



City of Kalamazoo

**Consolidated Annual Performance
and Evaluation Report**

Program Year 2021

Prepared by: Community Planning and Economic Development
September 30, 2022

THE CITY OF KALAMAZOO

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

JULY 1, 2021 – JUNE 30, 2022

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- PR26—CDBG Financial Summary Report
- PR26—CDBG-CV Financial Summary Report
- PR33—HOME Match Liability Report
- 2021 Public Hearing Notice



EXECUTIVE SUMMARY

The Consolidated Annual Performance Evaluation Report (CAPER) is an assessment of the city’s federally funded programs and activities required by the U.S. Department of Housing and Urban Development (HUD). At the end of each program year, the CAPER provides information on the grant funded activities performed by the City of Kalamazoo and its subrecipients.

Program Year (PY) 2021 (July 1, 2021 – June 30, 2022) was the third year of reporting under the City of Kalamazoo’s 2019 – 2023 Consolidated Plan. The CAPER provides information to both the general public and federal government on the Community Planning and Economic Development Department’s evaluation of progress in addressing the priorities of the Consolidated Plan. The CAPER details the activities funded by Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds, which are annual allocations from HUD. It also provides information on any prior year reprogrammed funds and program income, which are funds generated from a HUD funded activity. For PY2021, the following funding was available:

Table 1: Funding for PY2021

Grant Program	Funding
CDBG entitlement funds	\$1,630,299
CDBG program income	\$20,277.56
CDBG reprogrammed funds	\$0
Total CDBG	\$1,650,576.56
HOME entitlement funds	\$519,182
HOME program income	\$0
HOME reprogrammed funds	\$0
Total HOME	\$519,182
TOTAL OF ALL PROGRAMS	\$2,169,758.56

As of the date of this CAPER, \$608,454 of these funds has been spent. This lack of expenditure is primarily due to the impacts of the COVID-19 pandemic. Many of the city’s activities and our nonprofit partners were still utilizing funds from the PY2019 and PY2020 grant awards during PY2021. The pandemic resulted in reduced staffing levels, disruptions in construction supply chains, and rising costs of equipment and supplies, which impacted grant activities. In addition, many of the home repair programs were severely delayed due to homeowner reluctance to have unknown persons enter the home.

When examining the actual grant dollars expended in PY2021, a different picture emerges. A total of \$2,292,487 was reimbursed by HUD to the city for activities that occurred in PY2021. The use of these

funds allowed the city and its subrecipients to leverage close to \$600,000 in other funding for activities and programs that benefited low-income residents. The City of Kalamazoo continues to make every effort to increase the impact of its HUD funding, placing as many resources as possible into direct community services and seeking additional leveraged funds for overall community development.

In addition to the annual allocation from HUD, The city received supplemental funding to assist during the COVID-19 pandemic through CDBG-CV funds (\$1,441,519) from the Coronavirus Aid, Relief, and Economic Security Act (CARES) and HOME-ARPA (\$1,881,648) through the American Rescue Plan Act. The CDBG-CV award was received in 2020 and the HOME-ARPA was awarded in 2021. Finally, in 2018 the city received a Lead Based Paint Hazard Control grant from the HUD Office of Lead Hazard Control and Healthy Homes totaling \$1,994,122. These funds will be spent through the current contract agreement of June 2023.

The City of Kalamazoo continued to focus programs and services to address the needs of residents within the six core CDBG-eligible neighborhoods, which includes Eastside (Census tract 1.00), Edison (Census tracts 9.00, 10.00 and part of 11.00), Fairmont/West Douglas (part of Census tract 5.00), Northside (Census tracts 2.02 and 3.00), Stuart (part of Census tract 5.00), and Vine (Census tract 6.00). These neighborhoods have a minimum of 51 percent low-income persons as defined by HUD and were determined to be the primary focus area in the 2019 - 2023 Consolidated Plan. Residents of these neighborhoods face many interrelated issues such as poverty; lack of affordable housing; substandard housing; and a need for support services.

GOALS AND OUTCOMES

Progress towards the Strategic Plan and Action Plan

The 2019-2023 Consolidated Plan includes a Strategic Plan which outlines the highest priority community development needs to assist the city in targeting funding. The resulting goals from these priorities were developed through a needs assessment of housing, homelessness, special needs populations, and community development, as well as consultations with area agencies and citizen input. Based on the analysis of needs and the input received, the city's goals through PY2023 (July 1, 2023 – June 30, 2024), in no particular order, are as follows:

- 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.
- 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.
- Neighborhood Enhancement - Advance the sustainability of CDBG-eligible 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 adults through supporting youth programs and activities that provide positive experiences and opportunities to enhance interests, skills, and abilities into adulthood.

In addition to the four main goals of the Consolidated Plan, a new goal was added to support the supplemental allocations received from the federal government during the COVID-19 pandemic. The following was included in the Plan:

- Economic Development - Expand economic opportunities that influence growth and stability for small businesses during and after the COVID-19 Pandemic. Priority activities may include but are not limited to:
 - Housing assistance and prevention of homelessness
 - Maintenance or improvement of access to public services
 - Maintenance or improvement of public facilities and infrastructure
 - Economic development, including retention and/or creation of employment opportunities for affected businesses

As part of the CAPER, the city must review expected outcomes established in the annual Action Plan and in the five-year Strategic Plan against actual outcomes accomplished both during the program year and since the start of the Consolidated Plan. The following two tables have been established by HUD for this reporting requirement. Table 2 details the outcomes that occurred in the program year between July 1, 2021 and June 30, 2022.

Table 2: Accomplishments – Program Year 2021

Goal	Outcome Indicator	Expected	Actual	Percent Complete
Affordable Housing	Rental Units Constructed	1	0*	0%
	Rental Units Rehabilitated	2	2	100%
	Homeowner Housing Added	5	0*	0%
	Homeowner Housing Rehabilitated	128	120	94%
	Direct Financial Homebuyer Assistance	10	16	160%
	Public Service Activity that supports Low/Mod Housing (people provided fair housing services)	30	12	100%
Homeless Assistance	Public Services (activities that support homeless population)	0	401	100%
Neighborhood Enhancement	Public Facility or Infrastructure Activity (area wide benefit for residents in CDBG-eligible neighborhoods)	1	1	100%

Goal	Outcome Indicator	Expected	Actual	Percent Complete
	Public Facility or Infrastructure Activity that supports Low/Mod Housing (benefit for specific households in CDBG-eligible neighborhood)	1	0	0%
	Public Service Activity other than Low/Mod Income Housing Benefit (area wide benefit for residents in CDBG-eligible neighborhoods)	26,125	26,125	100%
	Buildings Demolished	4	9	225%
	Housing Code Enforcement (units receiving violations or inspections in CDBG-eligible neighborhoods)	1,100	2,300	209%
	Homeowner Housing Rehabilitation	30	0	0%
Youth Development	Public Service Activity (individuals assisted)	30	27	90%
Economic Development	Businesses Assisted	30	31	103%

*Please see Page 6 – Production of new affordable housing units.

This table represents all of the activities that occurred in PY2021 regardless of the funding year. For example, under the Homeless Assistance goal, the expected outcome is zero. That is because the PY2021 Action Plan did not allocate any resources to this goal. But there is an outcome reported in this CAPER because a previously funded homeless assistance activity was completed during this program year. Ministry with Community received CDBG funding in the 2019 program year. Their activities and fund expenditures spanned both the 2020 and 2021 program years. It is not uncommon for activities and their outcomes to bridge more than one program year as funding is often not available from HUD until two to three months past the start of our program year.

Table 3 details the activities and performance outcomes that were listed in Strategic Plan of the 2019 – 2023 Consolidated Plan, with the actual outcomes to date.

Table 3: Accomplishments - Strategic Plan to Date

Goal Name	5-Year Funding	Goal Outcome Indicator	5-Year Expected	Actual to Date	Percent Complete
Affordable Housing	CDBG: \$3,997,705	Rental Units Rehabilitated	12	6	50%
		Homeowner Housing Added	15	0	0%



Goal Name	5-Year Funding	Goal Outcome Indicator	5-Year Expected	Actual to Date	Percent Complete
	HOME: \$2,645,040	Homeowner Housing Rehabilitated	253	352	139%
		Direct Financial Assistance to Homebuyers	50	35	70%
		Public Service Activity that supports Low/Mod Housing (people provided fair housing services)	0	308	100%
Homeless Assistance	CDBG: \$130,000	Public Services (activities that support homeless population)	500	980	196%
Neighborhood Enhancement	CDBG: \$934,275	Public Facility or Infrastructure Activity (area wide benefit for residents in CDBG-eligible neighborhoods)	2	0	0%
		Public Facility or Infrastructure Activity that supports Low/Mod Housing (benefit for specific households in CDBG-eligible neighborhood)	5	0	0%
		Public Service Activity other than Low/Mod Income Housing Benefit (area wide benefit for all residents in CDBG-eligible neighborhoods)	28,884	26,125	90%
		Buildings Demolished	15	19	127%
		Housing Code Enforcement (units receiving violations or inspections in CDBG-eligible neighborhoods)	4,000	6,276	157%
		Homeowner Housing Rehabilitated	200	0	0%
Youth Development	CDBG: \$184,275	Public Service Activity (individuals assisted)	150	51	34%
Economic Development	CDBG-CV: \$958,737	Businesses Assisted	95	77	81%

As can be seen, there are some activities outlined in the Consolidated Plan that have already met their expected outcomes while others still need to be reached. Not surprisingly, the COVID-19 pandemic has been the biggest impediment for both the city and our subrecipients in expending funds in a timely manner. While many of the overall outcomes were reached in PY2021, it was accomplished with allocations from the 2019 and 2020 program years. This was particularly true for our housing providers. Social distancing requirements, supply chain issues, and the rise of construction costs impacted the ability to complete projects. In addition, timeliness of funding to our nonprofit partners affected the schedule of performance outcomes.

