the boards, 71 post it notes were received. The input from the community informed the Consolidated Plan and will be the foundation for the 2019-2023 Analysis to Impediments to Fair Housing. This report will be published summer of 2019.

The Strategic Vision is an overarching document that guides all City decision making processes from programmatic to budgets. The Strategic Vision lays out the ten guiding principles of the City of Kalamazoo. Those principles are; Shared Prosperity, Connected City, Inviting Public Places, Environmental Responsibility, Safe Community, Youth Development, Complete Neighborhoods, Strength Through Diversity, Economic Vitality, and Good Governance. Housing has a major role in how the City of Kalamazoo is seeking to achieve this vision and elements related to housing can be found under many of the principles. Environmental Responsibility looks at how to improve our housing stock to be energy efficient. Complete Neighborhood considers the types, costs, and access of different housing types in each neighborhood. Lastly, Safe Community seeks to ensure that all housing is structurally safe, clean, and visually appealing. The Strategic Vision also informs the plans the City creates, including the Imagine Kalamazoo 2025 Master Plan.

Imagine Kalamazoo 2025 lays out how the City of Kalamazoo is going to approach transportation and land use for the next ten years. Imagine Kalamazoo 2025 looks at transportation and land use holistically and considers how one impacts the other. Specifically, for housing the master plan looks to increase the options and affordability available in City. This includes encouraging transit-oriented development, a mix of scale and types in all neighborhoods, removing barriers for new housing, preserving housing and neighborhood character, and creating a sustainable and affordable housing stock. The master plan also puts forth a path for neighborhoods to create plans that are amended to the master plan and consider the unique needs their area and residents.

Following the Imagine Kalamazoo 2025 Master Plan five neighborhood plans have been completed. The completed plans have focused on neighborhoods with the highest rates of poverty in the City. Each neighborhood planning process has engaged hundreds of additional residents and community partners to create these documents, resulting in over 1,200 points of contact. Each planning process was unique to the neighborhood, but common techniques have included; community meetings, pop-up engagement at existing events, and surveys both electronic and paper. There are many common themes across these plans that relate to housing including more affordable housing for both ownership and rental, supporting homeowners in making needed repairs, and working to create safe and clean rental options. These plans also look at specific needs in their neighborhoods such as supporting seniors in home repairs and home adaptations, increasing types of housing by promoting mixed use development, and removing barriers to home improvements through zoning reform. Many of these plans look at supporting long-term affordability of homes through energy efficiency, trainings on how to maintain homes and make repairs, and classes on homeownership and personal finances. The three target neighborhoods have completed and Commission approved plans. Those neighborhoods are East Side, Edison and Northside.

More specifically, the Consolidated Plan will address the objectives set forth in the Shared Prosperity goal from the Strategic Vision. The City of Kalamazoo (henceforth known as the “Organization”) has committed to increasing abundant opportunities for all people to prosper through its Shared Prosperity Kalamazoo (SPK) initiative. In addition, the Organization has identified the need—with resident input—to address issues and implement actions specific to impacting long standing racial and socioeconomic inequities within the community. The combination of aspirational goals and community engagement has led SPK to focus on three particular neighborhoods that encompass five census tracts within the city—Eastside, Edison, and Northside—for targeted action projects.

The rationale to focus on these three neighborhoods is based on the following elements:

- 1. First**, a national scan of community economic development field research and literature has shown a place-based approach to neighborhood revitalization/restoration as an effective strategy to pursue to produce individual & family impact (people-based) as well as community impact (place-based).  
Improving the economic situation of neighborhood residents & local businesses, in addition to enhancing the neighborhood’s quality of life as a whole (appearance, safety, gathering places, and sense of positive momentum, social networks, and resident engagement/leadership development) are key elements in establishing prosperity within local communities.
- 2. Second**, consistent quantitative and qualitative data has shown us that this is where the inequities are the greatest. The concentration, as well as, persistence of compounded disadvantage in these geographies has existed for quite some time and poverty threshold statistics have not significantly dwindled.
- 3. Lastly**, the 2018 Shared Prosperity Kalamazoo Action Plan, approved by the Kalamazoo City Commission, sets precedence to serve several priority populations<sup>2</sup>— families of color, individuals with criminal records, and neighborhoods of concentrated poverty—defined as a geographic area (primarily a census tract) where the poverty rate is 40 percent or more.<sup>3</sup>

The culmination of these factors provides adequate justification to significantly invest resources targeted to positively impact both people and place within these neighborhoods.

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<sup>2</sup> City of Kalamazoo. *2018 Shared Prosperity Action Plan*, pgs. 32, 38, 42

<sup>3</sup> Isaac Shapiro, Cecile Murray, and Barbara Sard. November 3, 2015. *Basic Facts on Concentrated Poverty*. <https://www.cbpp.org/sites/default/files/atoms/files/11-3-15hous2.pdf>

