



**City of Kalamazoo**

**Consolidated Annual Performance  
and Evaluation Report**

**Program Year 2023**

**July 1, 2023 - June 30, 2024**

Prepared by: Community Planning and Economic Development  
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**Attachments:**

- PR26—CDBG Financial Summary Report
- PR26—CDBG-CV Financial Summary Report
- PR33—HOME Match Liability Report
- HOME Match Report 40107A
- 2023 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) 2023 (July 1, 2023 – June 30, 2024) was the fifth year of a six-year reporting period under the City of Kalamazoo's 2019 – 2024 Consolidated Plan. Approval was given by HUD in 2023 to extend the current 2019 – 2023 Consolidated Plan by one program year. This was to allow the city to align the public engagement processes for both the Consolidated Plan and the Imagine Kalamazoo Master Plan. The current Consolidated Plan will expire in June of 2025.

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 Partnership Program (HOME) funds, which are annual entitlement allocations from HUD. It also provides information on any special HUD funding (CDBG-CV and HOME-ARP), prior year reprogrammed funds, and program income, which are funds generated from a HUD funded activity.

For PY2023, the following table details the entitlement funding that was available:

**Table 1: Funding for PY2023**

Grant Program	Funding
CDBG entitlement funds	\$1,618,167.00
CDBG program income	\$68,816.30
CDBG reprogrammed funds	\$0.00
<b>Total CDBG</b>	<b>\$1,686,983.30</b>
HOME entitlement funds	\$566,604.00
HOME program income	\$400,000.00
<b>Total HOME</b>	<b>\$966,604.00</b>
<b>TOTAL OF ALL PROGRAMS</b>	<b>\$2,653,587.30</b>

As of the date of this CAPER, \$674,561 in PY2023 entitlement funds and \$68,816.30 in program income has been spent. When examining the actual grant dollars drawn from HUD in PY2023, a different picture emerges. During this same time period (July 1, 2023 – June 30, 2024) the city was reimbursed a total of \$3,525,322 in CDBG, CDBG-CV, HOME, and HOME-ARP funds. The difference in dollar amounts is due to previous program year expenditures. Several PY2022 CDBG activities wrapped up in PY2023, and ongoing CDBG-CV, HOME, and HOME-ARP projects account for the increased spending. The city has worked diligently with our subrecipients to resolve activity delays that occurred due to the COVID-19 pandemic.

All of our CDBG subrecipients have completed PY2019 – 2021 activities and only three subrecipient activities remain in PY2022, which are expected to wrap up by the second quarter of PY2024. However, there are still some HOME projects and city activities in older program years that need to be completed.

The use of these funds allowed the city and its subrecipients to leverage approximately \$2,741,652 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-ARP (\$1,881,648) through the American Rescue Plan Act. The CDBG-CV award was received in 2020 and the HOME-ARP grant was awarded in 2021. To date, \$1,338,943.69 has been spent under the CDBG-CV program, leaving \$102,575.31 to expend. These dollars are assigned to CDBG-CV administration and tenant based rental assistance and are expected to be fully utilized by the end of the 2024 calendar year. The activities funded with HOME-ARP dollars just got underway in calendar year 2024, and therefore only \$235,125 has been expended. HOME-ARP activities are expected to continue for an additional two years.

Finally, in 2022 the city received a new Lead Based Paint Hazard Control (\$3,971,441) and Healthy Homes grant (\$696,000) from the HUD Office of Lead Hazard Control and Healthy Homes totaling \$4,667,441. Expenditure of these funds began in PY2023 with a total of \$375,813 expended. The 2018 Lead Based Paint Hazard Control grant has been fully expended.

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), 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 - 2024 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 2019-2024 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 PY2024 (July 1, 2024 – June 30, 2025), 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, two new goals were 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
- Supportive Services – Provide assistance to homeless families and individuals, or those in jeopardy of becoming homeless in securing permanent housing. The following activities are funded:
  - Employment assistance and job training
  - Mental health services
  - Transportation
  - Housing search, counseling services, utility assistance
  - Life skills training
  - Outreach services and case management

As part of the CAPER, the city must review expected outcomes established in the annual Action Plan and in the six-year Strategic Plan against actual outcomes accomplished during both 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, 2023 and June 30, 2024.

**Table 2: Accomplishments – Program Year 2023**

Goal	Outcome Indicator	Unit of Measure	Expected	Actual	Percent Complete
Affordable Housing	Rental Units Rehabilitated	Housing Unit	0	60	100%
	Rental Units Construction	Housing Unit	16	0	0%
	Homeowner Housing Added	Housing Unit	15	6	40%
	Homeowner Housing Rehabilitated	Housing Unit	76	66	87%
	Direct Financial Homebuyer Assistance	Households Assisted	0	15	100%
	Public Service Activity that supports Low/Mod Housing (people provided fair housing services)	Persons Assisted	25	0	0%
	Public Service Activity other than Support of Low/Mod Housing (people provided legal aid services)	Persons Assisted	0	119	100%
Homeless Assistance	Tenant-Based Rental Assistance / Rapid Rehousing	Households assisted	0	99	100%
Neighborhood Enhancement	Public Facility or Infrastructure Activity (area wide benefit for residents in CDBG-eligible neighborhoods)	Households assisted	18,825	28,125	149%
	Public Service Activity other than Low/Mod Income Housing Benefit (area wide benefit for residents in CDBG-eligible neighborhoods)	Low Income Persons in CDBG-Eligible Census Tracts	13,000	26,125	201%
	Buildings Demolished	Buildings	3	9	300%
	Housing Code Enforcement (units receiving violations or inspections in CDBG-eligible neighborhoods)	Parcels	1,500	6,640	443%
	Homeowner Housing Rehabilitation	Housing Unit	0	17	100%
Youth Development	Public Service Activity (individuals assisted)	Persons Assisted	296	299	101%
Economic Development	COVID Small Business Grant	Businesses Assisted	0	8	100%

This table represents all of the CDBG and HOME activities that occurred in PY2023 regardless of the funding year. For example, 23 of the 66 homeowner housing rehabilitation activities that occurred in PY2023 were funded with PY2022 CDBG dollars.