The city is on a good path to meet all of the required outcomes of the Strategic Plan. With two years left in this planning cycle, there is still an opportunity to ensure all expected outcomes can be reached.

Evaluate how Funds Address the Highest Priorities of the Consolidated Plan

During the 2021 program year, the city and its nonprofit partners utilized CDBG and HOME funds to focus primarily on affordable housing activities. The Strategic Plan of the 2019 – 2023 Consolidated Plan indicates the highest priority initiatives are:

- Programs to help homeowners repair their homes:

The City of Kalamazoo, Community Homeworks, and Milestone Senior Services all assisted homeowners with repairs and improvements to their homes. The city, in partnership with Kalamazoo Neighborhood Housing Services, focused on the remediation of lead-based paint for households with children six years old and younger. A total of 12 homes were completed with CDBG contributions in PY2021. Community Homeworks manages a critical repair program that focuses on health and safety issues within the home. They were able to assist 63 homeowners during the program year. Finally, Milestone Senior Services provides critical home repairs and accessibility improvements for senior homeowners. They assisted 50 senior households in PY2021.

- Production of new affordable housing units:

The construction of new affordable units did not reach its goal in PY2021 or to date in the Strategic Plan. However, Kalamazoo Neighborhood Housing Services has three new single-family homes under construction which will be owner-occupied and three existing homes that are being rehabilitated for their lease/purchase program. In addition, Odyssey Community Investment is in the process of rehabilitating three new affordable rental units within the West Douglas neighborhood. While not completed in time for this reporting period, these nine new units will help the city reach the required Strategic Plan outcomes as they will be included in the PY2022 CAPER. To meet Consolidated Plan goals, an additional four rental units will need to be rehabilitated and six new owner-occupied homes developed before June 30, 2024.

- Programs that assist individuals from becoming homeless:

Homeless assistance was not an activity that was funded with PY2021 dollars. However, Ministry with Community was still utilizing PY2019 funding during the 2021 program year. Therefore, the outcomes of this activity are reported in this CAPER. Ministry with Community helped 401 individuals with social services, support groups, identification services, general health, and referral services for housing and other related needs. This priority has exceeded the required outcomes for this Strategic Plan.

- Public facilities and infrastructure improvements:

No public improvements were completed during the program year or as part of the five-year Strategic Plan. Many of the planned public improvements were stalled during the COVID-19 pandemic. However, city staff intends to place an emphasis on completing public facility improvements in PY2022 and PY2023 to reach the Strategic Plan goals.

- Neighborhood improvements:

The Kalamazoo Eastside Neighborhood Association (KENA) was the primary focus for neighborhood improvements in PY2021. KENA completed stairwell repairs, pedestrian light repairs, installation of a new parking lot light, and installation of a new electronic message center sign. In addition, KENA demolished an abandoned commercial structure that was a blight on the neighborhood. The city also completed some demolition in PY2021, removing eight buildings that were a public health and safety concern.

The city’s Housing and Anti-Blight Teams were also very active in PY2021, completing inspections or reviewing ordinance violations on 2,300 housing units. Housing inspections were conducted as part of the rental registration program to ensure safe and sanitary conditions for tenants. In addition, the Anti-Blight Team issued citations for items like junk autos, graffiti, boarding abandoned residential structures, and lawn violations. Managing concerns related to blight within our CDBG-eligible neighborhoods not only protects resident’s health and safety but assists with stabilizing property values.

- An overall increase in public service programs:

The public service activities that were funded in PY2021 included crime prevention through the City of Kalamazoo Department of Public Safety (KDPS), the after-school youth program through City of Kalamazoo Parks and Recreation, and fair housing services offered by the Fair Housing Center of Southwest Michigan.

The KDPS Community Policing Special Unit partners worked with the neighborhood associations to identify crime trends that negatively impacted the quality of life within all the CDBG-eligible neighborhoods, but with a particular focus on Eastside, Edison, Northside, and Vine. During PY2021, the Community Policing Unit was involved in the following activities within the CDBG-eligible neighborhoods:

Table 4: Community Policing Activities

Activity	Number of Events
Active Shooter Training	7
Basketball Tournaments	2
Back to School Bash	1

Activity	Number of Events
Bike Safety and Biking with a Hero	4
Block Party	4
CPR Training	2
Day of the Dead with El Concilio	1
Dodge Ball Tournament	1
Fire Presentation/Training	3
Halloween Events	3
Boxing Event	1
National Night Out	6
Neighborhood Meetings	12
Police Presentations	3
School Presentations	3
Thanksgiving Food Delivery	1
Vet Stand Down	1
Youth Camp	2

In the Accomplishment Tables above (Tables 2 and 3), the expected outcome for community policing is measured as a public service under the Neighborhood Improvement goal. The total outcomes reported to HUD are the individuals that live in the core CDBG-eligible Census tracts. According to HUD 26,125 individuals live in the core neighborhoods, of which 19,810 are low-income. As this number represents the population of the Census tracts, it will not increase with each consecutive year of the Strategic Plan unless the Census provides updated population and income data.

The Parks and Recreation Department provided after school programming to 27 children in PY2021 and 51 children overall from the start of the Consolidated Plan. The total number of children assisted is lower than expected due to the impacts of the COVID-19 pandemic. Children received tutoring and homework assistance, and then educational games, computers, and other activities were available once schoolwork was complete.

Finally, the Fair Housing Center of Southwest Michigan completed trainings within the 2021 program year, assisting 12 low-income individuals.

- Expand economic opportunities to influence growth and stability for small businesses during and after the COVID-19 Pandemic:

CDBG-CV funds were allocated to the United Way of Battle Creek and Kalamazoo to manage the Kalamazoo Small Business Health Protection Grant, which provided reimbursements of up to \$2,500 for expenses related to health and safety during the COVID-19 pandemic. In PY2021, 31 small businesses received a grant to support public health measures.

DEMOGRAPHICS OF FAMILIES ASSISTED

HUD requires the City of Kalamazoo and its subrecipients to collect racial and ethnic data on beneficiaries of CDBG and HOME funds. The intent is to protect against discrimination in the provision of benefits provided through the activities funded. The table below outlines the demographic information collected on all programs that had a direct benefit outcome, such as homeowner repair programs, down payment assistance programs, rental rehabilitation, and public services like the after-school youth program. Activities that have an area-wide benefit, like the Kalamazoo Eastside Neighborhood Association’s improvements to the neighborhood center are not reported in this table.

Table 5: Assistance to Racial and Ethnic Populations by Source of Funds

	CDBG	HOME	Total by Race	Percent of Total
Race:				
American Indian or American Native	1	0	1	0.21%
Asian	1	0	1	0.21%
Black or African American	168	143	311	66.60%
Native Hawaiian or Other Pacific islander	1	0	1	0.21%
White	125	28	153	32.76%
Total:	296	171	467	100%
Ethnicity:			Total Hispanic	Percent Hispanic
Hispanic	18	0	18	3.85%
Not Hispanic	278	171	449	96.15%

The race and ethnicity numbers are generated by the HUD Integrated Disbursement and Information System (IDIS) where the city inputs data collected for each activity funded. At the end of the program year, demographic information is automatically populated into this table. As can be seen, any beneficiary of CDBG or HOME funds who responded as “more than one race” or “some other race” in the demographic forms provided by the city and its subrecipients was not included in this table.

According to the 2015 American Community Survey, the City of Kalamazoo has a population of 4,766 Hispanic or Latino residents of any race. According to the decennial 2020 Census, this is 6.5 percent of the city population, which is a higher percentage than assisted with federal funds. Community Planning and Economic Development staff believes that the accomplishment reporting form provided to the subrecipients did not accurately capture ethnicity data. Staff has changed the reporting form for the 2022 program year and will monitor ethnicity reporting more closely to ensure this population is being proportionally served.

The following table provides the total number of individuals within the city by one race reported in the 2020 Census.

Table 6: City of Kalamazoo Population Reporting One Race

Total Population	73,598	
Population of one race:	67,010	91.05%
White alone	44,382	66.23%
Black or African American alone	17,102	25.52%
American Indian and Alaska Native alone	485	0.72%
Asian alone	1,617	2.41%
Native Hawaiian and Other Pacific Islander alone	29	0.04%
Some Other Race alone	3,395	5.07%

2020 Decennial Census

When comparing this information to the families served in Table 5, there appears to be a disproportionate percentage of Black or African American households receiving CDBG and HOME assistance. However, this is expected as the city focuses resources within the core CDBG-eligible neighborhoods, which contain three Census tracts that meet HUD’s definition of “racially or ethnically concentrated areas of poverty (R/ECAP).” An area must have a non-White/Caucasian population of 50 percent or more and a poverty rate that exceeds 40 percent to be considered a R/ECAP area. Census tract 1.00 within the Eastside Neighborhood has a poverty rate of 47.5 percent and a minority population of 76.3 percent. Census tracts 2.02 and 3.00 of the Northside Neighborhood average a poverty rate of 45.4 percent and a minority population of 92.1 percent.