## SP-10 Geographic Priorities - 91.215 (a)(1)

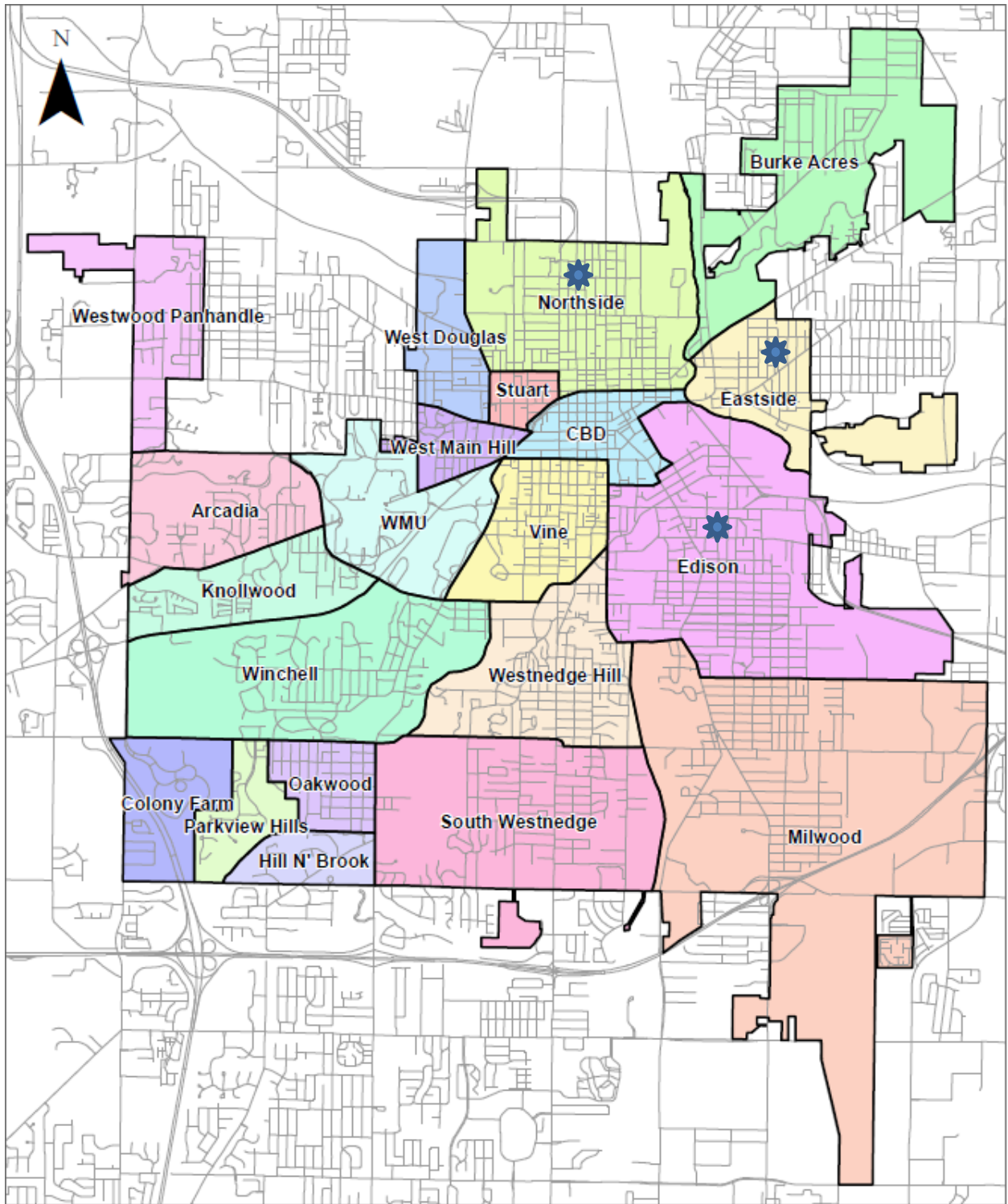
### Geographic Area

**Table 38 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	CDBG-Eligible Census Tracts
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	Low Income Core Neighborhoods
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The targeted areas include the following neighborhoods; Eastside, Northside and Edison.
	<b>Include specific housing and commercial characteristics of this target area.</b>	These targeted neighborhoods are characterized by high levels of poverty, high housing cost burden and poor economic prospects. The percentage of low and moderate income households in each of the census tracts are above 52 percent.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The needs assessment, market analysis, and community meetings determined that these three targeted neighborhoods suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. The specific census tracts identified are also identified as racially/ethnically concentrated areas of poverty (R/ECAPs). During this process, the City engaged with residents, neighborhood leaders and social service provider, to identify needs in the target area.
<b>Identify the needs in this target area.</b>	The target area requires considerable investment in rehabilitation, new construction, economic development projects, quality of life improvements, and infrastructure improvements.	
<b>What are the opportunities for improvement in this target area?</b>	Opportunity to improve infrastructure to provide a suitable living environment and increase affordable housing through new construction or rehabilitation of existing units to maintain affordable housing stock.	



	<b>Are there barriers to improvement in this target area?</b>	The City of Kalamazoo, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods.
<b>2</b>	<b>Area Name:</b>	City-wide low-income households
	<b>Area Type:</b>	City Wide
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	City boundaries
	<b>Include specific housing and commercial characteristics of this target area.</b>	High concentration of homes and commercial businesses
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Housing assistance was a high priority throughout the consultation process. Providing these services city-wide allows for the distribution of low-income families throughout the community, combating concentrations of poverty.
	<b>Identify the needs in this target area.</b>	The City of Kalamazoo, overall, needs an increased supply of affordable housing, improved homelessness assistance, and improved social services to youth, elderly, and special needs populations.
<b>What are the opportunities for improvement in this target area?</b>	Opportunity to increase affordable housing and the provision of services to provide decent housing and a suitable living environment for all residents.	
<b>Are there barriers to improvement in this target area?</b>	The City of Kalamazoo, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods.	



**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Kalamazoo does not plan to identify any specific Neighborhood Revitalization Strategy Areas for the focus of federal funding. However, the City does have an internal policy of only utilizing CDBG funding within Census tracts and neighborhoods that meets HUD's eligibility requirements. For the purpose of this plan, CDBG funds will be spent in:

- Eastside Neighborhood CT 1.00
- Central Business District CT 2.01
- Northside Neighborhood CT 2.02 and 3.00
- Douglas Neighborhood CT 5.00
- Stuart Neighborhood - CT 5.00
- Vine Neighborhood CT 6.00
- Edison Neighborhood CT 9.00 and 10.00
- Southside Neighborhood CT 11.00
- Oakwood Neighborhood CT 61.03

At least 51 percent of the households in these neighborhoods make 80 percent or less of the area median income. Focusing CDBG funds in these areas concentrates support for the most in need.

However, in keeping with our Shared Prosperity Kalamazoo plan many of our projects will be targeted toward areas of concentrated poverty which are the Eastside, Edison and Northside Neighborhoods.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 39 – Priority Needs Summary

1	<b>Priority Need Name</b>	Rehabilitation of Existing Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families with Children Elderly
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing.
	<b>Basis for Relative Priority</b>	The Housing Needs Survey indicates there are more households in need of affordable housing than available in the City. In addition, the poverty rate in Kalamazoo is higher than Kalamazoo County and the State of Michigan, which indicates that existing homeowners may have difficulty maintaining their homes.
2	<b>Priority Need Name</b>	Rental Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low, Low Moderate Large Families with Children Elderly
	<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Affordable Housing	

	<b>Description</b>	Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing.
	<b>Basis for Relative Priority</b>	The Housing Needs Survey indicates that many renters pay more 50 percent or more of their annual income towards housing, which is considered a severe housing cost burden. In addition, the number of households in need of affordable housing is larger than the number of affordable housing units available in the City.
<b>3</b>	<b>Priority Need Name</b>	Production of New Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low, Low Moderate Large Families with Children Elderly
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing.
	<b>Basis for Relative Priority</b>	There are over 16,000 households which make 80 percent or less of the area median income but only around 12,000 affordable units. This discrepancy can be addressed with the addition of new units.
<b>4</b>	<b>Priority Need Name</b>	Acquisition of Existing Units
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low, Low Moderate Large Families with Children Elderly
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts

	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing.
	<b>Basis for Relative Priority</b>	The difference between the number of existing affordable housing units and the number of households in need of affordable units indicates a need to develop new units. The acquisition of existing units will not help to resolve this discrepancy as they are already in available to low-income families.
5	<b>Priority Need Name</b>	Homeless Outreach
	<b>Priority Level</b>	Low
	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Homeless Assistance
	<b>Description</b>	Work towards ending homelessness within Kalamazoo County by supporting the U.S. Department of Housing and Urban Development’s Strategic Plan to Prevent and End Homelessness implemented through the Kalamazoo County Continuum of Care by providing services and support to the City’s homeless population.
	<b>Basis for Relative Priority</b>	Outreach is currently being handled through existing nonprofit organizations and is therefore not a high priority of the City.