As can be seen, two of our PY2023 activities had no outcomes during the program year. The first is public service for low income housing and the second is rental units constructed. The following details the reasons for not meeting these expectations:

- The public service activity for housing is not an accurate representation of what occurred during the year. When the Action Plan was created, the fair housing activity was outlined to assist at least 25 persons. At the time funding was allocated, Legal Aid of Western Michigan was the subrecipient tasked with assisting Kalamazoo households with housing concerns. When establishing this activity within the HUD reporting system, it did not permit legal services to be designated as a housing activity even though it falls under the city's priority for affordable housing. Legal Aid of Western Michigan assisted 119 persons with housing financial concerns, housing problems, clear title, warranty concerns, contractor concerns, understanding housing rights, etc. These numbers are reflected in the "Public Service other than low-income housing" category. So, technically the city exceeded this goal 4.76 times even though that is not reflected in the table.
- The second activity that did not reach its expected outcome is rental housing units constructed. The city provided HOME funding to three projects in PY2023 that will result in 26 new rental units for low-income households. Eighteen of the units will be dedicated to seniors and eight units will be specifically for survivors of domestic violence. If these projects had completed within the program year, we would have exceeded our goal by eleven units.

There are two other activities that fell short of reaching 100 percent in PY2023, which included homeowner housing added and homeowner housing rehabilitated within the Affordable Housing goal. HOME funding was provided for the development of nine additional homes, six of which are currently under contract for construction. Homeowner housing rehabilitation actually achieved its outcomes with the 17 additional units noted under the Neighborhood Enhancement goal. A total of 83 homes received rehabilitation in PY2023, which is 109 percent of the goal.

Table 3 on the following page details the activities and performance outcomes that were listed in Strategic Plan of the 2019 – 2024 Consolidated Plan, with the actual outcomes to date.



**Table 3: Accomplishments - Strategic Plan to Date**

Goal Name	6-Year Anticipated Funding	Goal Outcome Indicator	Unit of Measure	6-Year Expected	Actual to Date	Percent Complete
Affordable Housing	CDBG: \$3,997,705 HOME: \$2,645,040	Rental Units Rehabilitated	Housing Units	12	65	542%
		Rental Units Constructed	Housing Units	0	3	100%
		Homeowner Housing Added	Housing Units	15	8	53%
		Homeowner Housing Rehabilitated	Housing Units	253	463	183%
		Direct Financial Assistance to Homebuyers	Households Assisted	50	52	104%
		Public Service other than Low Income Housing (Legal Aid)	Persons Assisted	0	119	100%
		Public Service Activity that supports Low/Mod Housing (people provided fair housing services)	Persons Assisted	100	369	369%
Homeless Assistance	CDBG: \$130,000	Homeless Prevention	Persons Assisted	500	1,073	215%
	HOME-ARP: \$1,881,648					
	CDBG-CV: \$1,062,280					
Neighborhood Enhancement	CDBG: \$934,275	Public Facility or Infrastructure Activity other than Low/Mod Housing Benefit (area wide benefit for residents in CDBG-eligible neighborhoods)	Persons Assisted	28,884	28,125	97%
		Public Facility or Infrastructure Activity for Low/Mod Housing (benefit for specific households in CDBG-eligible neighborhood)	Households Assisted	5	0	0%

Goal Name	6-Year Anticipated Funding	Goal Outcome Indicator	Unit of Measure	6-Year Expected	Actual to Date	Percent Complete
		Public Service Activity other than Low/Mod Income Housing Benefit (area wide benefit for all residents in CDBG-eligible neighborhoods)	Persons Assisted	28,884	26,125	97%
		Buildings Demolished	Buildings	15	27	180%
		Housing Code Enforcement (units receiving violations or inspections in CDBG-eligible neighborhoods)	Housing Units/Parcels	4,000	15,528	388%
		Homeowner Housing Rehabilitated	Housing Units	30	26	87%
Youth Development	CDBG: \$184,275	Public Service Activity (individuals assisted)	Persons Assisted	150	386	257%
Economic Development	CDBG-CV: \$379,239	COVID Small Business Grant	Businesses Assisted	95	88	93%

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. The city is on a good path to address all of the required outcomes of the Strategic Plan. The only outcome that will not reach its goal is Homeowner Housing Rehabilitated within the Neighborhood Enhancement goal. It is unclear why housing rehabilitation was included under this goal during the development of the Consolidated Plan in 2018. However, when examining the same activity under the Affordable Housing goal, it can be seen that this outcome requirement has already been met. The goal was to reach 453 homeowner units with rehabilitation services during the Consolidated Plan period, and 493 have already received assistance. With one year 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 2023 program year, the city and its community partners utilized CDBG, CDBG-CV, HOME, and HOME-ARP funds to focus on a number of activities that support the 2019 – 2024 Consolidated Plan highest priorities, as follows:

- Programs to help homeowners repair their homes:

The City of Kalamazoo, Community Homeworks, Kalamazoo Neighborhood Housing Services, Kalamazoo Eastside Neighborhood Association, and Milestone Senior Services all assisted homeowners with repairs and improvements to their homes. These included critical repairs,

accessibility assistance, roof replacement, code enforcement repairs, and lead based paint remediation. A total of 83 owner occupied housing units received assistance in PY2023.

