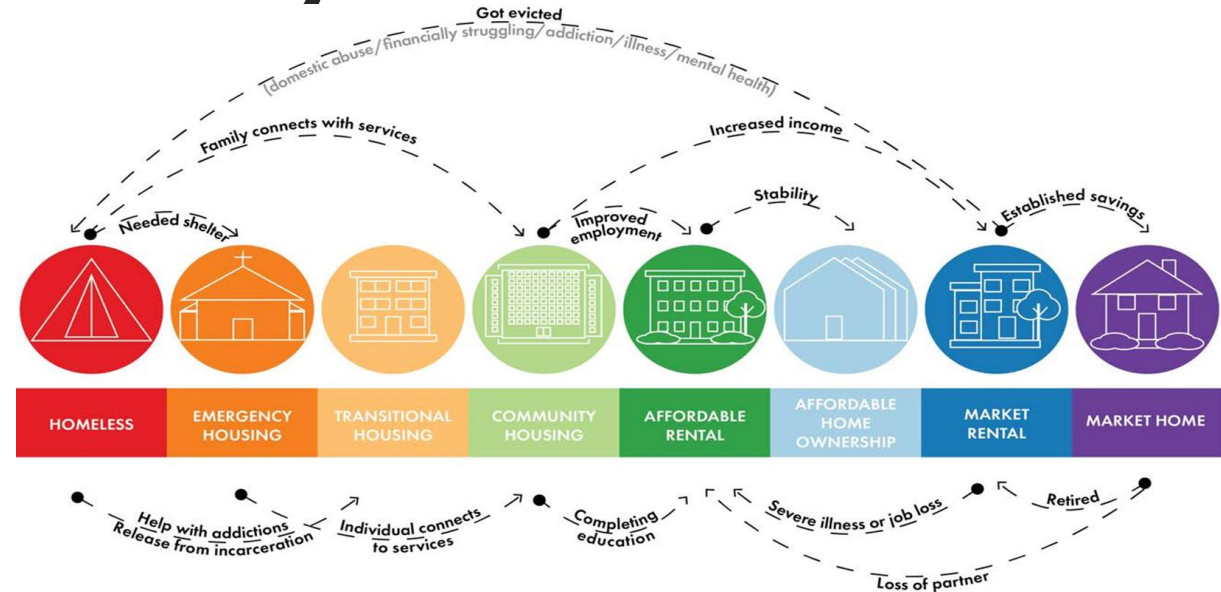


# Housing Ecosystem



These are a few examples of how people might move within the housing continuum.

BUILD AND STRENGTHEN INDIVIDUALS-FAMILIES-INDUSTRY-  
COMMUNITY-CITY OF KALAMAZOO MARKETS & ECONOMY

COMMITTEE OF THE WHOLE  
MARCH 4, 2024

# Objectives

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- Community and Economic Development Toolbox
- Preparing for development
- Actively providing opportunity for development
- Housing Happenings



## 2 Economic Resources

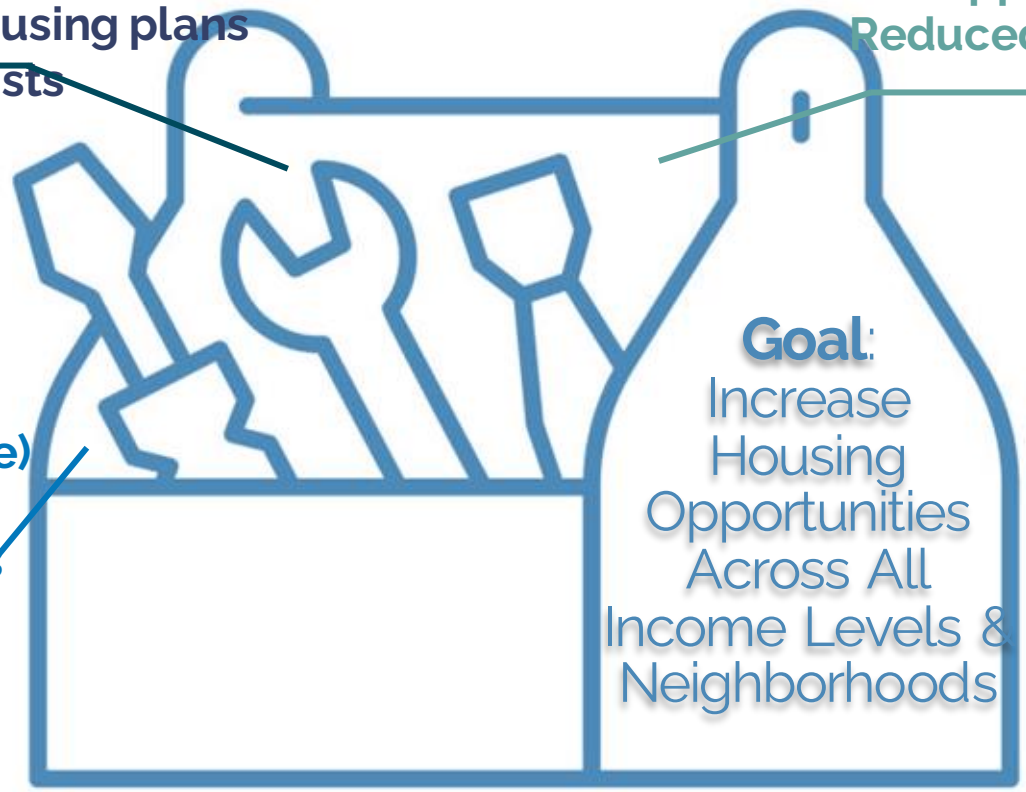
- Housing Development Fund
- ARPA
- HUD-CDBG-HOME-HOME ARP-CDBG-CV
- FFE
- Brownfield TIF
- Pre-approved housing plans
- Reduced land costs