9	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low, Low Moderate Other
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Neighborhood Enhancement
	<b>Description</b>	Advance the sustainability of the Community Development Block Grant neighborhoods identified in the Consolidated Plan through the continuation of City services and redevelopment of key neighborhood improvements.
	<b>Basis for Relative Priority</b>	The public outreach for the Consolidated Plan resulted in a number of activities that would enhance or improve the core neighborhoods of the City, as well as support the population that lives there. The develop of new public facilities was not a high priority for the improvement of CDBG-eligible neighborhoods.
10	<b>Priority Need Name</b>	Public Improvements/Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low, Low Moderate Other
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Neighborhood Enhancement
	<b>Description</b>	Advance the sustainability of the Community Development Block Grant neighborhoods identified in the Consolidated Plan through the continuation of City services and redevelopment of key neighborhood improvements.

	<b>Basis for Relative Priority</b>	The community outreach completed for the Consolidated Plan indicated that CDBG-eligible neighborhood residents prioritized infrastructure improvements to enhance their neighborhoods.
<b>11</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low. Low Moderate Large Families. Families with Children Elderly Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Affordable Housing Homeless Assistance Neighborhood Enhancement Youth Development
	<b>Description</b>	Public services are a high priority as it relates to affirmatively furthering fair housing, supporting the Kalamazoo County Continuum of Care, fostering community development between core neighborhood residents and the City's Community Policing Officers, and supporting youth programs.
	<b>Basis for Relative Priority</b>	Public services in a broad category that can encompass a number of project types. Through the community data collected and outreach completed for the Consolidated Plan and the development of the Analysis to Impediments, public service activities related to youth development, fair housing activities, and community policing were important to neighborhood residents. The City felt it was important to support the activities of the Continuum of Care to ensure continued success of reducing homelessness in Kalamazoo.



12	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Neighborhood Enhancement
	<b>Description</b>	Support transformative neighborhood projects through catalyst redevelopment, sustained investment and a focus on neighborhood success, which could include an economic development component.
	<b>Basis for Relative Priority</b>	A priority of the Consolidated Plan is the enhancement of the City's CDBG-eligible neighborhoods. An objective of this priority is to provide focused investment that helps to transform a specific area of an eligible neighborhood. Economic development could be included as part of a larger neighborhood investment project.
13	<b>Priority Need Name</b>	Administration of Programs
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Affordable Housing Homeless Assistance Neighborhood Enhancement Youth Development
	<b>Description</b>	Administration of CDBG, ESG and HOME programs. Technical assistance to sub recipients and general oversight of activities.
	<b>Basis for Relative Priority</b>	Needed to ensure compliance with HUD regulations.

<b>14</b>	<b>Priority Need Name</b>	Neighborhood Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG-Eligible Census Tracts
	<b>Associated Goals</b>	Neighborhood Enhancement
	<b>Description</b>	Activities that improve the sustainability of CDBG-eligible neighborhoods within the City
	<b>Basis for Relative Priority</b>	Determined as a need through the community outreach that was completed for the Plan.

## Narrative

The development of the priorities, goals and objectives for the 2019- 2023 Consolidated Plan was determined through the review process developed by the City. These steps, in consultation with the Community Development Act Advisory Committee, developed a set of recommended priorities, goals and objectives for the 2019-2022 Consolidated Plan, as follows:

### [Priority: Affordable Housing](#)

Goal: Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing.

- Provide homeowner rehabilitation and minor/emergency home repair.
- Support programs that rehabilitate vacant single-family housing as long as they also provide homebuyer assistance.
- Increase affordable rental housing through rehabilitation and new construction.
- Aid households with housing cost burdens with tenant based rental assistance.
- Support the action items in the City’s Analysis to Impediments.

### Priority: Homeless Assistance

Goal: Work towards ending homelessness within Kalamazoo County by supporting the U.S. Department of Housing and Urban Development's Strategic Plan to Prevent and End Homelessness implemented through the Kalamazoo County Continuum of Care by providing services and support to the City's homeless population.

- Encourage permanent housing through prevention and rapid re-housing activities.
- Provide shelter operational support if the shelter has a rapid re-housing program.
- Make supportive services available for the homeless with an emphasis on the mentally and physically disabled.
- Support the Kalamazoo County Continuum of Care.

### Priority: Neighborhood Enhancement

Goal: Advance the sustainability of the Community Development Block Grant neighborhoods identified in the Consolidated Plan through the continuation of City services and redevelopment of key neighborhood improvements.

- Provide public infrastructure improvements, including streets, sidewalks, parks, etc. that upgrade deteriorating conditions.
- Enforce of local codes and ordinances to support public health, safety and welfare.
- Support public safety to assist with the prevention of crime that negatively impacts the quality of life within our neighborhoods.
- Support transformative neighborhood projects through catalyst redevelopment, sustained investment and a focus on neighborhood success.

### Priority: Youth Development

Goal: Develop well-adjusted and productive adults through supporting youth programs and activities that provide positive experiences and opportunities to enhance interests, skills and abilities into adulthood.

- Provide educational programs to increase opportunities for learning.
- Sponsor programs that are devoted to the mental well-being, discovery of self-worth and relationship development of children.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>According to the CHAS data, there are 5,050 renter households in Kalamazoo that make 80 percent or less of the area median income who have a housing cost burden greater than 50 percent of their income. The 0-30 percent bracket have the most need with 3,965 paying more than 50 percent of their income on housing.</p> <p>There is a gap between number of affordable housing units in Kalamazoo and the number of households who need affordable housing. There are 16,175 households who make less than 80 percent of the area median income but only 12,110 affordable housing units, both renter and owner, exist in the City of Kalamazoo.</p>
TBRA for Non-Homeless Special Needs	<p>A focus has been placed on housing the mentally/physically handicapped. There are a large number of handicapped households that currently receive assistance and request accessibility features. Disabled households that make 30 percent or less of the area median income have the highest housing cost burden.</p>
New Unit Production	<p>There is a gap between number of affordable housing units in Kalamazoo and the number of households who need affordable housing. There are 16,175 households who make less than 80 percent of the area median income but only 12,110 affordable housing units, both renter and owner, exist in the City of Kalamazoo.</p>
Rehabilitation	<p>There is a gap between number of affordable housing units in Kalamazoo and the number of households who need affordable housing. There are 16,175 households who make less than 80 percent of the area median income but only 12,110 affordable housing units, both renter and owner, exist in the City of Kalamazoo.</p>
Acquisition, including preservation	<p>There is a gap between number of affordable housing units in Kalamazoo and the number of households who need affordable housing. There are 16,175 households who make less than 80 percent of the area median income but only 12,110 affordable housing units, both renter and owner, exist in the City of Kalamazoo.</p>

**Table 40 – Influence of Market Conditions**

### Demographics

The table displays the population, number of households, and median income for a base year and most recent year and calculates the percentage of change.