- Production of new affordable housing units:

The production of new affordable units can be counted through new units constructed, vacant single-family homes rehabilitated, and direct financial assistance that makes units affordable to new homebuyers. In PY2023, there was an expectation that 15 new rental units and 15 new owner-occupied units would be generated. What actually occurred in PY2023 is that no new rental units were constructed, six new homeowner units were added through new construction and rehabilitation, and 15 households received direct financial assistance to become first time homebuyers.

The Strategic Plan did not have an expected number for new rental units, but it did indicate that 15 new homeowner housing units would be added, and 50 households would receive direct financial assistance to become homebuyers. To date, the city has supported the development of three new rental units, eight new owner-occupied units, and 52 households received assistance to become homeowners. To meet the Strategic Plan goals by June 2025 for new homeowner units added, the city has invested in three vacant homes to be rehabilitated and six additional homes to be constructed for low-income homebuyers.

- Programs that assist individuals from becoming homeless:

Homeless assistance was not an activity that was funded with PY2023 CDBG or HOME dollars. However, CDBG-CV funding was provided in the 2020 Action Plan to Housing Resources, Inc. to provide rental assistance to prevent homelessness. A total of 208 households were assisted in PY2022 and 99 households were assisted in PY2023.

HOME-ARP funding has been allocated for housing and supportive services, which includes job training. Integrated Services of Kalamazoo (ISK) will be providing rental assistance and supportive services to individuals in the Homeless to Employed and Housed program. Approximately 125 individuals are expected to be assisted over the three-year grant period. In PY2023, 10 beneficiaries were served as the program was being built and staff transitioned into new positions. It is anticipated that in PY2024, the number of assisted beneficiaries will greatly increase due to ISK's establishment of needed capacity. In addition, New Genesis will utilize their three-year HOME-ARP grant to assist 40 individuals to receive their Child Development Associate certification, including course work and on-the-job training. In PY2023, a total of 11 participants were onboarded at the start of the first-year's program. As of the publication of the PY2023 CAPER, the first-year program is still ongoing with four participants set to graduate in the Fall.

- Public facilities and infrastructure improvements:

One public improvement was finalized and reported to HUD in PY2023, which was the completion of public improvements in Washington Square (on Portage Road between Washington and Stockbridge Avenues), including the planting of street trees. Washington Square is in Census tract 10, which is 72.5 percent low income.

- Neighborhood improvements:

The Kalamazoo Eastside Neighborhood Association continued to utilize the grant received in 2020 to complete improvements to their neighborhood center. Over a three-year period, Eastside completed repairs to their stairwell, outdoor pedestrian lighting, main parking lot light, neighborhood center sign, improved the entry ramp into the building, interior lighting improvements, new flooring, interior painting, bathroom improvements, and replacement of interior doors.

The city completed nine demolitions of vacant, blighted, and dangerous structures in PY2023, eliminating a public health and safety concern. The buildings were located in the Douglas, Edison, Northside, and Southside neighborhoods.

The city's Housing and Anti-Blight Teams were also very active in PY2023, completing 6,890 inspections or ordinance violation notices on 6,640 properties. 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, 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 PY2023 included crime prevention through the City of Kalamazoo Department of Public Safety (KDPS), four youth programs focusing on education and recreation, and legal and fair housing services offered by Legal Aid of Southwest Michigan.

The KDPS Community Policing Special Unit partners 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. They were involved in a total of 211 collaborative events, 33 educational events, and 165 outreach events during PY2023. Some notable activities included Kalamazoo Regional Citizens Academy, Urban Alliance Life (Youth) camps, KDPS Block Party, community CPR courses, 8-week career exploration class with youth, and KRESA STEM education days.

In the Accomplishment Tables above (Tables 2 and 3), the expected outcome for community policing is measured as a public service under the Neighborhood Enhancement 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 currently live in the core neighborhoods, of which 19,810 are low-income. As this number represents the total population of the Census tracts, it will not significantly change with each consecutive year of the Strategic Plan.

The Parks and Recreation Department provided after school programming to 80 children in PY2023 and 167 children overall from the start of the Consolidated Plan. Children received tutoring and homework assistance, and then educational games, computers, and other activities were available once schoolwork was complete.

There were three additional youth activities as part of the PY2023 Action Plan. The Kalamazoo Friends of Recreation nonprofit provided financial assistance to children from low-income families so they could attend recreational activities through the summer. A total of 128 children received a scholarship. Two additional organizations – Charlie’s Place and Action Matters – were funded in PY2023 for youth recreation activities. Total beneficiaries have not yet been provided, but for PY2023 year-end reporting, 91 children received assistance.

Finally, the Legal Aid of Western Michigan assisted 119 persons with housing financial concerns, clear title, warranty concerns, contractor concerns, understanding housing rights, and other legal housing problems.

- 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 Southcentral Michigan 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. This program has decreased in urgency since the pandemic and is now complete. In PY2021, 31 small businesses requested a grant to support public health measures, which increased to 49 businesses in PY2022, and the program completed in PY2023 with the final eight businesses for a total of 88.

### **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 purpose of this policy 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. Activities that have an area-wide benefit, like the Kalamazoo Eastside Neighborhood Association’s improvements to the neighborhood center or Public Safety activities are not reported in this table.