RESOURCES AND INVESTMENTS

PY2021 Resources

Table 7 outlines all of the available resources to the city during PY2021. The CDBG and HOME allocations were received in PY2021, but the CDBG-CV, HOME-ARPA, and lead-based paint grant are ongoing funding sources from previous program years. Finally, local dollars from the Foundation for Excellence and our subrecipients helped to leverage these federal dollars for the development or maintenance of affordable housing.

Table 7: Resources and Expenditures

Source of Funds	Source	Resources Made Available	Amount Expended to Date
CDBG	Federal	\$1,630,288	\$608,454
CDBG-CV	Federal	1,441,519	\$189,227

Source of Funds	Source	Resources Made Available	Amount Expended to Date
HOME	Federal	\$519,182	\$0
HOME-ARPA	Federal	\$1,881,648	\$0
OLHCHH Lead-Based Paint Grant	Federal	\$1,994,122	\$999,640
Local Funds (FFE and Subrecipient Match)	Local	\$1,760,000	\$668,571

Per HUD CDBG reporting (PR26: CDBG Financial Summary Report), the PY2021 expenditures resulted in the following percentages:

- Low/Mod benefit this reporting period – 92.6%
- Public Service Cap – 28.53%
- Planning and Administration Cap – 12.76%

Current CDBG regulations allow a public service cap of 15 percent, an administration cap of 20 percent, and 70 percent of funding must be used for activities that directly benefit low-income persons. However, the city received dispensation from HUD in 2013 for a public service cap of 26.09 percent. This was approved under the Housing and Community Development Act, which allowed certain HUD grantees the ability to utilize the public service percentage from program years 1982 and 1983. The city was expending 26.09 percent on public service activities at that time, allowing for the same percentage today. Unfortunately, the city exceeded this cap in PY2021. This was due to the expenditures of public service dollars for KDPS community policing and crime awareness from PY2019, 2020, and 2021 in PY2021.

As can be seen, almost all of the CDBG funds were utilized to support a low-income person or household in PY2021.

Geographic Distribution

When activities are set-up within the HUD IDIS system, each activity must be delineated as either a specific target area (CDBG-eligible Census tracts) or a city-wide program. As previously stated, assistance was focused on the eligible core neighborhoods in the city, which include Eastside, Edison, Fairmont/West Douglas, Northside, Stuart, and Vine. Table 8 outlines the percentage of funds spent within either the CDBG-eligible Census tracts of these core neighborhoods and those spent on city-wide low-income activities. It should be noted that even the city-wide designated activities are still required to focus funding within the core neighborhoods.

Table 8: Geographic Distribution of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
CDBG-Eligible Census Tracts	56%	65.4%
City-Wide Activities	44%	34.6%

Leveraged Resources

The city requires a 25 percent match from most of the subrecipients who are granted CDBG and HOME dollars. This match is to ensure each subrecipient is also invested in the grant funded project. A little over \$560,000 was provided by subrecipients and developers in PY2021. These match dollars often come from the State of Michigan through the Michigan State Housing Development Authority, foundations like the Kalamazoo Community Foundation, and in-kind assistance like the Tuesday Toolman volunteers of Milestone Senior Services.

In addition, \$50,000 Foundation for Excellence dollars were utilized for technical assistance that increased nonprofit housing provider capacity. And, \$58,571 of Foundation for Excellence funds leveraged HOME dollars for the development of a new affordable single-family home.

The city did not utilize any publicly owned land or property to address any of the priority needs identified in the PY2021 Action Plan.

HOME Match

The HOME program requires at least 25 percent match for all grant funded activities. However, HUD provides waivers for communities that can meet certain criteria designating them as a fiscally distressed jurisdiction. For 2021, these criteria include:

1. The percentage of persons in poverty must be at least 17.96 percent, which is 125 percent of the 14.37 national average rate for persons in poverty.
2. The per capita income must be less than \$24,306, which is 75 percent of the average national per capita income of \$32,409.

HUD permits a 50 percent waiver of HOME match dollars if a participating jurisdiction meets one of the criteria, and a 100 percent waiver if both are met. The City of Kalamazoo has a poverty rate of 30.41 percent and a per capita income of \$22,880 based on the 2014-2018 American Community Survey, which is the data source required by HUD. Therefore, no HOME match is required. With that said, the city still collected \$37,155 in match dollars from one active HOME project in PY2021.

Table 8: HOME Match Report

	Dollar Amount
1. Excess match from prior Federal fiscal year	\$29,500
2. Match contributed during current Federal fiscal year	\$37,155
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$66,655
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$66,655

HOME match was provided primarily from the New Horizons project, which rehabilitated two affordable rental units, and Kalamazoo Neighborhood Housing Services who are in the process of constructing three new affordable homes.

Finally, HOME program income is required to be reported each year. Program income is defined as moneys directly generated from a HOME activity. For example, the repayment of a HOME loan. The City of Kalamazoo did not generate any HOME program income in PY2021.

Minority and Women Owned Business Enterprises

Subrecipients of the city executed 15 contracts and 11 subcontracts during PY2021. Of these contracts, two primary contracts and one sub-contract were with minority-owned businesses, which is 11.5 percent of the total. In addition, one subcontract was with a woman-owned business enterprise.

Table 9: Minority Owned Business Enterprises

	Total	Minority Business Enterprise				
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number of Contracts	15	0	0	1	1	13
Dollar Amount	\$650,495	\$0	\$0	\$181,955	\$181,955	\$286,585
Number of Sub-Contracts	11	1	0	0	1	9
Dollar Amount	\$74,875	\$3,334	\$0	\$0	\$6,030	\$65,508

Table 10: Women Owned Business Enterprise

	Total	Women Business Enterprises
Number of Contracts	15	0
Dollar Amount	\$650,495	\$0
Number of Sub-Contracts	11	1
Dollar Amount	\$74,875	\$3,334

No rental properties owned by minority property owners were assisted with HOME funds in PY2021. Also, no relocation of residents was required in PY2021 for the development of a HOME funded project.

AFFORDABLE HOUSING

Progress in Providing Affordable Housing

This section of the CAPER is to provide an evaluation of the progress in providing affordable housing within the city. This includes the number and types of families receiving assistance, and the number of extremely low, very low, and low-income households served in PY2021. Tables 11 and 12 outline the goals established in the PY2021 Action Plan and the actual outcomes achieved in this program year.

Table 11: Households Supported

	One-Year Goal Action Plan	Actual PY2021
Homeless	0	0
Non-Homeless	132	86
Special Needs	12	52
Total:	144	138

The total number of households receiving some type of assistance for affordable housing came very close to meeting the expected goal for PY2021. However, the distribution of assistance was not as expected. Special needs households, including seniors and those requiring accessible accommodations, far exceeded the anticipated goal and allowed the city to almost reach the overall goal for PY2021. Milestone Senior Services utilized CDBG funds to assist 50 senior homeowners and New Horizons used HOME dollars to provide accessible improvements to two rental units.

Table 12: Number of Households and Type of Support

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	13	0
Number of households supported through rehab of existing units	128	120
Number of households supported through acquisition of existing units	3	16
Total:	144	138

The down payment assistance program through Kalamazoo Neighborhood Housing Services far exceeded the goal expected for acquisition of existing units. This was accomplished because units funded from PY2019 and PY2020 were completed in PY2021. This increase helped the city come very close to reaching its PY2021 goal of 144 households supported with affordable housing. The additional 13 households that became homeowners in PY2021 compensated for the 13 new units that have not yet been completed.

Difference between Goals and Outcomes

Affordable housing continues to be the top priority for funding in the City of Kalamazoo. The city's goal of improving the amount of decent and affordable housing in the community is accomplished by supporting maintenance, rehabilitation, and development of new owner and renter occupied housing.

Activities related to the production of new affordable housing units continued to fall short this year due to the impacts of the COVID-19 pandemic. While subrecipients and developers are catching up from almost a year of very little activity, there is still a gap between funding years and outcomes. As previously stated, most of the activities reported in this CAPER were accomplishments funded by program year 2019 and 2020. Subrecipients conveyed that during the pandemic it was increasingly hard to find skilled labor. The city, with other local organizations including Kalamazoo Valley Community College, are working to provide opportunities for technical education to address this shortage.

In addition to the skilled labor issue, the cost of construction increased exponentially. According to the National Association of Builders, construction costs increased 28.7 percent since January of 2020. This increased cost reduced the number of homes each subrecipient could assist, impacting final affordable housing numbers for the program year.

As programs are working toward normalcy, the number of assisted units has increased. In PY2020, only 96 affordable units received some type of assistance out of the 156 expected, which is only 61.5 percent of the goal. In the 2021 program year, outcomes reached 95.8 percent of the planned goal. This is quite an achievement based on the obstacles our subrecipients and developers have experienced.

Impacts to Future Annual Action Plans

As the PY2021 CAPER was under development, the city began the steps necessary to complete the PY2023 application process, which includes a review of progress-to-date related to the outcomes outlined in the Consolidated Plan. Based on the Strategic Plan table, an emphasis will need to be placed on rental rehabilitation and new homeowner housing added to ensure Consolidated Plan goals can be reached. For homeownership, production of new units will need to be emphasized.