## 3 Incentive & Supports

- NEZ
- Low-Income Housing Tax Credits (LIHTC)
- Brownfield TIF EGLE
- Payment In Lieu Of Taxes (PILOT)
- State Incentives
- Reduced land costs
- Pre-approved housing plans
- Reduced land costs

## 1 Decrease Barriers

- Redevelopment Ready
- Project review
- Zoning (By-right zoning code)
- Property Acquisition
- Pre-approved housing plans
- Reduced land costs
- Policy



# Community Planning & Economic Development (CPED)

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- Redevelopment Ready Community®
- Anticipate new challenges and opportunities
- Policy, Planning & Zoning and Land Use
- Create predictability for the development community



# Redevelopment Ready Community<sup>®</sup>

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Strategic Vision

Master Plan




Neighborhood Plan

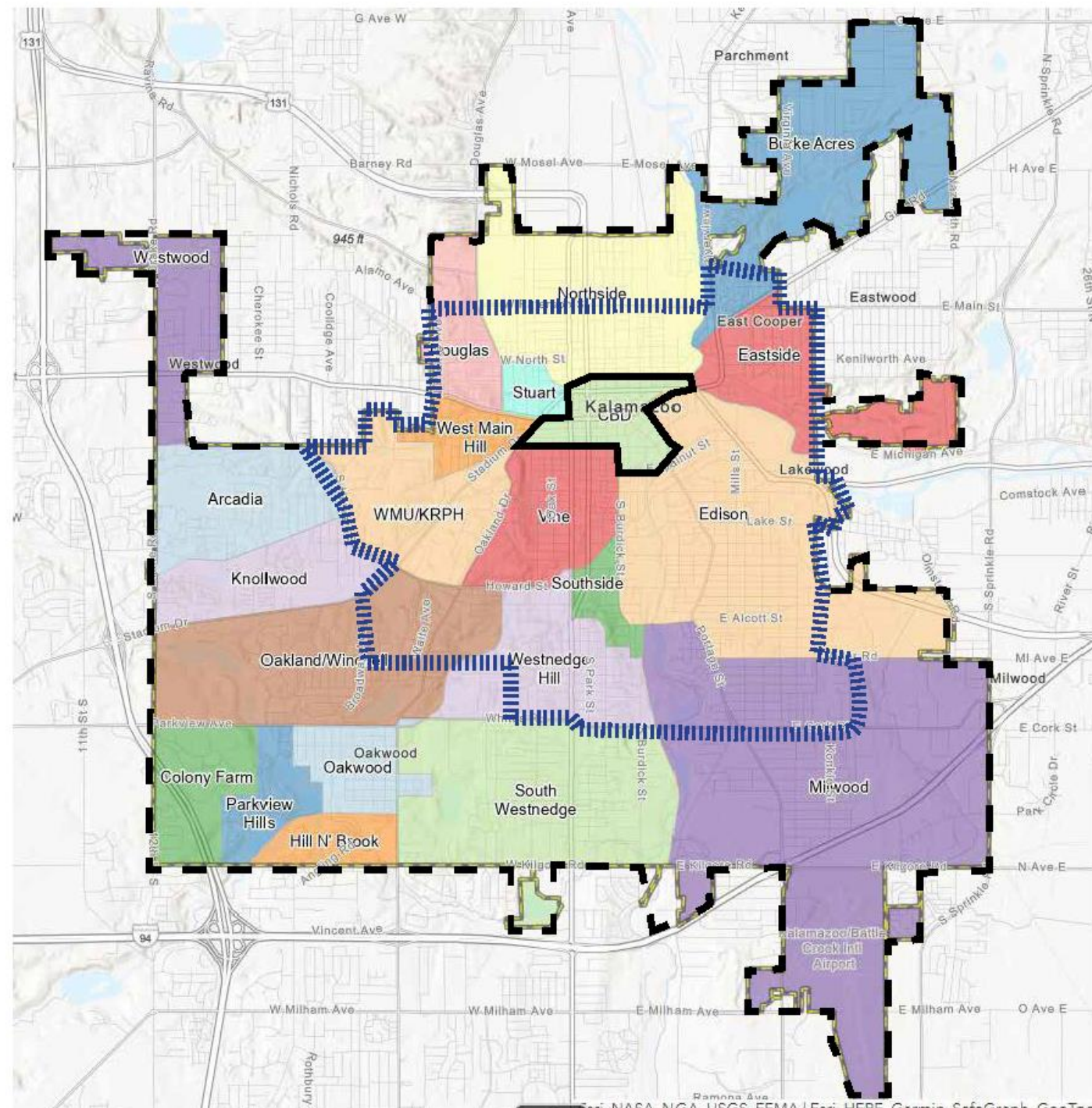
Target Market  
Analysis & Housing  
Strategy