**Table 4: Assistance to Racial and Ethnic Populations by Source of Funds**

	CDBG	HOME	CDBG-CV	Total by Race	Percent of Total
<b>Race:</b>					
American Indian or American Native	7	1	0	8	1.16%
Asian	8	0	0	8	1.16%
Black or African American	269	34	75	378	54.70%
Black or African American & White	0	3	0	3	0.43%
Native Hawaiian or Other Pacific islander	0	0	0	0	0.00%
White	141	30	19	193	27.93%
Other/Multi-racial	85	5	5	101	14.62%
<b>Total:</b>	<b>510</b>	<b>73</b>	<b>99</b>	<b>691</b>	<b>100%</b>

	CDBG	HOME	CDBG-CV	Total by Race	Percent of Total
Ethnicity:				<b>Total Hispanic</b>	<b>Percent Hispanic</b>
Hispanic	33	0	0	33	4.78%
Not Hispanic	486	73	99	658	95.22%

The following table provides the number of individuals within the city reporting one race and two or more races. In addition, the total number of persons per racial category by one race.

**Table 5: City of Kalamazoo Population Reporting One Race**

<b>Total Population</b>	<b>73,342</b>	
Population of one race:	67,304	91.77%
American Indian and Alaska Native alone	422	0.58%
Asian alone	1,851	2.52%
Black or African American alone	16,232	22.13%
Native Hawaiian and Other Pacific Islander alone	28	0.04%
White alone	47,519	64.79%
Some Other Race alone	1,252	1.71%
Two or More Races	6,038	8.23%

2022 American Community Survey 5-Year Estimates

When comparing this information to the persons and families served in Table 4, it shows that Black or African American households receive a higher percentage of CDBG and HOME assistance. However, this is expected as the city focuses resources within the core CDBG-eligible neighborhoods, which contain 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. According to HUD, there are six census tracts in three neighborhoods that meet this definition, as follows:

Census Tract	Neighborhood
1.00	Eastside
2.02	Northside
3.00	Northside
9.00	Edison
10.01	Edison
10.02	Edison

In the PY2021 CAPER, the city indicated a desire to both increase participation of Hispanic residents in the HUD programs and ensure proper documentation in reporting. A total of 3.85 percent of the persons assisted in PY2021 were Hispanic. We were able to increase this number to 6.03 percent in PY2022 but decrease back down to 4.78 percent occurred in PY2023. According to the 2022 American Community Survey from the U.S. Census, the City of Kalamazoo has a population of 5,423 Hispanic or Latino residents of any race, which is 7.4 percent of the city's population. Additional work with the city's subrecipients will be needed to ensure outreach is being conducted to the Hispanic/Latino community.

## **RESOURCES AND INVESTMENTS**

### **PY2023 Resources**

Table 6 outlines all of the available resources to the city during PY2023. The CDBG and HOME allocations are entitlement funds from HUD received annually. The CDBG-CV, HOME-ARP, and lead-based paint grants are one-time funding sources from HUD. Finally, Treasury-ARPA dollars, Foundation for Excellence funding, and our subrecipients helped to leverage these HUD dollars for the development or maintenance of affordable housing.

**Table 6: Resources and Expenditures**

<b>Funding</b>	<b>Source</b>	<b>Resources Made Available</b>	<b>Amount Expended to Date</b>
CDBG 2023	Federal	\$1,618,167	\$674,561
CDBG (Previous Program Years)	Federal	\$2,158,309	\$1,726,446
CDBG Program Income	Generated from Federal Funds	\$68,816	\$68,816
CDBG-CV 2020	Federal	\$1,441,519	\$1,338,944
HOME 2023	Federal	\$566,604	\$0
HOME Program Income	Generated from Federal Funds	\$400,000	\$0
HOME (Previous Program Years)	Federal	\$1,392,667	\$408,000
HOME-ARP 2021	Federal	\$1,881,648	\$174,549
OLHCHH Lead-Based Paint Grant 2022	Federal	\$3,971,441	\$375,812
OLHCHH Healthy Homes Grant 2022	Federal	\$696,000	\$2,000
Treasury ARPA	Federal	\$4,395,000	\$2,898,000
Local Funds (FFE, Subrecipient Match)	Local	\$2,741,652	\$2,741,652

Per HUD CDBG reporting (PR26: CDBG Financial Summary Report), the PY2023 expenditures resulted in the following percentages:

- CDBG low-income benefit this reporting period – 97.54%
- CDBG-CV low-income benefit this reporting period – 84.84%
- Public service cap – 11.10%
- Planning and administration cap – 18.97%

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.

As can be seen, almost all of the CDBG funds were utilized to support low-income persons or households in PY2023, and the public service and administrative caps were met.

## 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 within the eligible core neighborhoods in the city, which include Eastside, Edison, West Douglas, Northside, Stuart, and Vine. Table 7 outlines the percentage of funds spent either within the CDBG-eligible Census tracts of these core neighborhoods or 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 7: Geographic Distribution of Investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
CDBG-Eligible Census Tracts	69.5%	80.8%
City-Wide Activities	30.5%	19.2%

## 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 total of \$1,133,835 was provided by subrecipients and developers in PY2023. 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 volunteers.

In addition, \$875,000 in Foundation for Excellence dollars were distributed and utilized for the development of affordable rental housing. Also, \$4,395,000 in Treasury-ARPA funding was approved for the development of new affordable housing units. To date, \$2,898,000 of these Treasury dollars has been spent.