The data indicates an overall population decrease from 77,145 in the year 2000 Census to 72,641 in 2009. However, the 2010 Census indicates a population of 74,262. This results in an overall decrease of 3.9 percent in population.

In addition, the number of households decreased by 2,657 households from 31,798 in 2000 to 29,141 in 2010. This reveals a 9.1 percent decrease in the number of households in the City of Kalamazoo.

Finally, the table identifies a decrease in the median income within the City of Kalamazoo. The median income decreased by 6 percent between 2000 and 2009. However, there was an overall increase of \$102 to \$31,291 indicated in the 2010 Census. This reveals an overall percentage increase of 0.3 percent.

	Base Year 2000	2009 ACS	Percent Change	2010 Census	Percent Change
Population	77,145	72,641	-6.2%	74,262	-3.9%
Households	31,798	28,438	-11.8%	29,141	-9.1%
Median Income	\$31,189	\$29,299	-6.5%	\$31,291	0.03%

**Table 41 - Demographics**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Kalamazoo anticipates receiving CDBG, HOME and ESG funds over the five years of this Consolidated Plan. Often, additional resources are leveraged by our Subrecipients and partners to complete a project. These leveraged funds often come from the State of Michigan through the Michigan State Housing Development Authority or through foundations like the Kalamazoo Community Foundation. However, these funds are not known until the Subrecipient submits an application through the City’s competitive application process.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public and Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,615,35	120,680	132,369	1,868,084	7,472,336	These funds will leverage City dollars through public infrastructure investment and other City services. In addition, other State and Federal funds will be leveraged by City Subrecipients for housing activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Federal	Acquisition Homebuyer assistance Homeowner Lease Purchases rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	492,146	0	0	492,146	1,968,584	HOME dollars will leverage additional HOME funds from MSHDA, as well as possible low income housing tax credits depending on the projects funded.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	138,353	0	0	138,353	532,412	The Continuum of Care will leverage City funds with MSHDA ESG funding. If ESG funds are received.

Table 42 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Community Development Block Grant funds will leverage additional resources as follows:

- Public Infrastructure projects will be supported with additional City and State infrastructure dollars.
- Code enforcement, crime prevention and youth services will leverage additional City general fund dollars.
- Subrecipients of the City will leverage Michigan State Housing Development Authority (MSHDA) and other State funds, as well as nongovernmental funding to expand the scope of rehabilitation assistance.
- For-Profit agencies and organizations seeking funding will receive loans not grants.

HOME Investment Partnership Funds will leverage additional public and private investment:

- Homeownership investment will be supported by other agencies such as the Michigan State Housing Development Authority and community foundation grants.
- Rental projects may leverage additional funding from HUD; the Federal Home Loan Bank programs; the application of Low Income Housing Tax Credits; private equity investment, private construction and acquisition financing; and other private sources.
- HOME match requirements will be achieved through the donation of property, labor and materials, as well as payments in lieu of taxes for affordable housing developments in the City.
- For-Profit agencies and organizations seeking funding will receive loans not grants.

Emergency Solutions Grant funding will leverage additional investment as follows:

- The Kalamazoo County Continuum of Care receives approximately \$1.8 million in grant funding from HUD and approximately \$300,000 from the Michigan State Housing Development Authority each year.
- City Subrecipients also receive grants from funders like The United Way and other nongovernmental organizations. Matching funds will come from these organizations.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

No publicly owned land will be utilized.

## **Discussion**



## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Kalamazoo	Government	Home Ownership Public Services Planning	Jurisdiction

**Table 43 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

A more coordinated effort to project implementation is a priority discussed among the major stakeholders in the community. To that end, the Program Officers Network of Kalamazoo was organized. The Director of Community Planning and Economic Development attends their meetings. The goal is to work together towards improving grant coordination and the local distribution of grant funds.

Local Initiatives Support Corporation (LISC) has been assisting in the coordination of housing and community development efforts with the Sustainable Communities Initiative. Leadership from the City Manager’s Office is on the Board of LISC Kalamazoo.

The Continuum of Care is operated as a compliment to the LISC Sustainable Communities Initiative. The Continuum of Care has three volunteer groups that help improve provision of services, eliminate barriers to housing, improve the management of data, and allocate funding. The Community Development Manager sits on the Allocations and Accountability Team.

The City hosts regular meetings with the core CDBG-eligible neighborhoods. The executive directors of each neighborhood organization attend the meetings along with representatives from City departments. The meetings focus on neighborhood issues, the coordination of services, updates on City improvements, etc.

The City, particularly the Department of Community Planning and Economic Development, could benefit from stronger relationships with our County partners. Working towards intergovernmental cooperation could result in joint community development projects, data sharing and best practices.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 44 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The homeless criteria outlined below do not necessarily reflect practice in every situation. However, the Continuum of Care developed these eligibility standards for providing assistance to the community’s homeless population. However this definition may vary depending on HUD definition vs. local definition.

Individuals or families must:

- Lack a fixed, regular and adequate nighttime residence; and

- Have a primary nighttime residence that is –
- shelter (including welfare hotels, congregate shelters and transitional housing); An institution that provides a temporary residence for individuals intended to be institutionalized; or A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

To be eligible for prevention assistance, individuals or families must have received an eviction notice or notices of termination of utility services, and:

- Are unable to make the required payments due to a sudden reduction of income;
- The assistance is necessary to avoid the eviction or termination of services;
- There is a reasonable prospect that the individual or family will be able to resume payments within a reasonable period of time;
- The assistance will not supplant funding for pre-existing homelessness prevention activities from other sources; and
- Have an income at or below 30 percent of area median income.

The Continuum of Care formalized a “No Wrong Door” countywide Coordinated Community Assessment System in 2009. *Gryphon Place 2-1-1 provides 24 hour information and referral services to residents in need of help to Kalamazoo continuum of care organizations.* Individuals are prioritized based on the severity of their housing crisis. Persons with primary need are referred to Housing Resources, Inc. the Lead Agency/Housing Assessment and Resource Agency (HARA) for housing assessment and development of the Community Housing Assistance Plan (CHAP). Those with an urgent need are referred to area emergency shelters where the CHAP is developed in consultation with the HARA. Walk in services are provided through centrally located satellite.