Customer/Community-  
centric approach

# Housing Strategy Map

-  Urban Core
-  Urban Center
-  General Urban



# Data: County Housing Need by Location

Table 13: Units Needed to Meet Demand from Growth Over the Next Eight Years

		Single Family Detached	Single Family Attached	Mid-Sized Multi Family	Low and Mid Rise Apartments	Accessory Dwelling Units	Total
		1 Unit	2-4 Units	5-25 Units	25+ Units	+1 Unit	
Location	Rural/Small Town	600	125	100	50	125	1,000
	Suburban	2300	275	250	200	50	3,075
	General Urban	700	350	425	300	100	1,875
	Urban Center	300	200	300	250	150	1,200
	Urban Core	0	25	150	400	25	600
	<b>Total</b>	3,900	975	1,225	1,200	450	7,750
	Estimated Cost to Build per Unit (\$)	350,000	200,000	175,000	150,000	75,000	
	<b>Total Cost By Type (\$)</b>	1,365,000,000	195,000,000	214,375,000	180,000,000	33,750,000	1,988,125,000

Kalamazoo County Housing Plan - 2022

# Taking a quick look-back

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Increased residential





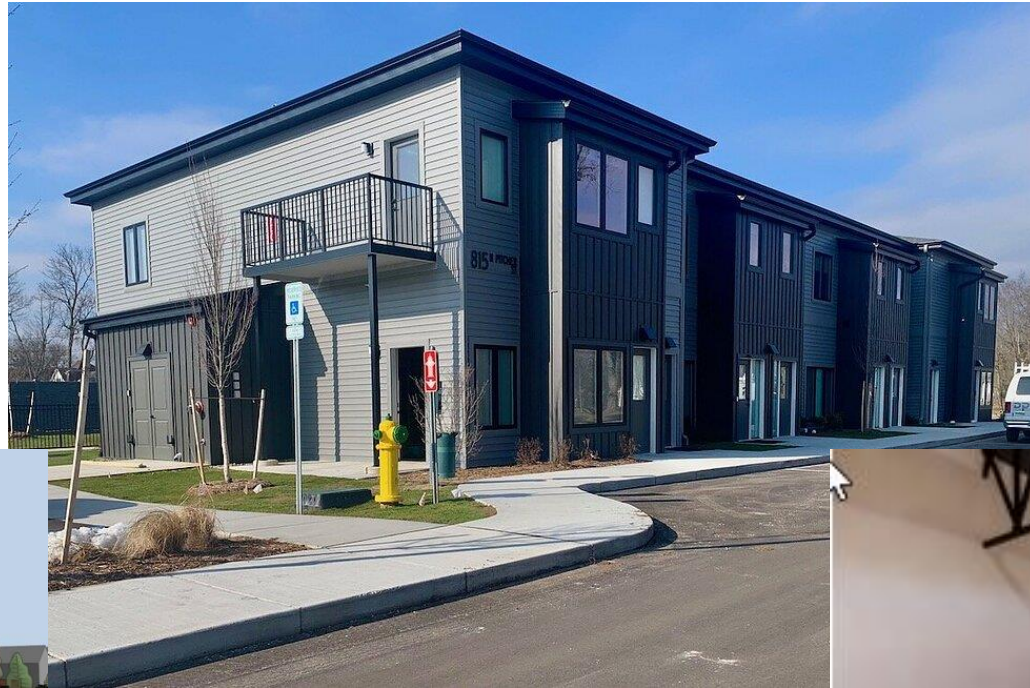
# Housing Options

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# Housing in works

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# Preservation and Neighborhood Markets