The city did not utilize any publicly owned land or property to address any of the priority needs identified in the PY2023 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 2023, these criteria included:

1. The percentage of persons in poverty must be at least 16.44 percent, which is 125 percent of the national average (13.15 percent) for persons in poverty.
2. The per capita income must be less than \$26,375 which is 75 percent of the average national per capita income of \$35,166.

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 26.8 percent and a per capita income of \$23,999 per HUD's HOME Match Reduction List. Therefore, no HOME match is required. With that said, the city still collected \$228,750 in match dollars from completed or active HOME projects in PY2023.

**Table 8: HOME Match Report**

	Dollar Amount
1. Excess match from prior Federal fiscal year	\$142,905
2. Match contributed during current Federal fiscal year	\$228,750
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$371,655
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$371,655

HOME match was provided primarily from the Kalamazoo Neighborhood Housing Services Down Payment Assistance program and the Affordable Homeownership for Vulnerable Families project.

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 received program income from a loan repayment in the amount of \$400,000.

## Minority and Women Owned Business Enterprises

Subrecipients of the city executed 66 contracts and 11 subcontracts during PY2023. Of these contracts, 22 were minority-owned businesses, which is 28.5 percent of the total executed contracts and 24 percent of the total dollars spent. Unfortunately, no contracts were established with a woman-owned business enterprise in PY2023.

**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	66	0	0	20	1	45
Dollar Amount	\$2,552,392	\$0	\$0	\$628,926	\$8,757	\$1,914,710
Number of Sub-Contracts	11	0	0	1	0	10
Dollar Amount	\$94,737	\$0	\$0	\$1,030	\$0	\$93,707

**Table 10: Women Owned Business Enterprise**

	Total	Women Business Enterprises
Number of Contracts	66	0
Dollar Amount	\$2,552,392	\$0
Number of Sub-Contracts	11	0
Dollar Amount	\$94,737	\$0

No rental properties owned by minority property owners were assisted with HOME funds in PY2023. Also, no relocation of residents was required in PY2023 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 PY2023. Tables 11 and 12 outline the goals established and the actual outcomes achieved in this program year related to housing.

**Table 11: Households Supported**

	PY2023 Goal	Actual PY2023
Homeless	30	159
Non-Homeless	76	94
Special Needs	31	10
<b>Total:</b>	<b>137</b>	<b>263</b>

The total number of households receiving some type of assistance for affordable housing far exceeded what was anticipated in the PY2023 Action Plan. This was likely due to many older projects completing in PY2023. The Special Needs goal was not met, which is a goal established for the number of seniors receiving home repairs through Milestone Senior Services. Unfortunately, Milestone had some staff turnover in PY2023 which limited their capacity to meet their goals. Overall, affordable housing goals were exceeded by 192 percent.

**Table 12: Number of Households and Type of Support**

	<b>PY2023 Goal</b>	<b>PY2023 Actual</b>
Number of households supported through rental assistance	30	99
Number of households supported through the production of new units	31	6
Number of households supported through rehab of existing units	76	143
Number of households supported through acquisition of existing units	0	15
<b>Total:</b>	<b>137</b>	<b>263</b>

Production of new units included three new single-family homes developed by Kalamazoo Neighborhood Housing Services and three new lease/purchase homes made available. Rental assistance was provided with CDBG-CV funds to 99 households. The rehabilitation assistance was to single-family homeowners receiving roof replacement, critical, accessible, and minor home repair, and a rental project rehabilitated for very low income households. Finally, acquisition of new housing occurred through a down payment assistance program managed by Kalamazoo Neighborhood Housing Services.

### **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.

The one category in PY2023 that did not reach its goal was production of new units. However, the city currently has the development of nine additional units under agreement with HOME funding, six of which are currently under contract for construction. In addition, the Action Plan had anticipated HOME funds supporting an additional 16 rental units being constructed in PY2023. Currently, HOME funds are assigned to two new projects, one of which will provide 24 units (eight HOME assisted) for survivors of domestic violence and a 70-unit senior housing project (eight HOME assisted) where all residents will make less than 80 percent of the area median income. These 16 units assigned in PY2023 will help the city reach its goal.

### **Impacts to Future Annual Action Plans**

As the PY2023 CAPER was under development, a review of progress-to-date related to affordable housing outcomes was completed. Based on activities planned in PY2024 and ongoing housing projects still under

construction, all Strategic Plan affordable housing goals should be reached by the end of PY2024. However, as the availability of affordable housing is still a significant issue in Kalamazoo, future action plans will continue this focus. According to the Kalamazoo County Housing Plan, the city will need approximately 2,155 new units over the next 10-years. It is also equally important to ensure our current stock of affordable housing stays viable, and to assist those low-income residents that own this housing. Therefore, owner-occupied rehabilitation will likely continue to be a focus in future action plans.

### Households Served by Income Level

Predominately, households located within the core CDBG-eligible neighborhoods receive priority for housing support. Table 13 details that in PY2023, 65 percent of the households receiving housing assistance were extremely low-income (0 – 30 percent of the area median income), which is the population with the highest housing cost burden.

**Table 13: Income Level Served for Housing Programs**

Income Level	Number of Households Served			Total by Income	Percent of Total
	CDBG Actual	HOME Actual	CDBG-CV Actual	Total All Grants	%
Extremely Low-income	36	59	76	171	65%
Very Low-income	23	2	20	45	17%
Low-income	32	12	3	47	18%
<b>Total:</b>	<b>91</b>	<b>73</b>	<b>99</b>	<b>263</b>	<b>100%</b>

In comparison, Table 14 reviews all of the households/persons that received assistance in PY2023. While extremely low income is still the highest served category, its percent of the total decreases and very low income and low income increase by over 10 percentage point each.