Homeless prevention services are provided for households at risk of homelessness and may include: financial assistance for back rent, security deposit, rental subsidy, and housing relocation and stabilization. Emergency shelter services with the goal of rapid re-housing are provided for homeless households.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The “No Wrong Door” Coordinated Community Assessment System offers Kalamazoo County improves client access to services, increases referral appropriateness, reduces administrative burden on clients and providers, improves communication and coordination among providers, and improves data quality leading to greater system efficiency and effectiveness. The more holistic approach benefits both special needs populations and persons experiencing homelessness because it individualizes assistance. However, some gaps in service delivery continue to exist.

The Continuum of Care has been moving from an approach of “managing the homeless” with short term housing strategies to one that is proactive, emphasizing prevention. Priorities are shifting to assist individuals and families in identifying resources and support that result in spending the least amount of time transitioning to permanent housing solutions. To that end, a focus on increased linkages to permanent housing and mainstream resources for individuals, youth, and families at risk for homelessness, is consistently being evaluated for improvements.

The need for permanent affordable supportive housing continues to be a concern for persons experiencing homelessness and other special needs populations. The gap between the number of affordable units and those in need continues to be a significant number for the City and the region.

Providing services, particularly housing, to the chronic homeless continues to be a challenge in Kalamazoo. The small numbers of people with complex, unmet needs who experience homelessness are frequent users of shelters and emergency health care. They often have long histories of homelessness and untreated or poorly managed mental illnesses and addictions. Their frequent stays in county or city jails, shelters, hospitals, etc. result in extraordinarily high costs in multiple public systems, but fail to improve the outcomes for the individuals or their communities.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of Kalamazoo has indicated that the priority needs to be addressed during the five year period of this Plan are affordable housing, homeless assistance, neighborhood enhancement and youth development. The institutional structure for the neighborhood enhancement and youth development priorities is internal to the City and has no gaps to providing services. The affordable housing priority could benefit from a stronger relationship with the Kalamazoo County Community Action Agency. Community Planning and Economic Development staff at the City plan to engage with the housing programs staff to review possible areas of partnership that will improve affordable housing outcomes.

The development of new affordable housing, particularly with supportive services, is also a goal of the Continuum of Care. Partnerships with the City of Kalamazoo, local nonprofit housing providers and the Michigan State Housing Development Authority will need to be an affordable housing development strategy. The City will continue to invest in affordable housing through CDBG, HOME and other City funding and grant programs.

To have a more proactive approach to homeless prevention, the Continuum of Care developed the Systems of Care team. They established work groups to address the needs/barriers of those that may become homeless. The Team works to promote the adoption of evidence-based and promising program practices in support of a Housing First philosophy of care. They prioritize Continuous Quality Improvement in service delivery and educate and inform members on national and community best practices.

The City of Kalamazoo, nonprofit housing providers, homeless assistance providers, local hospitals and other service agencies have begun discussions on how to appropriately service the chronic homeless. Consideration has been given to the development of a pilot program called Frequent Users Systems Engagement (FUSE). FUSE works to engage and stabilize people who are high users of both the shelter system and the criminal justice system, using a Housing First model of permanent supportive housing. The program focuses on providing housing stability and reducing the involvement of participants in emergency service systems. Discussions between the Continuum of Care, other service providers and possible funders will need to continue.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	CDBG Funding	HOME Funding
1	Affordable Housing	2019	2023	Affordable Housing	City-wide low-income households CDBG-Eligible Census Tracts	Acquisition of Existing Units Administration of Programs Production of New Units Public Services Rehabilitation of Existing Units Rental Assistance Down Payment Assistance	\$2,409,275	\$2,392,110
<b>Activities</b>					<b>Goal Outcome Indicator</b>			
<b>CDBG</b> - Housing activities for Low/Moderate Income Housing Benefit:					250 Households Assisted (Repairs)			
Direct Financial Assistance to Homebuyers:					50 Households Assisted			
Demolition								
<b>HOME</b> - Rental units constructed:					1- Household Housing Unit			
Rental units rehabilitate(Lease Purchases):					12 Household Housing Unit			
Homeowner Housing Added:					15 Household Housing Unit			
Homeowner Housing Rehabilitated:					3 Household Housing Unit			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	CDBG Funding	HOME Funding
2	Homeless Assistance	2019	2022	Homeless	City-wide low-income households	Administration of Programs Homeless Emergency Shelters Homeless Outreach Homeless Prevention	<b>CDBG:</b> \$130,000	<b>ESG:</b> 1,058,850  Base on receipt of funding
<b>Activities</b>						<b>Goal Outcome Indicator</b>		
CDBG - Homelessness Prevention - Admin City-Wide Benefit						28884 Persons Assisted		
ESG - Homeless Person Overnight Shelter:						400 Persons		
Homelessness Prevention:						400 Assisted		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	CDBG Funding	HOME Funding
3	Neighborhood Enhancement	2019	2022	Non-Housing Community Development	CDBG-Eligible Census Tracts	Neighborhood Improvements Public Facilities Public Improvements/Infrastructure Public Services	<b>CDBG:</b> \$4,127,420	
<b>Activities</b>						<b>Goal Outcome Indicator</b>		
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:						28884 Persons Assisted		
Public service activities other than Low/Moderate Income Housing						Benefit: 28884 Persons Assisted		
Buildings Demolished:						15 Buildings		
Housing Code Enforcement/Foreclosed Property Care						4000		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	CDBG Funding	HOME Funding
4	Youth Development	2019	2022	Non-Homeless Special Needs	City-wide low-income households CDBG-Eligible Census Tracts	Administration of Programs Public Services	\$67,500	
Activities					Goal Outcome Indicator			
Public service activities other than Low/Moderate Income Housing Benefit:					400 Persons Assisted			

**Table 45 – Goals Summary**



## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation and development of accessible owner and renter occupied housing through;</p> <ul style="list-style-type: none"> <li>• Providing homeowner rehabilitation and minor/emergency home repair.</li> <li>• Supporting programs that rehabilitate vacant single-family housing as long as they also provide homebuyer assistance.</li> <li>• Increasing affordable rental housing through rehabilitation and new construction.</li> <li>• Aiding households with housing cost burdens with tenant based rental assistance.</li> <li>• Supporting the action items in the City’s Analysis to Impediments</li> </ul>
2	<b>Goal Name</b>	Homeless Assistance
	<b>Goal Description</b>	<p>Work towards ending homelessness within Kalamazoo County by supporting the U.S. Department of Housing and Urban Development’s Strategic Plan to Prevent and End Homelessness implemented through the Kalamazoo County Continuum of Care by providing services and support to the City’s homeless population through;</p> <ul style="list-style-type: none"> <li>• Encouraging permanent housing through prevention and rapid re-housing activities.</li> <li>• Providing shelter operational support if the shelter has a rapid re-housing program.</li> <li>• Making supportive services available for the homeless with an emphasis on the mentally and physically disabled.</li> <li>• Supporting the Kalamazoo County Continuum of Care.</li> </ul>