Households Served by Income Level

The CDBG and HOME programs are targeted to support the low-income population of Kalamazoo. Predominately, households located within the core CDBG-eligible neighborhoods receive priority for assistance. In PY2021, 136 extremely low-income (0-30 percent of the area median income), very low-income (31 – 50 percent of area median income), and low-income (51 – 80 percent of the area median income) households received assistance. Of this number, 32 percent were extremely low-income, 27 percent were very low-income, and 41 percent were low-income households, which is a fairly even distribution of assistance.

Table 13: Income Level of Households Served

Income Level	Number of Households Served		Percent of Total
	CDBG Actual	HOME Actual	%
Extremely Low-income	43	2	32%
Very Low-income	37	0	27%
Low-income	56	0	41%
Total:	136	2	100%

The City of Kalamazoo is continuously working to support the lowest income earners in our community, and those who are cost burdened by spending more than 30 percent of their income on housing. In PY2021, the following actions were taken to eliminate barriers to affordable housing:

1. The City of Kalamazoo's Code Enforcement and Anti-Blight efforts, funded with CDBG, have as their main objective the redevelopment of a suitable living environment through the identification and resolution of non-compliant and/or blighted housing units to be made available for low-income households. This strategy increases the number of decent, code-compliant, affordable housing units in the city.
2. The city utilized Foundation for Excellence funding for the Local Initiatives Support Corporation to provide capacity building and technical assistance to housing, CHDO, and nonprofit organizations operating within Kalamazoo. The capacity and productivity of these organizations is an important element in addressing current barriers to the provision of affordable housing.
3. Foundation for Excellence, which supports the affordable housing goals of the city provided \$1.2 million in 2021, which resulted in the development of 37 housing units.
4. The city received Coronavirus State and Local Recovery Funds as part of the American Rescue Plan. A total of \$200,000 was provided to support current homeowners with critical repair and accessibility improvements.

HOMELESS AND OTHER SPECIAL NEEDS

The needs of the homeless in the City of Kalamazoo are primarily managed through the Kalamazoo County Continuum of Care and their provider network. The CoC’s mission is to convene partners to improve communication and services, advocate for equitable solutions to end homelessness, and leverage funding to implement the county-wide plan to end homelessness. Continuum of Care membership includes representation by housing, mental health, drug, and alcohol treatment providers; emergency shelters and outreach organizations; faith-based organizations; youth services; and other interested organizations. Their goal is to increase the inventory of and access to affordable housing in our community while serving as the clearinghouse for information regarding the range of homelessness prevention, housing, and supportive services available in the County.

A priority of the Continuum of Care is to improve coordination and integration with mainstream resources. They seek to provide a standardized and transparent entry, assessment, and referral process for people experiencing a housing crisis or homelessness to access community resources. And further, to improve collaboration, communication, efficiency, and transparency between agency service providers, as well as enhance services to program participants through a participant-focused and coordinated system. In accordance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, and Notice Establishing Additional Requirements for a Centralized or Coordinated Assessment System (CPD-17-01), the Kalamazoo County Continuum of Care provides a comprehensive description of the policies and procedures of this Coordinated Entry System for those experiencing homelessness.

The city works with Continuum of Care partners and agency volunteers who represent public and assisted housing providers, as well as private and governmental health, mental health, and service agencies by serving on one or more of the following Continuum of Care committees and workgroups, including:

- Allocations & Accountability Committee: Establishes an open, fair, and impartial process for the solicitation of projects and project selection for funding.
- Systems of Care (SoC) Committee: Serves as the Continuum of Care interagency team to identify and eradicate barriers that prevent or limit access to housing and services in the community.
- Data Team: Provides monitoring and routine support for all aspects of the Homeless Management Information System (HMIS).
- Coordinated Entry Workgroups: Carries out HUD mandated coordinated entry processes, and includes the following committees:
 - Community Housing Matching Process (CHaMPs) Committee is the meeting for Coordinated Entry for Kalamazoo County where partner agencies come together to manage resources and services for those experiencing homelessness.
 - MI-507 By-Name List team meetings is a place to review cases of youth, family, chronically homeless, and veterans.
- Eviction Diversion Committee: Works to establish relationships with service providers, landlords, the 8th District Court, and the Michigan Department of Health and Human Services to help reach an optimal outcome for tenants.
- Shelter Committee: A Collaboration between shelter providers and outreach organizations to be responsive to the needs of sheltered and unsheltered populations.
- Outreach Coordination Workgroup: An interagency collaboration of providers that conduct street outreach services to a specific subset of the HUD Category 1 homeless. Members employ a coordination care model approach to address the needs of households in a case conference setting.

Together, members develop strategies to address household needs while identifying dignified living settings. The committee utilizes a by name list to track and manage household needs and progress. The group convenes on a weekly basis.

Semi-annually, the Continuum of Care holds a community-wide meeting at the city. Notice of the meetings are provided through a variety of venues including email distribution lists, announcements at Continuum of Care committee meetings, and postings on the Continuum of Care website. Email lists are inclusive of a broad range of community partners, formerly homeless, and non-member partners.

Evaluate Progress for Reducing and Ending Homelessness Through:

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

Once annually, HUD requires the Kalamazoo County Continuum of Care to conduct a 24-hour point-in-time count of people experiencing unsheltered homelessness and those that are experiencing homelessness in emergency shelters and transitional housing. The intent is to provide a snapshot of Kalamazoo County’s homeless population and is one way to collectively understand the scope and breadth of homelessness in our community. The count is an important effort that ensures the voices of people experiencing homelessness are heard and efforts are made to provide appropriate services. It also helps the Continuum of Care develop more effective plans and measure progress toward ending homelessness.

In PY2021, only a sheltered count was conducted due to health and safety concerns from the COVID-19 pandemic as well as guidance from HUD. The point-in-time count found 342 individuals who were sheltered in emergency shelters and transitional housing programs. This is a significant decrease from the nearly 500 homeless individuals counted in 2019.

The CoC collaborates with local nonprofit service providers, city and county government, public safety, and public health departments to coordinate outreach for people who are unhoused and/or living in encampments. Outreach efforts include centralized intake with assessment at area shelters, outreach satellite locations, and the public school's homeless liaisons. Additional outreach locations include Health & Human Services, Goodwill, Michigan Works, and the Gospel Mission. Catholic Charities provides Street Outreach services for runaway and homeless youth and Integrated Services of Kalamazoo outreach staff and peer supports focus on individuals and provides general and family outreach.

Additionally, the local drop-in center, open daily, provides meals, phones and coordinated access referrals. The CoC distributes cards with all emergency contact information to churches, shelters, and drop-in facilities. A local 24-hour HELP-Line is available to anyone in crisis. The CoC utilizes a single assessment tool for people experiencing homelessness. The Service Prioritization Decision Assistance Tool (SPDAT) provides an evidence-informed assessment that measures acuity of participants. Based

on the SPDAT scores, clients are prioritized, with those most vulnerable receiving precedence for available housing resources.

2. *Addressing the emergency shelter and transitional housing needs of homeless persons*

Permanent housing is the top priority of the CoC and City of Kalamazoo for addressing homelessness. However, the CoC agencies understand that to transition a family from the street or a shelter setting to permanent housing involves the leveraging of a complex array of community resources to meet interwoven housing and non-housing needs. Case management is essential in helping families navigate the “system” to find resources that help sustain positive housing options.

Gryphon Place, which is a nonprofit organization that helps people navigate conflict and crises, is the local 2-1-1 provider for Kalamazoo County. This is a 24-hour information and referral service, which connects people to a variety of resources, including housing. Individuals are matched with the available housing resources that best meets their needs. Persons with greatest need are referred to Housing Resources, Inc., who are the Housing Assessment and Resource Agency (HARA) for the city. A HARA provides centralized intake and housing assessment, helping to ensure a comprehensive and communitywide housing delivery approach. HARAs also practice shelter diversion and work to rapidly re-house those who are homeless. People with an urgent need are referred to area emergency shelters where a housing plan is developed in consultation with the HARA.

The housing plan utilizes the HMIS and prioritizes strength-based case management principles. Resources are provided based on need and may include case coordination, financial assistance, landlord/tenant education and engagement, linkage to community partner resources, and referrals to mainstream service providers. Emergency shelter services, with the goal of rapid re-housing, are provided to homeless households. These services include a shelter diversion assessment, shelter entry with the goal of rapid exit, financial assistance in the form of rental subsidy, and tenant-landlord engagement. Emergency shelters with rapid re-housing services have the goal of achieving sustainable permanent affordable housing.

The following emergency shelters are available to the homeless population in Kalamazoo:

- Kalamazoo Gospel Mission – serves single men, women, and families.
- Oakland House – hard to serve homeless, priority given to mental health clients and those referred by other agencies.
- Next Door – serves those who identify as single women.
- Open Door – serves those who identify as single men.
- YWCA – victims of domestic assault and their children.
- The Ark – youth between the ages of 10 and 22.

The CoC Navigators from partner agencies work together to address system-imposed issues/barriers. The 2-1-1 Advisors have after-hour contacts for local housing agencies and shelters, such as the Access Center (Community Mental Health), Mobile Crisis Response (Youth), and public safety (welfare check,

adult/child protective services). The local YWCA (Domestic Violence) and the ARK Youth Shelter maintain 24-hour hotlines.