**Table 14: Income Level Served for All Programs**

Income Level	Number of Households Served			Total by Income	Percent of Total
	CDBG Actual	HOME Actual	CDBG-CV Actual	Total All Grants	%
Extremely Low-Income	170	59	76	305	44%
Very Low-Income	175	2	20	197	29%
Low-Income	174	12	3	189	27%
<b>Total:</b>	<b>519</b>	<b>73</b>	<b>99</b>	<b>691</b>	<b>100%</b>

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 PY2023, tenant-based rental assistance, downpayment assistance, and the development of new affordable rental and owner units were funded to support this population.

## 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 (CoC) 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 from 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 the selection of projects 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 Committee: Carries out HUD mandated coordinated entry processes, and includes the following committees:
  - Community Housing Matching Process (CHaMPs) Committee / MI-507 By-Name List team is the 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 reviews cases of youth, family, and chronically homeless.
  - Veterans by Name List team specifically focuses on homeless veterans.

- Kalamazoo Shelter Group: A collaboration between shelter providers and outreach organizations to be responsive to the needs of short-term crises within emergency sheltering.

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 unsheltered homeless 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 PY2023, a total of 664 persons were counted, 542 sheltered and 122 unsheltered persons. This is much higher than the count which occurred in PY2022 where 488 homeless individuals were counted, of which 364 were sheltered and 124 were unsheltered. However, this increase could be due to the way the count was conducted. During the COVID-19 pandemic, onsite point-in-time counts were suspended, and instead information was collected from HMIS. While still an effective tool, it did not allow for direct interaction with the homeless population. The count which took place during PY2023 was a literal count of the homeless in Kalamazoo County.

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 focus on individuals as well as 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. Those most vulnerable receive 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 CDBG and HOME 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 PY2023 provided 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. According to the point-in-time count, approximately 171 persons were permanently housed in a rapid rehousing program. 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 846 active Housing Choice vouchers being utilized to help alleviate homelessness in Kalamazoo County per Pine Grove Housing Services. 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.

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.
- Kalamazoo County Veterans Office provides Stand Down events, which are typically one- to three-day events during which staff and volunteers provide food, clothing, and health screenings to homeless and at-risk Veterans. In addition, Veterans also receive referrals for health care, housing solutions, employment, substance use treatment, mental health counseling and other essential services.

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. The city recently provided Treasury-ARPA dollars to the Land Bank for a new 4-unit condominium for low- to moderate-income homebuyers.

In addition, the city has developed “pre-permitted plans” for new residential housing, which can be used to development vacant lots. These plans allow developers to skip the building permit review process, saving time and money on new construction.

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 is not permitted. Multi-family construction is also allowed in several commercial districts to promote mixed-use developments that encourage walkability.

All of these changes were supported by the Imagine Kalamazoo 2025 Master Plan to help support housing development. Additional zoning ordinance changes have been completed to ameliorate barriers to affordable housing, including the allowance for accessory dwelling units to increase density through infill housing; minimum lot widths were reduced; live/work zones were created to allow more mixed-use developments; and restrictions were removed limiting ground floor residential in commercial districts.

Finally, a land use evaluation of the commercial corridors throughout the city has recently been completed. For PY2024, the next steps will be to look at rezonings to align the zone districts with the current land use and desired development pattern. This will likely result in more property zoned for multi-family or mixed-use development projects.

Community Partners: The city also addressed barriers to affordable housing through our community partners. Of the \$3.5 million drawn from HUD in PY2023, approximately 61 percent of the CDBG, CDBG-CV and HOME funds went towards some type of housing activity. These funds will help to 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.

### **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 PY2023 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.
- 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.
- Development of 60 studio apartments for very low-income persons, focusing specifically on individuals who are unhoused.
- HOME funds allocated to housing for survivors of domestic violence, which will be constructed in the coming year.
- Home funds allocated to new housing for seniors, which will be constructed in the coming year.

### **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 units 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 2022. This is the second grant awarded to the city for this purpose. The funding 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:

**2022 Grant:**

- Awarded December of 2022.
- Grant award is \$3,971,441.40.
- Grant period is for four years.
- Approximately 90 homes are expected to be remediated.
- Grant was written in collaboration with Kalamazoo Neighborhood Housing Services.
- Grant will utilize approximately \$300,600 of CDBG funding as a match.
- An additional \$696,000 Healthy Homes grant will provide radon testing and remediation.

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 the city who receive 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**

According to the 2022 American Community Survey 5-Year Estimates, 26.8 percent of people living in the city are 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.

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.

SPK supports the 2Gen approach to building family well-being. Current activities include the Tri-Share and VITA (Volunteer Income Tax Assistance) program. Tri-Share is a program where the cost of childcare is shared equally by an eligible employee, their employer, and the State of Michigan, with coordination being provided regionally by a facilitator hub. The purpose of this project is to increase access to high quality, affordable childcare for working families in the core neighborhoods, help to retain talent, and remove one major barrier to employment. VITA is to help improve the economic circumstance of low-income taxpayers by providing free tax preparation services. Giving financially burdened taxpayers access to VITA services saves them costly tax preparation fees and helps keep them from becoming a victim of predatory lending practices.

The goals of the SPK Action Plan and the activities supported by HUD funding received in PY2023 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 dollars with both private and foundation funding to address these shared goals. The city also provides loans to for-profit developers willing to partner to create affordable housing units.