<b>3</b>	<b>Goal Name</b>	Neighborhood Enhancement
	<b>Goal Description</b>	<p>Advance the sustainability of the Community Development Block Grant neighborhoods identified in the Consolidated Plan through the continuation of City services and redevelopment of key neighborhood improvements through</p> <ul style="list-style-type: none"> <li>• Provide public infrastructure improvements, including streets, sidewalks, parks, etc. that upgrade deteriorating conditions.</li> <li>• Enforcement of local codes and ordinances to support public health, safety and welfare.</li> <li>• Support public safety to assist with the prevention of crime that negatively impacts the quality of life within our neighborhoods.</li> <li>• Support transformative neighborhood projects through catalyst redevelopment, sustained investment and a focus on neighborhood success.</li> </ul>
<b>4</b>	<b>Goal Name</b>	Youth Development
	<b>Goal Description</b>	<p>Develop well-adjusted and productive adults through supporting youth programs and activities that provide positive experiences and opportunities to enhance interests, skills and abilities into adulthood through;</p> <ul style="list-style-type: none"> <li>• Providing educational programs to increase opportunities for learning.</li> <li>• Sponsoring programs that are devoted to the mental well-being, discovery of self-worth and relationship development of children.</li> </ul>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Approximately 125 extremely low, low- and moderate-income families will be provided affordable housing each year of the Consolidated Plan. This is approximately 625 families by the end of the five-year period.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

#### **Activities to Increase Resident Involvements**

Integration of HUD planning with Shared Prosperity Kalamazoo and the Neighborhood Associations will increase resident involvement.

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

#### **Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

#### **Land Use Controls**

Most of the available land in the City has been developed. There are only a small number of large vacant tracts of land that remain, thereby limiting the future development of residential units. There are a number of smaller parcels that are vacant and suitable for infill construction of residential units. A barrier to the development and redevelopment of these infill sites is environmental contamination. Particularly in many of the lower income neighborhoods, many of the properties that are available for redevelopment are environmentally contaminated primarily due to overuse of the site or an adjacent site. Clean-up of these sites can be very costly, thereby limiting the ability to attract new business and housing to these sites. The Kalamazoo Brownfield Redevelopment Initiative has been a tremendous resource in addressing this issue. Using captured tax revenue, the Brownfield Initiative has purchased many of these contaminated properties throughout the City. They then prepare these sites for redevelopment by removing the contamination. The properties are put back on the market and resold without the environmental contamination.

#### **Zoning Ordinance and Subdivisions**

Recognizing that Zoning can serve as a barrier to housing options and affordability, the City of Kalamazoo is undertaking a Zoning Code rewrite and an update to the Zoning Map. These changes are designed to increase the quantity and location of housing types throughout the City. More options in the type of housing unit not only can provide a wider range of affordable units, but provides housing that better serves residents throughout the life cycle (single, family, empty nester, senior, etc). The changes are also designed to remove the barriers to housing development and rehabilitation, working first in the neighborhoods that have experienced the most disinvestment. This work focuses on creating zoning districts that work with the existing, historic land development patterns in Kalamazoo rather than imposing generic suburban zoning standards. The updated zoning standards will remove the non-conforming status of lots and lay a foundation on which reinvestment can happen efficiently.

#### **Housing and Building Codes**

The City of Kalamazoo enforces the Michigan Building Code, which is standard among municipalities in the State. The City's anti-bligh team and building code enforcement efforts have increased since the previous Consolidated Plan. As a result, blight and abandonment issues are addressed more quickly. The

rental certification program continues to be administered, and as a result, the quality of the rental housing increases. Therefore, housing and building codes do not create a barrier to affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City will utilize a variety of strategies and support from community partners to help address barriers to affordable housing. Generally, the City utilizes 50 percent or more of the total HUD grant award towards housing activities. These funds will help to increase the supply of affordable housing, as well as helping those in affordable units to remain housed. In addition, the City has encouraged, through the competitive application process, that housing providers form partnerships in the hopes of avoiding duplication of services that would allow assistance to larger numbers of low income households. Most of these partners also provide needed social services that help households with long term housing sustainability.

The City of Kalamazoo's code enforcement and anti-blight effort is funded with CDBG. One of the enforcement teams' main purposes is the identification and resolution of blighted housing units, which can be made available for low income households, thereby increasing the number of affordable housing units in the City.

The City of Kalamazoo has also provided CDBG funding to the Local Initiatives Support Corporation for capacity building and technical assistance of housing, Community Housing Development Organizations and/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.

The Kalamazoo Brownfield Redevelopment Initiative has been a tremendous resource in addressing the issue of contaminated properties that may have the ability to be redeveloped. Using captured tax revenue, the Brownfield Initiative has purchased many contaminated properties throughout the City. They then prepare these sites for redevelopment by removing the contamination. The properties are put back on the market and resold without the environmental contamination.

Some additional actions planned over the five year period of the Consolidated Plan are:

- Focus CDBG funding on substandard housing and/or deferred maintenance of affordable housing units, particularly in the Eastside, Edison and Northside Neighborhoods.
- Pilot a housing repair program for low-income homeowners that receive code violations.
- Lead Hazard Removal. The City of Kalamazoo has been awarded a Lead Based Hazard Reduction grant. Purpose is to identify and control lead based hazards. Focus is on homes with children under six year of age.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

*Housing Resources, Inc. and Goodwill Industries sponsor a weekly Community Housing Information Hour.* Participating organizations include but are not limited to the Department of Health and Human Services, and Kalamazoo Community Mental Health. The services include coordinated entry screening for households experiencing homelessness or at risk of experiencing homelessness, information and referral, and screening and assessment.

Kalamazoo Community Mental Health and Substance Abuse Services support a Housing Recovery Center, which assists individuals with finding and maintaining affordable housing. One of the services the Recovery Center offers is outreach to people living in emergency shelters and places not meant for human habitation. Ultimately, the outreach is to provide homeless individuals with the services they need and to help them find permanent and supportive housing.

Catholic Charities Dioceses of Kalamazoo utilizes a street outreach program grant from U.S. Department of Health and Human Services. The grant has enabled Catholic Charities to meet homeless youth at their point of need. The street outreach program allowed Catholic Charities to build upon and expand their current drop-in center services to have staff available on the street at designated times, seeking out those youth who most need their services.