- 3. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are both likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.*

Many of the housing activities supported by the CDBG and HOME programs help to ensure low-income individuals and families avoid becoming homeless. The home repair programs, particularly critical home repairs help to ensure families, including the city's senior population, may remain in their homes. In addition, the development of new affordable housing units and down payment assistance programs that were ongoing in PY2021 provide opportunities that low-income families may not otherwise have to find affordable rental units or own their own home.

When considering those that are being discharged from a public institution or other system of care, housing is paramount to ensure stability to re-enter society. There are strong guidelines about discharge from the state hospitals and from the mental health unit at Borgess Hospital. Kalamazoo Integrated Services employ hospital liaisons to work with individuals prior to release to create a "person-centered plan" which includes next steps after discharge. They also fund a jail liaison position to connect people in jail with appropriate mainstream and Medicaid funded mental health services.

The following outlines the discharge guidelines for some public institutions or systems of care:

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 an individual service plan.

Health Care: Discharge 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.

Mental Health: Integrated Services of Kalamazoo 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."

Veterans: The regional Veteran's Administration follows a set of discharge criteria when releasing patients into the community. Social workers and case managers assess and work with the patients who are homeless to find them emergency shelter, homeless housing, and/or other supportive

services to assure suitable placement is achieved after discharge. The regional Veteran's Administration serves up to 14,000 veterans per year, half of whom are from the Kalamazoo County area.

The discharge procedures noted above often receive rental assistance from local providers like Housing Resources, Inc. and Catholic Charities Diocese of Kalamazoo to ensure housing stability when leaving an institutional setting.

4. *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.*

Rapid re-housing is one of the most important strategies for moving persons and families quickly out of homelessness. Housing Resources, Inc., while utilizing funding from the Continuum of Care, help approximately 70 households annually to rapidly re-house. Providing this permanent housing through cash assistance and housing subsidies offers relative stability so the household can focus on other concerns that may have contributed to the homelessness.

In addition, there are currently over 2,000 Housing Choice vouchers being utilized to help alleviate homelessness in the city. The Housing Choice voucher program is a federal program managed through the Michigan State Housing Development Authority that provides rental subsidies for very low-income individuals and families. The family provided the voucher may find their own housing in private homes or apartment complexes. Previously there were approximately 1,100 vouchers available, but in PY2021, the Continuum of Care was informed that an additional 1,000 new vouchers would be issued to persons and families on the current waiting list.

Additional resources focused on moving from homelessness to permanent housing include:

- Integrated Services of Kalamazoo Housing Recovery Center assists individuals with finding and maintaining affordable housing. The Housing Recovery Center provides a broad array of housing related services focused on individuals with a mental health and/or substance use issues.

Housing Resources, Inc Housing Stabilization program, which provides post-shelter support to families that had previously experienced homelessness. With the use of rental subsidies, financial pressures are reduced allowing the participants to access more supportive services like financial/household management, employment referrals, housing plans, and other follow-up services.

- Catholic Charities Diocese of Kalamazoo The Ark shelter assists youth and their families become more stable through identifying healthy lifestyle behaviors and developing positive decision-making skills with the hope of ending homelessness.

- Open Doors Residence Community offers private apartments for low wage working individuals and families priced out of the housing market. Residents of the Open Doors homeless shelters often transition from the shelter home to an apartment within the Residence Community. Residents pay a monthly program fee which covers housing and additional personal support and assistance from Open Doors staff.
- Kalamazoo County Continuum of Care’s RentAble program provides funding for security deposits that help reduce the high cost of moving into a rental unit, providing support in securing affordable stable housing while reducing the risk to landlords renting to tenants with barriers to housing.

In addition, the CoC has a Coordinated Entry system to improve assignment of housing opportunities based on appropriate tools and effective targeting efforts. The Coordinated Entry process is intended to: (1) target the correct housing intervention to the correct individual and/or family, particularly for those with high acuity and high need; (2) divert people who can solve their own homelessness away from the system; (3) greatly reduce the length of time people are experiencing homelessness by quickly moving people into the appropriate housing; and (4) significantly increase the likelihood of housing stability by better targeting the appropriate housing intervention to the corresponding needs.

PUBLIC HOUSING

The City of Kalamazoo does not have public housing or a public housing commission. However, Kalamazoo County does have a public housing commission for the purpose of administering a housing voucher program for the area. The City of Kalamazoo continues to be supportive of the Public Housing Commission expansion of services and views a partnership with the Commission as an important step in addressing the local issue of "fair share housing," that is, ensuring that affordable housing is available throughout the County, and not just within the City of Kalamazoo.

OTHER ACTIONS

Actions Planned to Remove or Ameliorate the Negative Effects of Public Policies that Serve as Barriers to Affordable Housing

The city is working on several initiatives that will help to remove barriers to affordable housing. Many of these activities are designed to lower the cost to construct or rehabilitate housing units making them attainable to low-income families.

Available Land: The city is working with the Kalamazoo County Land Bank Authority to amass vacant lots within the CDBG-eligible Census tracts for the purpose of developing neighborhood appropriate single and multi-family affordable housing.

Environmental Issues: The Brownfield Redevelopment Authority promotes the revitalization of environmentally contaminated or blighted areas in the city. Tax increment financing allows the capture of

incremental increases in tax revenue resulting from the redevelopment of the site to reimburse eligible environmental remediation expenses. Through this program, the costs to rehabilitate contaminated sites becomes more manageable. The Brownfield Authority 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.

Zoning Ordinance and Subdivisions: The city's existing Zoning Ordinance permits multi-family housing in five of the eleven residential zoning districts. In addition, duplexes are permitted in two other districts in which multi-family residential housing is not permitted. Multi-family construction is also allowed in several commercial districts to promote mixed-use developments that encourage walkability.

The following actions are listed in the Imagine Kalamazoo 2025 Master Plan to help resolve barriers to affordable housing. The work completed to date for each action is noted below.

- Determine barriers to infill development throughout the city; review lot sizes, building restrictions, standards, and coverage.
 - In 2018, zoning ordinance amendments created the allowance for accessory dwelling units in our community.
 - In 2019, the residential zone district standards were amended to reduce the minimum lot width of a buildable lot, reduce the minimum lot area required for a buildable lot, and allow for increased dwelling unit density in the multi-dwelling residential districts.
- Update zoning districts to support Complete Neighborhoods and the city's attainable housing strategy.
 - In 2018, new zone districts were created named Live Work-1, Live Work-2, and NODE. These new districts offer more flexibility for all residential development with greater unit density than the prior zone districts, as well as allowance for mixed use development in these districts.
 - In 2020, the downtown zoning was amended to create three downtown zone districts each with different development intensities. The core downtown (Downtown 1) and the area just outside the core (Downtown 2) allow for apartments and condos and include design standards to allow for limited residential on the ground floor level of buildings. The outer most area of the downtown (Downtown 3) allows commercial uses but also single family, duplex, row houses, apartments, or condos.
- Planned activities to support the city's attainable housing strategy.
 - Zoning ordinance amendments are being prepared for 2022 that will modify the restriction placed on ground floor residential units in several of our commercial districts. This package of amendments will also include reducing lot width and lot area minimums for the Residential Mixed Use District which will increase the number of conforming, buildable lots in this zone.

Community Partners: The city also addressed barriers to affordable housing through our community partners. In PY2021, 38 percent of the funds expended went towards some type of housing activity. These funds helped increase the supply of affordable housing, as well as help 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 and therefore greater 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.

Neighborhood Efforts: The City of Kalamazoo's code enforcement and anti-blight effort is funded with CDBG. One of the enforcement team's main purposes is the identification and resolution of blighted housing units, which can be made available for low-income households after rehabilitation, thereby increasing the number of affordable housing units in the city. Also, KDPS Community Policing Special Unit partners with the neighborhood associations to identify crime trends that negatively impact the quality of life within the CDBG-eligible neighborhoods, particularly Eastside, Edison, Northside, and Vine. The Community Police Officers maintained close relationships with neighborhood directors and associations to stay apprised of problems, "hot-spots," and priorities of the neighborhoods. This enabled them to discuss prevention strategies and to develop a comprehensive prevention approach in a timely manner.

Actions Taken to Address Obstacles to Meeting Underserved Needs

The city continued to collaborate with our local community housing and human service providers, business leaders, residents, and the development community to identify areas of need in the city. This collaboration was enhanced through the efforts of Shared Prosperity Kalamazoo and the Kalamazoo Foundation for Excellence. Shared Prosperity Kalamazoo is the city's long-term initiative to create more broadly shared prosperity and eliminate generational poverty in Kalamazoo. The Foundation for Excellence supports the city's efforts to address obstacles and build a more equitable city through funding aspirational programs. Some of these funds are specifically aligned to improving access to affordable housing.

Actions taken in PY2021 include:

- Assistance with construction costs for the development of affordable housing due to the increase in supply costs and labor shortages because of the COVID-19 pandemic.
- Development of new affordable rental housing that will support very low-income families through the HOME and Housing for All programs.
- Coordination with the Kalamazoo County Continuum of Care related to supportive housing for persons experiencing homelessness and other special needs.
- Direct support for seniors who need emergency home repairs or who wish to age in place through CDBG funding.