### **Actions Taken to Develop Institutional Structure**

During PY2023, the City of Kalamazoo Community Development Division worked to strengthen and broaden its team. Staff changes occurred to improve compliance with HUD regulations, including staff to manage the additional funding received during the COVID-19 pandemic and the active lead based paint grants. 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 PY2023 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 PY2023.

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 partners worked closely with the city in PY2023, 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 with the Continuum of Care through a member of the 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.
- Enhanced coordination internally between the Community Development Division and departments that receive federal funding.
- Coordinated with the Foundation for Excellence and the City Commission 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 Michigan State Housing Development Authority and HUD. A contact list is maintained so important information related to HUD funding can be provided to our community partners.

### **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, as well as 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 PY2023 categorized within one of these recommendations.

- Equity/anti-racism team: The city created the Department of Diversity, Equity, and Inclusion (DEI) 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, several housing projects were supported with Treasury-ARPA and HOME dollars in PY2023, which are currently under development.



- 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” beginning on page 24.
- Landlord regulations: In 2020, the city also adopted a new Fair Housing Ordinance that addresses landlord discriminatory practices. In addition, the city contracted with Legal Aid of Western Michigan in PY2023 to support residents who are experiencing issues with their housing.
- Tax foreclosure avoidance: Treasury-ARPA dollars supported Kalamazoo County foreclosure prevention efforts in PY2023 for select city residents who met specific financial criteria.
- Support housing developers to build more affordable housing: The Housing Development Fund was created and funded through the Foundation for Excellence and Treasury-ARPA dollars to support the development of more affordable housing in the city. HOME funds have also contributed to these efforts through the support of three new affordable rental projects.
- 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 received a \$3.97 million grant in 2022. These grants are managed through the HUD Office of Lead Hazard Control and Health Homes. The 2019 grant has been fully expended and projects are underway utilizing the 2022 funding.
- Housing fee assistance: CDBG-CV funds were provided to Housing Resources, Inc. to support rental assistance during the COVID-19 pandemic, which continued in PY2023. Also, 15 households were provided downpayment assistance to become new homeowners.

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.
- 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 on 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 PY2023, subrecipients and developers provided a request for reimbursement to Community Development staff outlining the expenditures that occurred in the previous month. These reports are reviewed for consistency with agreements and eligible expenses. Every quarter, the subrecipients and developers provide an accomplishment report that details the work completed and beneficiaries assisted. This review of expenditures and progress towards completing the scope of work allows 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. On-site HOME monitoring was a continued emphasis in PY2023 for long-term affordability.

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 HUD 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 PY2023 CAPER, a public notice was posted in the Kalamazoo Gazette and MLive on Sunday, September 8, 2024 informing residents that the evaluation report would be available for comment from September 9<sup>th</sup> through September 26<sup>th</sup>. This notice also outlined the date of the required public hearing.

On September 26<sup>th</sup>, the public hearing was held prior to the regularly schedule Community Development Act Advisory Committee meeting. All Kalamazoo residents were invited to attend and 63 community partners received an email copy of the public notice. Members of the public were in attendance but did not comment on the CAPER.

### **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 PY2023 Action Plan. 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 accomplished updates to the grant application process to ensure a complete risk assessment is conducted before the Community Development Act Advisory Committee reviews applications for funding. This risk assessment is to ensure any potential subrecipients have the organizational capacity to manage a HUD grant. It also protects the nonprofit agencies from taking on responsibilities their organization is not yet ready to manage. For those who did not pass the risk assessment test or wanted to learn more about federal regulations, additional trainings related to the HUD programs were provided throughout PY2023 to help them become more prepared.

Staff will additionally be providing training to subrecipients on reporting requirements, income verification, environmental reviews, etc. to help them be successful with their grant funding. Also, staff will continue its improvements to the department's policy and procedural manual.

### **HOME INVESTMENT PARTNERSHIP PROGRAM**

#### **Onsite Inspections**

The following HOME projects received onsite monitoring in PY2023:

- Rickman House, which is owned by Kalamazoo Area Housing Corporation and managed by Medallion Management was in compliance with all HOME requirements. Annual compliance reports for income and rents will be provided by January 20<sup>th</sup> of each year.
- The Creamery, which is owned by Hollander Development and is managed by Continental Management was monitored in August of 2023. The three HOME units meet all federal requirements but recommendations were made about maintenance of the HOME project file to ensure future reviews go smoothly.
- Northside Association for Community Development maintains several senior housing units that were supported by HOME funding. All units met federal requirements for rents and income. However, updates to many of the required policies and procedures related to maintenance and ongoing

affordability were needed. City staff will be working with Northside to ensure these needed updates are completed.

- Gladshire Apartments maintains three units supported by HOME dollars. After the monitoring review, two concerns were noted related to the annual compliance report for income and rents and annual inspections of the three HOME units. This project will be evaluated again in PY2024.
- Interfaith Homes, which is owned by New Horizon Village Nonprofit Housing Corporation maintains four HOME assisted units. As this is also a federally funded project, no issues were found related to allowable rents or incomes. One concern was noted that the HOME annual compliance report needs to be submitted every January 20<sup>th</sup>.
- Open Doors maintains two single-family homes that were supported with HOME dollars. The organization's administrative and financial files were in good order. However, their project and tenant files, and policies and procedures needed some additional attention. City staff provided checklists to Open Doors to help them get their files in order. Rents and incomes met HOME requirements, so no concerns were noted with these requirements. Additional monitoring will be conducted in PY2024.

### **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 plans are also requested and reviewed at all on-site monitoring visits for long-term affordability.