### **Addressing the emergency and transitional housing needs of homeless persons**

The countywide Coordinated Community Assessment System utilizes *Gryphon Place 2-1-1 provide 24 hour information and referral services to residents in need of help to Kalamazoo* continuum of care organizations. These individuals are then presented through a Community Housing Matching Process (CHaMP) within 5 business days and matched with available housing resources that best meets their needs and prioritizes our community's most vulnerable citizens.

Persons with greatest need are referred to Housing Resources, Inc. the Lead Agency/Housing Assessment and Resource Agency (HARA) for housing assessment and development of the Community Housing Assistance Plan (CHAP). Those with an urgent need are referred to area emergency shelters where the CHAP is developed in consultation with the HARA.

The HARA schedules the Housing Assessment visit within two days of initial contact. The HARA Housing Resource Specialist creates the CHAP utilizing the Homeless Management Information System (HMIS) and prioritizes strength based case management principles. Resources are provided based on need and may include: case coordination, financial assistance, landlord/tenant education/engagement, linkage to community partner resources, and referrals to mainstream service providers.

Emergency shelter services, with the goal of rapid re-housing, are provided to homeless households. These services include a shelter diversion assessment, shelter entry with the goal of rapid exit, financial assistance in the form of rental subsidy, and tenant-landlord engagement. Emergency shelters with rapid re-housing services have the goal of achieving sustainable permanent affordable housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Working towards prevention, the Continuum of Care has managed a total of 299 Vouchers reserved for homeless households, 689 Housing Choice Vouchers, and 49 project-based vouchers. In addition, the following programs have been developed to help prevent individuals and families from becoming homeless:

- The Eviction Diversion program is designed to prevent rental evictions, reducing the number of families and individuals who are at jeopardy of becoming homeless.
- The Navigator Program is a results-oriented program that strives to eliminate barriers to housing and services for those in most need.
- Project Connect is a program that provides a day of assistance for families and individuals living in our community that are in need of services, ranging from haircuts to Department of Human Services applications, from resume building to housing services, and obtain birth certificates and personal identification. Approximately 35 organizations come together and offer services at a single location.

The Continuum of Care also has an evaluation monitoring process to determine whether homeless agencies are performing satisfactorily and effectively addressing homeless needs. The monitoring process requires all Continuum of Care grantees to submit quarterly HMIS reports. Focal areas for review include the following:

- Increasing housing stability/sustainability as measured through an increase in income.
- Increasing the percentage of homeless persons staying in permanent housing over six months to at least 77 percent.
- Increasing the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- Increasing the percentage of persons employed at exit to at least 20 percent.

- Reducing the average Length of Stay in shelters to less than 30 days.

These benchmarks are reviewed quarterly by the Allocations and Accountability Team of the Continuum of Care.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Kalamazoo County Multi-Purpose Collaborative Body passed a resolution to work cooperatively with the Kalamazoo Continuum of Care to ensure a discharge policy for persons leaving publicly funded institutions or systems of care.

There are strong "guidelines" about discharge from the State hospitals and from the mental health unit at Borgess Hospital. Kalamazoo Community Mental Health and Substance Abuse Services employ hospital liaisons to work with individuals prior to release to create a "person centered plan" which includes next steps after discharge. Kalamazoo Community Mental Health and Substance Abuse Services also funds a jail liaison position to connect people in jail with appropriate mainstream, Medicaid funded mental health services.

The Continuum of Care Planning Policy regarding discharge follows:

**Foster Care:** Local foster care providers are required to adhere to Michigan's laws, policies, and procedures applicable to adult and child foster care placement and discharge. Young adults (ages 18-21) transitioning out of foster care to independent living are assisted in finding suitable and sustainable living arrangements. They may be provided first month's rent, security/utility deposit, and monies to purchase household goods, food, and supplies. Discharge is guided by a needs assessment and the information collected in a Individual Service Plan.

**Health Care:** Discharge planning assessment, planning, and follow-up procedures are managed by providing a multi-disciplinary team approach to patients with post-hospital needs. Discharge Planning is the vehicle which moves the patient to the proper level of post-hospital care and/or to the proper facility

The regional Veteran's Administration (VA) serves 14,000 veterans per year, half of whom are from the local area. The hospital follows a set of discharge criteria when releasing patients into the community. VA social workers and case managers assess and work with the patients who are homeless to find them appropriate shelter before their release.



**Mental Health:** The Kalamazoo County Mental Health and Substance Abuse Services agency follows the dictates of Section 330.1209b of the Mental Health Code, which states that “the community mental health services program will produce in writing a plan for community placement and aftercare services that is sufficient to meet the needs of the individual.”

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead based hazards in the City of Kalamazoo remain a significant concern in light of the City's desire to rehabilitate older housing stock to maintain affordable housing. According to the U.S. Census, 89 percent of the owner-occupied and 74 percent of renter-occupied housing in the City was built prior to 1980, and of which, 26 percent of owner-occupied and 12 percent of renter-occupied have children present.

The City of Kalamazoo has been awarded a Lead Based Hazard Reduction grant. Purpose is to identify and control lead based hazards. Focus is on homes with children under six year of age. The specifics of the grant are as follows.

- Grant period is 1/12019 – 6/30/22
- Grant award is \$1,999,362. We were awarded full amount of request.
- Number of houses - 72 60% homeowner/40% rental
- Grant was written in collaboration with Kalamazoo Neighborhood Housing Services
- Grant uses approximately \$200.000 of future CDBG funding as a match.

The City also continues to include lead hazard reduction strategies into repairs on rental properties inspected under the City Housing Code. The City inspects all rental properties at least once every three years. When potential or existing problems are located, inspectors require appropriate remedial action. In addition to the lead based paint disclosure rule of 1996, the City of Kalamazoo requires its Subrecipients to comply with the September 15, 2000 regulation, "Requirements for Notification, Evaluation and Reduction of Lead Based Paint Hazards in Federally-Owned Residential Property and Housing Receiving Federal Assistance."

### **How the actions are listed above related to the extent of lead poisoning and hazards?**

The large number of older homes and rental units in Kalamazoo requires more vigilance related to lead hazards. Reduction of lead hazards is a critical part of homeowner and rental rehabilitations that are funded with CDBG and HOME dollars. The core neighborhoods of Kalamazoo are where the oldest housing stock is located. The City has a policy that CDBG funds will be focused in the core neighborhoods, regardless of the program or activity This policy will assist with the remediation of lead in the neighborhoods where the need is the greatest. The Lead Hazard Reduction grant will be used in collaboration with other housing rehabilitation programs funded with federal and/or private funds to impact housing for low income residents.