- Support for new affordable senior rental housing.
- Development of 60 studio apartments for very low-income persons, focusing specifically on individuals who are unhoused.

Actions Taken to Reduce Lead-Based Paint Hazards

The rehabilitation of older housing in the city is a priority for several reasons. A majority of the housing stock within the core neighborhoods was built before 1979. According to the U.S. Census, 89 percent of the owner-occupied and 74 percent of the renter-occupied housing in the city was built prior to 1980. Due to its age, the likelihood of finding lead-based paint within these homes is high. As this housing stock is important to maintaining affordable housing in the city, remediation of lead-based paint is necessary to ensure the health of children growing up in these homes.

The City of Kalamazoo was awarded a Lead Based Hazard Reduction Grant from the Office of Lead Hazard Control and Healthy Homes in 2019. The purpose of this grant is to identify and remediate lead-based paint hazards. The focus is on homes with children under six years of age. The specifics of the grant are as follows:

- Grant period is 2019 – 2023
- Grant award is \$1,999,362
- 50 homes are expected to be remediated (60% owner-occupied and 40% renter occupied)
- Grant was written in collaboration with Kalamazoo Neighborhood Housing Services
- CDBG funding is utilized as a match for this program. In PY2021, close to \$100,000 was used to remediate lead and approximately \$200,000 of future CDBG funding is expected as a match

In PY2021, 12 homes received lead-based paint remediation, and 24 homes have been completed to date.

The city also continues to include lead hazard reduction strategies into repairs of rental properties inspected under the city's housing code. The Rental Registration and Certification Program inspects all rental properties at least once every three years. When potential or existing problems are located, inspectors require appropriate remediation actions.

Subrecipients of city grant funding are required to comply with the lead-based paint disclosure rule of 1996 and the September 2000 regulation, "Requirements for Notification, Evaluation and Reduction of Lead Based Paint Hazards in Federally-Owned Residential Property and Housing Receiving Federal Assistance." When subrecipients rehabilitate homes, they are required to remediate any lead-based paint found and inform the new homeowners of the steps taken to eliminate this hazard.

Actions Taken to Reduce the Number of Poverty-Level Families

Approximately one-third of the city lives below the federal poverty level. The City of Kalamazoo has initiated Shared Prosperity Kalamazoo (SPK) to address this issue. The SPK Action Plan has three goals that activities are being planned and implemented on simultaneously. They are:

1. Promote the health growth, development, and learning of children
2. Increase access to good jobs
3. Promote strong families

Shared Prosperity Kalamazoo 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
4. Individuals with criminal records

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

The goals of the SPK Action Plan and the activities supported by HUD funding received in PY2021 are closely aligned:

- Low-income residents
- Low-income and racially concentrated neighborhoods of the city (CDBG-eligible Census tracts)
- Housing stability
- Youth development

The City of Kalamazoo leveraged HUD grant funding with private and foundation funding to address these shared goals. In addition, the city has an approved Section 3 Preference Policy to support local low-income businesses and residents, improving their financial stability. The city will also provide loans to for-profit developers willing to partner to create affordable housing units.

Actions Taken to Develop Institutional Structure

The City of Kalamazoo Community Development Division is working to strengthen and broaden its team. New staff has recently been employed to assist with the Housing for All initiative, compliance with HUD regulations, and the additional funding received during the COVID-19 pandemic. Replacement staff is pending to support compliance and the existing and potential lead based paint grant from HUD. The plan is to develop a cohesive team that can cross-train and support a wide variety of HUD related grant requirements and policies.

In addition to the Community Development Division, the city has staff in Shared Prosperity Kalamazoo, Economic Development, and the Foundation for Excellence that support the projects and activities being funded by HUD grants. The shared vision of all these departments to support and improve the lives of city residents allows for coordination of efforts not previously seen in the city.

CDBG also funded projects in PY2021 that managed outcomes from internal city departments. These included Parks and Recreation, Public Safety, and the Housing Inspection and Code Enforcement Team. Internal agreements were developed detailing the work that was accomplished in PY2021.

To assist the city with the capacity and institutional structure of our nonprofit partners, the Kalamazoo Public Library provides *ONEplace @ kpl*, which stands for Opportunities for Nonprofit Excellence. They provide a management support center that offers capacity building opportunities for nonprofits within Kalamazoo County. ONEplace gathers local nonprofit leaders and peer-groups to learn from each other and to draw upon the thinking of nationally recognized researchers and practitioners. These opportunities strengthen the organizational capability of our nonprofit partners, which improves the performance outcomes gained through the city's grant funding.

Actions Taken to Enhance Coordination between Public and Private Housing and Social Service Agencies

The City of Kalamazoo has a multitude of nonprofit partners that work towards a better future for low-income households and the underserved. Many of these nonprofits worked closely with the city in PY2021, receiving funding through the CDBG and HOME programs. Coordination was essential to ensure proper delivery of their services as well as compliance with federal rules and regulations. The following steps were taken to strengthen coordination:

- Participated in countywide planning activities related to the County's housing millage and the Foundation for Excellence Housing For All funding.
- Participated with the Continuum of Care through members of the City Commission and City Manager's office sitting on the Board of Directors.
- Provided educational and capacity building training opportunities to nonprofit agencies to enhance management capacity resulting in an increased ability to undertake and carry out the provision of affordable housing and related support services.
- Provided monitoring sessions with subrecipients to assist with the understanding of federal regulations and to ensure proper expenditure of federal funds.
- Supported ONEplace @ kpl and other free services to nonprofit organizations providing capacity building, technical assistance, workshops, seminars, and research opportunities.

- Continued to support the Fair Housing Center of Southwest Michigan and their efforts to address impediments to fair housing.
- Enhanced coordination internally between the Community Development Division and departments that receive federal funding.
- Coordinated with Shared Prosperity Kalamazoo and the Foundation for Excellence for affordable housing development and other needed services to the low-income populations of Kalamazoo.

To better link services to targeted populations, Community Development staff also maintains relationships with various organizations, and local, state, and federal agencies including, but not limited to, the Departments of Health and Human Services (DHHS), and HUD.

Identify Actions Taken from the Analysis of Impediments to Fair Housing Choice

The City of Kalamazoo addresses impediments to fair housing choice by maintaining effective partnerships with agencies providing fair housing education and outreach and addressing barriers to housing. The Analysis of Impediments to Fair Housing Choice outlines 18 recommendations to address the systemic, historic, and cultural barriers to housing. The information below outlines the steps taken in PY2021 categorized within one of these recommendations.

- Education on local history: The city’s Department of Diversity, Equity, and Inclusion partnered with KPL OnePlace to provide a workshop on historical redlining practices within the city.
- Equity/anti-racism team: The city created the Department of Diversity, Equity, and Inclusion in 2020 to review internal processes and policies with an equity lens in addition to evaluating public programs and projects. The Department also facilitates education and training for staff and works closely with external partners to advance community-wide goals that celebrate diversity, include everyone, and treat all people fairly.
- Housing first: The city supports the Kalamazoo County CoC and their rapid re-housing efforts. In addition, hoteling was funded during the COVID-19 pandemic.
- Zoning changes: Information on this recommendation is provided under “Actions Planned to Remove or Ameliorate the Negative Effects of Public Policies that Serve as Barriers to Affordable Housing” on page 23.
- Landlord regulations: In 2020, the city also adopted a new Fair Housing Ordinance that addresses landlord discriminatory practices. In addition, the city contracted with the Fair Housing Center of Southwest Michigan in PY2021 to complete training sessions on the new ordinance.
- Tax foreclosure avoidance: The Foundation for Excellence supported Kalamazoo County foreclosure prevention efforts in PY2021.

- Support housing developers to build more affordable housing: The Housing Development Fund was created through the Foundation for Excellence to support the development of more affordable housing in the city.
- Renovation of older houses/lead abatement: The city applied for and received a lead-based paint remediation grant of \$1.9 million in 2019 and applied for \$3.9 million in 2022. These grants are managed through the Office of Lead Hazard Control and Health Homes.
- Housing fee assistance: CDBG-CV funds were provided to Housing Resources, Inc. to support rental assistance during the COVID-19 pandemic. In addition, the city typically funds Kalamazoo Neighborhood Housing Services for new homeowner down payment assistance.
- Fair housing training: The city provided CDBG funds to the Fair Housing Center of Southwest Michigan for training on the new Fair Housing Ordinance.

In addition to the activities noted above, the city also employs the following methods for informing the public, property owners, and potential tenants about fair housing:

- Recipients of CDBG, HOME and/or other city funds are informed of the city's Affirmative Marketing Policy by having same referenced in the agreement and by making compliance with this policy a requirement for the duration of the agreement.
- The city continues to support the Fair Housing Center of Southwest Michigan to provide fair housing information/ referral and case investigation services, tenant/landlord information/referral, mediation services, and fair housing training.
- Agreements for city funding outline important tenant information related to leases, and landlord rights and responsibilities related to rental agreements, if applicable.
- Links to information about fair housing and fair housing service providers is on the city's website.
- Monitoring visits to rental/homebuyer housing providers require updates on how their actions have complied with the city's Affirmative Marketing Policy.
- Flyers and brochures which describe fair housing laws and services are periodically posted in the center lobby of City Hall, which is open to the public.
- Recipients of city funding are required to instruct all employees and agents in writing and orally in the policy of nondiscrimination and fair housing.