Senior Repair



Down Payment Assistance



Neighborhood Association

Critical repair  
Code Repair  
Homeowner EDU



TBRA



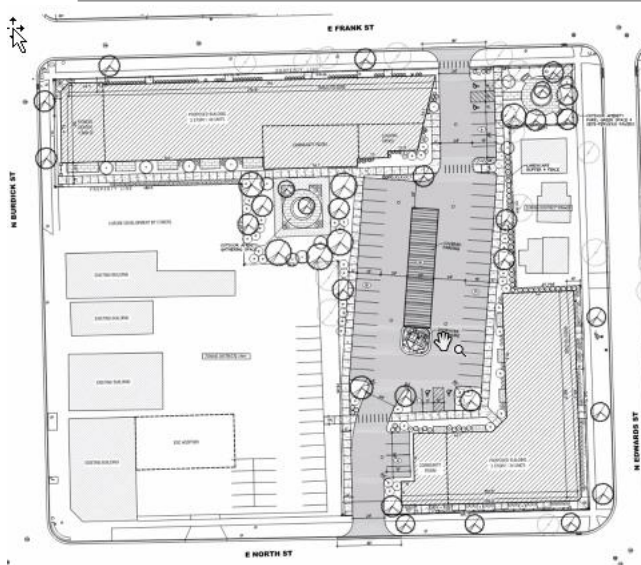
Fair Housing  
Legal Aid



Homeless to Homeownership



# Approved & Imagined



Concept &  
Site Assembly

Financing  
"Financial  
Stack"

Lease Up



Feasibility  
Analysis

Construction

Management  
Operations  
Compliance

# Imagine Kalamazoo

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## **741 Units**

- ❖ 123 Extremely Low Income
  - ❖ 101 Very Low Income
  - ❖ 68 Low Income
  - ❖ 55 Workforce
- 

## ***Predevelopment 2024***

## **191 Units**

- ❖ 51 Extremely Low Income
- ❖ 58 Very Low Income
- ❖ 64 Low Income



TEAMWORK



EFFICIENCY



COMMUNICATION



TRUST

# PARTNERSHIP



BUSINESS



SUPPORT



PLAN



COLLABORATION



## Housing:

- Lead-Based Paint—12 units
- Homeowner Repairs—177 units
- Downpayment Assistance—11 units
- Rental Rehabilitation—60 units
- Single-Family New Construction—3 units



## Public Services:

- Fair Housing Training—10 training sessions assisting 61 persons
- Youth After School Program—33 children received homework assistance and were provided recreational opportunities



- Community Policing Crime Prevention—Officers attended 69 individual events or activities in CDBG-eligible neighborhoods

## Neighborhood Improvements:

- Eastside Neighborhood Center Improvements—ADA upgrades at building entrance
- Code Enforcement—2,079 parcels received citations
- Residential Demolition—5 structures
- Parks and Recreation Outdoor Fitness Pad in the Edison Neighborhood
- New street trees in Washington Square



Stock Images



## Homeless Assistance:

- Rental Assistance—Rent and/or security deposits for 208 families

## Economic Development:

- Kalamazoo Small Business Health Protection Grant—9 small businesses received funding to address health concerns related to COVID

# Consolidated Annual Performance Evaluation Report

## **Families Assisted**

### Households Served by Income Level:

	CDBG	HOME	CDBG-CV	Total	Percent of Total
Extremely Low	102	60	163	325	58%
Very Low	106	2	32	140	25%
Low	85	1	13	99	18%
Total	293	63	208	564	100%

Percent of funding dedicated to low-income families this reporting period:

- CDBG – 96%
- CDBG-CV – 81%
- HOME—83%



# Consolidated Annual Performance Evaluation Report

	CDBG	HOME	CDBG-CV	Total by Race	Percent of Total
<b>Race:</b>					
American Indian or American Native	4	1	0	5	0.89%
Asian	2	0	1	3	0.53%
Black or African American	186	27	145	358	63.48%
Black or African American & White	0	2	0	2	0.35%
Native Hawaiian or Other Pacific islander	0	0	1	1	0.18%
White	62	28	38	128	22.70%
Other/Multi-racial	39	5	23	67	11.88%
<b>Total:</b>	<b>293</b>	<b>63</b>	<b>208</b>	<b>564</b>	<b>100%</b>
<b>Ethnicity:</b>				<b>Total Hispanic</b>	<b>Percent Hispanic</b>
Hispanic	16	0	18	34	6.03%
Not Hispanic	277	63	190	530	93.97%