### **How are the actions listed above integrated into housing policies and procedures?**

All housing Subrecipient and developer agreements with the City have a section pertaining to lead based paint and the requirements established by HUD. The Grant Administration Policy guidelines developed by the City of Kalamazoo Department of Community Planning and Economic Development includes the review of lead procedures and the collection of necessary lead documents to ensure appropriate lead practices were followed and that project files are complete.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Approximately one third of the City lives below the federal poverty. That number increases to almost 50% in several of the core neighborhoods that also have the highest concentration of people of color. The City of Kalamazoo has initiated Shared Prosperity Kalamazoo (SPK) to address poverty. SPK is a bold and ambitious plan to transform our community into a place where every child and every adult thrives and prospers. In 2014, the City Commission voted to make the reduction of poverty, especially among children one of its top priorities. This Commission priority was substantiated by the community through the Imagine Kalamazoo 2025 engagement process and the resulting Strategic Vision and Master Plan. More than 3,500 community voices gave input on the opportunities and challenges the felt the City faced. As a result of those voices the following goals were laid out in the Strategic Vision – Shared Prosperity, Connected City, Inviting Public Spaces, Environmental Responsibility, Safe Community, Youth Development, Complete Neighborhoods, Strength through Diversity, Economic Vitality and Good Governance. Shared Prosperity aligns most closely with the Strategic Goals of Shared Prosperity, Complete Neighborhoods, Youth Development, Strength through Diversity and Economic Vitality.

SPK is guided by a coalition made of an Organizing Committee and goal teams. The Organizing Committee is responsible for convening stakeholders for conversations and accountability around recommendations to meet the goals set forth in the plan. There are three teams each one focusing on a specific SPK goal. The members of the teams include both service providers and residents. They teams are intended to meet 4-6 times a year to share information, actions/programs to be presented to the Organizing Committee. SPK budget, plans and initiatives will have final approval by the City Commission before implementation.

SPK has three goals that work is being planned and implemented on simultaneously. They are; 1) Promote the health growth, development and learning of children 2) Increase access to good jobs; and 3) Promote strong families. SPK also has four targeted populations. They are; 1) Families of color 2) Families at or below poverty level and those not earning a living wage; 3) Families in neighborhoods of concentrated poverty and 4) Individuals with criminal records.

The combination of aspirational goals and community engagement has led SPK to focus on three particular neighborhoods that encompass five census tracts within the city—Eastside, Edison, and Northside—for targeted action projects.

#### **The rationale to focus on these three neighborhoods is based on several elements.**

First, a national scan of community economic development field research and literature has shown a place-based approach to neighborhood revitalization/restoration as an effective strategy to pursue to produce individual & family impact (people-based) as well as community impact (place-based). Improving the economic situation of neighborhood residents & local businesses, in addition to enhancing the neighborhood's quality of life as a whole (appearance, safety, gathering places, and sense

of positive momentum, social networks, and resident engagement/leadership development) are key elements in establishing prosperity within local communities.

Second, consistent quantitative and qualitative data has shown us that this is where the inequities are the greatest. The concentration, as well as, persistence of compounded disadvantage in these geographies has existed for quite some time and poverty threshold statistics have not significantly dwindled.

Lastly, the 2018 Shared Prosperity Kalamazoo Action Plan, approved by the Kalamazoo City Commission, sets precedence to serve several priority populations<sup>4</sup>— families of color, individuals with criminal records, and neighborhoods of concentrated poverty—defined as a geographic area (primarily a census tract) where the poverty rate is 40 percent or more.<sup>5</sup>

The culmination of these factors provides adequate justification to significantly invest resources targeted to positively impact both people and place within these neighborhoods.

### **How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The goals for this Affordable Housing Plan and SPK are closely aligned. Both plans address the following:

- Low to mod income residents
- Low to mod income and racially concentrated areas of the City/Census tracts
- Housing/Found in the Strong Families goal in SPK
- Youth development

The City of Kalamazoo is integrating HUD funding with private funding to address these shared goals.

In addition, the City has an approved Section 3 Preference Policy support local low income businesses and residents, improving their financial stability.

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<sup>4</sup> City of Kalamazoo. *2018 Shared Prosperity Action Plan*, pgs. 32, 38, 42

<sup>5</sup> Isaac Shapiro, Cecile Murray, and Barbara Sard. November 3, 2015. *Basic Facts on Concentrated Poverty*. <https://www.cbpp.org/sites/default/files/atoms/files/11-3-15hous2.pdf>

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Community Planning and Economic Development is responsible for preparing annual reports detailing the progress of all of the strategies contained in the Consolidated Plan. This department will monitor the implementation of these strategies in order to identify areas requiring improvement. This evaluation will include a review of expenditure timeliness; monthly reports submitted by Subrecipients relative to attainment of goals achievement; and, potential problem areas that may be addressed with proactive or technical assistance. To facilitate this review, the City has implemented a Performance Tracking System which is detailed in the Agreements to help Subrecipients meet their monthly, bi-annual, and yearly goals.

Another area of particular attention is on-site monitoring of Subrecipients. Community Planning and Economic Development staff maintains a list of all of the Subrecipients who have received funding within the last ten years. This list is updated annually with information pertaining to the years they received funding, the last year that was monitored, if it was an on-site visit, and when the next monitoring visit is required.

Each Subrecipient will receive an on-site monitoring at least once every two years, depending on the relative risk factors for each program. High level risk factors include capacity issues/staff turnover, instances of public complaints, other previous significant monitoring issues, and relatively large allocations.

Under the HOME program, the City and its partner agencies review all HOME-assisted rental housing projects to ensure compliance with all HOME program requirements. Rental projects will be monitored throughout the year and one on-site visit will be completed. The first level of HOME-assisted rental review comes from the City of Kalamazoo Code Administration, which ensures that all rental units in the City are certified and meet housing quality standards. All certifications require an on-site inspection and certifications are conducted every other year.

It is intended that this monitoring plan will reinforce the communication network between the City and the various housing and human needs agencies participating directly in the implementation of the Consolidated Plan or assisting in the provision of services supporting the Plan's strategies. The monitoring process will also ensure accountability, compliance, and adequate progress from the various agencies funded as a part of the City's CDBG, HOME, and ESG programs.

Additionally, the City of Kalamazoo, will review the priorities, goals and outcomes as set forth in the 2019 - 2022 Consolidated Plan at least three times per year, as follows 1) at the time of the submission

of new applications, 2) in preparation for the Annual Action Plan Public Hearing, and 3) at the time of the Public Hearing for the Consolidated Annual Performance and Evaluation Report.

Community Planning and Economic Development have increased efforts to increase engagement and inclusion of minority and women owned business through our Business Development Fund programs. Additional monitoring of minority and women owned businesses is handled through the City's Purchasing Department. A voluntary list is maintained by commodity code of service and/or supply. The minority and women owned business list is updated continually as bid requests are released.