MONITORING

Monitoring is an ongoing process for all CDBG and HOME funded activities while the grant agreement is active. Each month during PY2021, subrecipients and developers provided a request for reimbursement and accomplishment reporting form to Community Development staff. This monthly review of expenditures and progress towards completing the scope of work allowed city staff to identify any concerns. On-site visits also occurred for construction projects, allowing staff to chart the progress of the rehabilitation or new construction.

After grant close-out, each awardee is entered into the monitoring schedule maintained by Community Development staff. On-site and/or desk monitoring are conducted annually, depending on the risk level of the subrecipient or developer. If a previous monitoring resulted in findings, the next annual review will be on-site. A minimum two weeks written notice of the pending monitoring is provided along with a list of documents they must have available for review during the visit. A copy of the monitoring checklist that will be used is also provided. Specifics related to required HUD outcomes are reviewed, such as efforts to contract with women and minority-owned businesses, policies related to Section 3 outreach, and affirmative marketing of the program activities.

All monitoring response letters from the city provide a timeline for compliance and that unresolved findings could result in the suspension of funds until the findings have been resolved. In addition, unresolved monitoring findings are reviewed during the application process and will likely remove the organization from receiving future grant funds.

CITIZEN PARTICIPATION PLAN

The City of Kalamazoo encourages residents and other interested parties to participate in the CDBG process by attending public meetings and submitting written comments if unable to attend. Residents are given a minimum of 15 days to comment on the CAPER before it is submitted to HUD for approval. Any comments received are included in the final submission to HUD.

Per the city's adopted Citizen Participation Plan, a public notice is placed in the Kalamazoo Gazette and on MLive to notify the public of upcoming public hearings, fund availability, and how to submit comments. In addition, information is sent to an email list maintained by Community Development staff of all interested persons and organizations. Finally, information is posted on the city's website and potentially other social media networks.

For the PY2021 CAPER, a public notice was posted in the Kalamazoo Gazette and MLive on Sunday, September 11, 2022 informing residents that the evaluation report was made available for comment from September 15th through September 30th. This notice also outlined the date of the required public hearing. On September 22nd, the public hearing was held during the regularly scheduled public Community Development Act and Advisory Committee meeting. All Kalamazoo residents were invited to attend. No public comments were provided either through the comment period or at the public hearing.

COMMUNITY DEVELOPMENT BLOCK GRANT

Specify Any Changes in Program Objectives and how Programs Would Change as a Result of Experiences

No changes were made to overall objectives, specific goals, or priority needs identified in the PY2021 Action Plan. The city is currently working with subrecipients and developers to resolve the backlog of work and expenditures from the COVID-19 pandemic. Community Development staff will be focusing on completing previous grant activities so future projects can better align with the program year in which they are funded.

Community Development staff believes that the accomplishment reporting form provided to the subrecipients did not accurately capture ethnicity data. Staff has changed the reporting form for the 2022 program year and will monitor ethnicity reporting more closely to ensure this population is being proportionally served. In addition, changes were made to the environmental review process depending on the type of activity under review and a new personally identifiable information policy was established.

HOME INVESTMENT PARTNERSHIP PROGRAM

Onsite Inspections

The following HOME projects were active during the 2021 program year:

- New Horizons completed the rehabilitation of two apartment units within the Interfaith Homes apartment complex. The rehabilitation updated the units and provided accessibility improvements. Both units began work in the 2020 program year but were completed in PY2021.
 - 1002 Interfaith Blvd, Apt C – received rough-in and final inspections for building permit, electrical permit, mechanical permit, and plumbing permit. Corrections were required for the rough-in inspection on the plumbing permit, which required a second rough-in inspection. A final walk through was completed by Community Development staff utilizing the HOME punch list.
 - 1008 Interfaith Blvd, Apt C - received rough-in and final inspections for building permit, electrical permit, mechanical permit, and plumbing permit. Corrections were required for the final inspection on the electrical permit, which required a second inspection. A final walk through was completed by Community Development staff utilizing the HOME punch list.
- Odyssey Community Improvement, L3C received funding to update three rental units in program year 2020, however most of the work to date was conducted in PY2021:
 - 1028 Denner Street – the plumbing and mechanical permits rough-in inspections have been approved. The electrical rough-in was disapproved twice in March 2022, and a final inspection has not occurred. Community Development staff have been to the site for an initial walk-through

and during construction. A final walk-through will be needed before a certificate of occupancy can be issued.

- 1029 Denner Street Apt 1 & 2 – this address received a building permit and plumbing was approved. The permit has recently expired so Community Development staff will need to reach out to the developer on progress of the project. Community Development staff have been to the site for an initial walk-through and during construction. A final walk-through will be needed before a certificate of occupancy can be issued.
- Kalamazoo Neighborhood Housing Services also has a new single-family home construction project that was supported by HOME dollars. In PY2021, three homes were under construction:
 - 738 Harrison – a building permit was pulled in October of 2021. The initial framing inspection was disapproved due to some violations, with final approval in June of 2022. The electrical and plumbing have received final approval, but mechanical has only received rough-in approval.
 - 1010 North Rose – all inspections have been completed for this project. Community Development staff needs the final walk-through with the subrecipient and then a mortgage can be initiated.
 - 1014 North Rose – All of the inspections have been completed for electrical, plumbing, and mechanical. However, the final certificate of occupancy has not been issued. Community Development staff needs to perform the final walk-through with the subrecipient and then a mortgage can be initiated.

Assessment of Affirmative Marketing Actions for HOME Units

The city requires each CHDO and private developer with projects funded through the HOME program to submit an affirmative marketing plan or to utilize the city's HUD-approved affirmative marketing plan when there are five or more assisted HOME units developed. This requirement is a mandatory condition in every CHDO or HOME agreement. Affirmative marketing steps consist of actions to provide information and attract eligible persons in the housing market without regard to race, ethnicity, national origin, sex, religion, familial status, or disability. This could include initiatives such as using the Equal Housing Opportunity logo in publications and signage and displaying fair housing information. Additionally, the city actively encourages housing developers to make subcontracting opportunities available to minority and women-owned businesses (MBE/WBE).

Program Income

No HOME program income was received during 2020.

Other Actions Taken to Foster and Maintain Affordable Housing

As previously stated, the Housing Development Fund was created through the Foundation for Excellence to support the development of more affordable housing in the city. Technical assistance funding in the amount of \$50,000 was utilized to increase nonprofit housing provider capacity. And, \$58,571 of Foundation for Excellence funds leveraged HOME dollars for the development of a new affordable single-family home.

SECTION 3

In Program Year 2021, the city had only one activity that met the threshold for Section 3 requirements. The Kalamazoo Neighborhood Housing Services lease/purchase program received \$205,000 to rehabilitate single-family housing. They had one contract and one subcontract with a Section 3 business during the program year.



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2021
 KALAMAZOO , MI

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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,665,363.54
02 ENTITLEMENT GRANT	1,630,299.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	20,277.56
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	3,315,940.10

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,733,995.58
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,733,995.58
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	553,611.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,287,606.58
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,028,333.52

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,605,679.87
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,605,679.87
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	92.60%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	603,760.87
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	48,641.95
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	181,500.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	470,902.82
32 ENTITLEMENT GRANT	1,630,299.00
33 PRIOR YEAR PROGRAM INCOME	19,998.62
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,650,297.62
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	28.53%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	553,611.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	343,007.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	210,604.00
42 ENTITLEMENT GRANT	1,630,299.00
43 CURRENT YEAR PROGRAM INCOME	20,277.56
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,650,576.56
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	12.76%



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
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PR26 - CDBG Financial Summary Report

Program Year 2021

KALAMAZOO, MI

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	26	1092	6584275	Eastside Neighborhood Revitalization Program - Neighborhood Center Improvements	03E	LMA	\$6,000.00
2019	26	1092	6610414	Eastside Neighborhood Revitalization Program - Neighborhood Center Improvements	03E	LMA	\$2,225.23
					03E	Matrix Code	\$8,225.23
2017	16	1056	6584252	City of Kalamazoo - Neighborhood Enhancement	03Z	LMA	\$79,903.66
					03Z	Matrix Code	\$79,903.66
2019	8	1094	6597016	Youth After School Summer Program	05D	LMC	\$35,362.24
					05D	Matrix Code	\$35,362.24
2019	9	1095	6584263	City of Kalamazoo Public Safety	05I	LMA	\$19,106.17
2019	9	1095	6620795	City of Kalamazoo Public Safety	05I	LMA	\$16,486.81
2019	9	1095	6631797	City of Kalamazoo Public Safety	05I	LMA	\$114,407.02
2020	4	1100	6631797	Crime Prevention	05I	LMA	\$114,056.04
2020	4	1100	6663948	Crime Prevention	05I	LMA	\$35,943.96
2021	4	1112	6674605	City Public Safety - Crime Prevention	05I	LMA	\$100,808.35
2021	4	1112	6674608	City Public Safety - Crime Prevention	05I	LMA	\$28,220.74
2021	4	1112	6674611	City Public Safety - Crime Prevention	05I	LMA	\$23,904.41
					05I	Matrix Code	\$452,933.50
2020	6	1101	6592316	Fair Housing SW MI - Fair Housing Services	05J	LMA	\$14,354.34
2020	6	1101	6652159	Fair Housing SW MI - Fair Housing Services	05J	LMA	\$4,714.08
					05J	Matrix Code	\$19,068.42
2019	30	1090	6590497	KNHS Down Payment Assistance	05R	LMH	\$2,358.99
2019	30	1090	6590500	KNHS Down Payment Assistance	05R	LMH	\$20,573.97
2019	30	1090	6613221	KNHS Down Payment Assistance	05R	LMH	\$48,210.61
2019	30	1090	6614933	KNHS Down Payment Assistance	05R	LMH	\$1,550.00
2019	30	1090	6652143	KNHS Down Payment Assistance	05R	LMH	\$830.43
					05R	Matrix Code	\$73,524.00
2019	23	1091	6615988	Ministry with Community Homeless Prevention (Homeless Assistance)	05X	LMC	\$3,548.29
2019	23	1091	6648810	Ministry with Community Homeless Prevention (Homeless Assistance)	05X	LMC	\$17,525.66
					05X	Matrix Code	\$21,073.95
2015	22	1014	6592799	City Neighborhood Enhancement	05Z	LMA	\$738.11
2015	22	1014	6592814	City Neighborhood Enhancement	05Z	LMA	\$1,060.65
					05Z	Matrix Code	\$1,798.76
2020	10	1105	6637311	KNHS - Down Payment Assistance Program	13B	LMH	\$17,582.75
2020	10	1105	6674103	KNHS - Down Payment Assistance Program	13B	LMH	\$37,648.26
					13B	Matrix Code	\$55,231.01
2019	10	1082	6593156	Community Homeworks Critical Home Repair Program	14A	LMH	\$20,112.09
2019	10	1082	6593159	Community Homeworks Critical Home Repair Program	14A	LMH	\$82,186.37
2019	18	1083	6590532	Home Repair for the Elderly	14A	LMH	\$8,386.93
2019	18	1083	6593164	Home Repair for the Elderly	14A	LMH	\$17,925.26
2020	8	1103	6592316	Community Homeworks - Critical Home Repair	14A	LMH	\$1,026.97
2020	8	1103	6618358	Community Homeworks - Critical Home Repair	14A	LMH	\$21,077.07
2020	8	1103	6631822	Community Homeworks - Critical Home Repair	14A	LMH	\$40,523.19
2020	8	1103	6649831	Community Homeworks - Critical Home Repair	14A	LMH	\$32,372.77
2020	9	1104	6592316	Senior Services - Home Repair for the Elderly	14A	LMH	\$103,809.44
2020	9	1104	6618348	Senior Services - Home Repair for the Elderly	14A	LMH	\$12,902.81
2020	9	1104	6631815	Senior Services - Home Repair for the Elderly	14A	LMH	\$33,287.75
					14A	Matrix Code	\$373,610.65
2019	41	1093	6614673	Lead-Base Paint Hazard Reduction	14I	LMH	\$94,542.00
2020	12	1107	6614673	City LBP Hazard Control Program	14I	LMH	\$94,541.00
2021	12	1121	6614673	City LBP Hazard Control Program	14I	LMH	\$5,977.24
					14I	Matrix Code	\$195,060.24
2020	2	1098	6584243	Code Enforcement	15	LMA	\$116,928.82
2020	2	1098	6637321	Code Enforcement	15	LMA	\$106,591.81
2021	2	1110	6637328	City Code Enforcement	15	LMA	\$66,367.58
					15	Matrix Code	\$289,888.21
Total							\$1,605,679.87

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27



PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	1,441,519.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	1,441,519.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	189,226.89
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	189,226.89
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	1,252,292.11

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	25,000.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	25,000.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	189,226.89
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	13.21%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	25,000.00
17 CDBG-CV GRANT	1,441,519.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	1.73%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
20 CDBG-CV GRANT	1,441,519.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.00%

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	38	1088	6590284	Senior Services CDBG-CV	05A	LMC	\$3,968.75
			6590297	Senior Services CDBG-CV	05A	LMC	\$8,837.50
			6613859	Senior Services CDBG-CV	05A	LMC	\$11,850.00
			6613862	Senior Services CDBG-CV	05A	LMC	\$343.75
Total							\$25,000.00

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	38	1088	6590284	Senior Services CDBG-CV	05A	LMC	\$3,968.75
			6590297	Senior Services CDBG-CV	05A	LMC	\$8,837.50
			6613859	Senior Services CDBG-CV	05A	LMC	\$11,850.00
			6613862	Senior Services CDBG-CV	05A	LMC	\$343.75
Total							\$25,000.00

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Report returned no data.

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Home Matching Liability Report

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KALAMAZOO, MI

Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
1998	12.5 %	\$808,390.00	\$728,290.00	\$91,036.25
1999	12.5 %	\$1,250,132.00	\$1,139,263.00	\$142,407.87
2000	12.5 %	\$388,307.00	\$293,555.00	\$36,694.37
2001	12.5 %	\$908,925.50	\$833,425.50	\$104,178.18
2002	12.5 %	\$331,871.48	\$326,871.48	\$40,858.93
2003	12.5 %	\$997,606.07	\$702,702.94	\$87,837.86
2004	12.5 %	\$1,234,478.69	\$1,203,064.65	\$150,383.08
2005	12.5 %	\$1,116,713.39	\$965,317.00	\$120,664.62
2006	12.5 %	\$1,239,173.09	\$1,124,697.18	\$140,587.14
2007	12.5 %	\$349,008.42	\$293,306.00	\$36,663.25
2008	12.5 %	\$295,674.52	\$234,594.50	\$29,324.31
2009	12.5 %	\$717,325.27	\$569,821.30	\$71,227.66
2010	0.0 %	\$328,783.42	\$0.00	\$0.00
2011	12.5 %	\$1,313,815.15	\$1,177,242.53	\$147,155.31
2012	0.0 %	\$1,429,600.01	\$0.00	\$0.00
2013	0.0 %	\$695,638.42	\$0.00	\$0.00
2014	0.0 %	\$756,101.47	\$0.00	\$0.00

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Home Matching Liability Report

2015	0.0%	\$362,959.85	\$0.00	\$0.00
2016	0.0%	\$588,965.18	\$0.00	\$0.00
2017	0.0%	\$485,163.48	\$0.00	\$0.00
2018	0.0%	\$126,502.50	\$0.00	\$0.00
2019	0.0%	\$163,530.78	\$0.00	\$0.00
2020	0.0%	\$423,464.20	\$0.00	\$0.00
2021	0.0%	\$202,990.89	\$0.00	\$0.00



CITY OF KALAMAZOO NOTICE OF AVAILABILITY
PY2021 CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT 15-DAY PUBLIC COMMENT
PERIOD AND PUBLIC HEARING NOTICE The City of
Kalamazoo is announcing the public availability of its
evaluation report concerning the use of federal
resources provided by the U.S. Department of
Housing and Urban Development (HUD) for public
comment. Each year, the City is required to submit a
Consolidated Annual Performance and Evaluation
Report (CAPER) to HUD to report on activities
funded by the Community Development Block Grant
(CDBG) and Home Investment Partnership Program
(HOME) grant. The report covers the period of July 1,
2021 June 30, 2022. All interested parties are invited
to provide comment. A draft version of the CAPER
will be available for public review and comment from
8:00 A.M., September 15, 2022 through 5:00 P.M.,
September 29, 2022. Written comments concerning
the report may be provided during this same time
period via mail to Community Planning and
Development at 245 N. Rose St, Suite 100,
Kalamazoo, MI. 49007, or via email to
johnstonj@kalamazoocity.org. A public hearing
regarding the Program Year 2021 CAPER will be held
on Thursday, September 22, 2022 at 5:30 P.M. during
a regular meeting of the Community Development
Act Advisory Committee (CDAAC). For further
information, please contact Julie Johnston at the
Community Planning and Development Department
at (269) 337-8210.

**CITY OF KALAMAZOO
NOTICE OF AVAILABILITY
PY2021 CONSOLIDATED
ANNUAL PERFORMANCE
EVALUATION REPORT
15-DAY PUBLIC COMMENT
PERIOD AND PUBLIC
HEARING NOTICE**

The City of Kalamazoo is announcing the public availability of its evaluation report concerning the use of federal resources provided by the U.S. Department of Housing and Urban Development (HUD) for public comment. Each year, the City is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD to report on activities funded by the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) grant. The report covers the period of July 1, 2021 – June 30, 2022.

All interested parties are invited to provide comment. A draft version of the CAPER will be available for public review and comment from 8:00 A.M., September 15, 2022 through 5:00 P.M., September 29, 2022. Written comments concerning the report may be provided during this same time period via mail to Community Planning and Development at 245 N. Dece St. Suite 100, Kalamazoo.

ROSE ST, Suite 100, Kalamazoo, MI. 49007, or via email to johnstonj@kalamazoo.org. A public hearing regarding the Program Year 2021 CAPER will be held on Thursday, September 22, 2022 at 5:30 P.M. during a regular meeting of the Community Development Act Advisory Committee (CDAAC).

For further information, please contact Julie Johnston at the Community Planning and Development Department at (269) 337-8210.

Post Date: 09/11 Updated: 09/11 11:34 PM

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SUMMIT TOWNSHIP PROCEEDINGS Minutes of a Regular Meeting of the Summit Township Board on Tuesday, September 20, 2022.

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