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**

The HOME program received a loan payment in the amount of \$400,000 during Program Year 2023. These funds were allocated through a substantial amendment approved by the City Commission on June 17, 2024 to an affordable housing project.

### **Other Actions Taken to Foster and Maintain Affordable Housing**

As previously stated, the Housing Development Fund was created with funding through the Foundation for Excellence and Treasury-ARPA dollars to support the development of more affordable housing in the city. A total of \$4,395,000 was invested in supporting affordable housing efforts in PY2023.

### **SECTION 3**

The Section 3 program requires that recipients of CDBG and HOME funding, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons. The City of Kalamazoo accomplishes this through our subrecipients that receive these dollars.

The housing subrecipients for the city made efforts to reach out to potential Section 3 businesses and workers. This was done through attending the Minority Contractors Group and hosting the Core60 program for aspiring contractors. Community Homeworks provided space for this training in their recently renovated education center. They are also implementing a program to introduce the trades to youth and women, aiming to foster more inclusive opportunities. Kalamazoo Neighborhood Housing Services has connected Section 3 contractors with State of Michigan opportunities for lead-based paint training. They also host opportunities to connect general contractors with subcontractors, who may be Section 3.

**Attachments:**

PR26—CDBG Financial Summary Report

PR26—CDBG-CV Financial Summary Report

PR33—HOME Match Liability Report

HOME Match Report 40107A

2023 Public Hearing Notice



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	778,356.42
02 ENTITLEMENT GRANT	1,618,167.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	68,816.30
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	46,489.14
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,511,828.86

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,996,895.11
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,996,895.11
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	320,000.00
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)	2,316,895.11
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	194,933.75

PART III: LOW/MOD 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	1,947,820.28
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,947,820.28
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	97.54%

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	362,367.21
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	36,269.36
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	216,542.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	182,094.57
32 ENTITLEMENT GRANT	1,618,167.00
33 PRIOR YEAR PROGRAM INCOME	22,583.09
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,640,750.09
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.10%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	320,000.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	320,000.00
42 ENTITLEMENT GRANT	1,618,167.00
43 CURRENT YEAR PROGRAM INCOME	68,816.30
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,686,983.30
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.97%



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

No data returned for this view. This might be because the applied filter excludes all data.

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

No data returned for this view. This might be because the applied filter excludes all 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	6857904	Eastside Neighborhood Revitalization Program - Neighborhood Center Improvements	03E	LMA	\$3,630.00
2019	26	1092	6867632	Eastside Neighborhood Revitalization Program - Neighborhood Center Improvements	03E	LMA	\$13,822.50
2019	26	1092	6874197	Eastside Neighborhood Revitalization Program - Neighborhood Center Improvements	03E	LMA	\$2,576.96
2019	26	1092	6928659	Eastside Neighborhood Revitalization Program - Neighborhood Center Improvements	03E	LMA	\$14,657.31
2023	3	1269	6895757	Kalamazoo Eastside Neighborhood - Roof Repair	03E	LMA	\$18,120.00
					03E	Matrix Code	\$52,806.77
2022	13	1151	6852934	City CPED - Southside Park	03F	LMA	\$162,326.73
2022	13	1151	6874209	City CPED - Southside Park	03F	LMA	\$12,300.48
2022	13	1151	6898677	City CPED - Southside Park	03F	LMA	\$500.00
2022	13	1151	6921158	City CPED - Southside Park	03F	LMA	\$12,300.49
					03F	Matrix Code	\$187,427.70
2021	11	1133	6845514	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$89,475.00
2021	11	1133	6860245	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$17,895.00
2021	11	1133	6870874	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$17,895.00
2021	11	1133	6877729	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$8,947.50
2021	11	1133	6898698	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$17,895.00
2021	11	1133	6913049	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$8,947.50
2021	11	1133	6928705	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$8,947.50
					03K	Matrix Code	\$170,002.50
2020	3	1099	6863236	Neighborhood Enhancement - Demolition	04	LMA	\$5,700.00
2020	3	1099	6874670	Neighborhood Enhancement - Demolition	04	LMA	\$16,881.71
2020	3	1099	6874797	Neighborhood Enhancement - Demolition	04	LMA	\$27,418.29
					04	Matrix Code	\$50,000.00
2023	2	1265	6880355	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$3,335.87
2023	2	1265	6885759	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$4,207.35
2023	2	1265	6898147	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$3,466.27
2023	2	1265	6905335	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$3,317.00
2023	2	1265	6919267	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$4,584.75
2023	2	1265	6928620	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$1,088.76
					05C	Matrix Code	\$20,000.00
2023	1	1250	6884278	City Parks and Rec - After School Youth Program	05D	LMC	\$6,105.04
2023	1	1250	6884537	City Parks and Rec - After School Youth Program	05D	LMC	\$2,334.74
2023	1	1250	6900484	City Parks and Rec - After School Youth Program	05D	LMC	\$718.65
2023	1	1250	6913062	City Parks and Rec - After School Youth Program	05D	LMC	\$526.20
2023	1	1250	6921152	City Parks and Rec - After School Youth Program	05D	LMC	\$1,429.01
2023	1	1256	6929386	Charlie's PLACE Youth Development	05D	LMC	\$3,770.00
2023	1	1258	6919288	Kzoo Friends of Rec - Youth Recreation Financial Assistance	05D	LMC	\$5,422.00
					05D	Matrix Code	\$20,305.64
2022	4	1140	6839556	City Public Safety - Crime Awareness and Prevention	05I	LMA	\$153,835.00
2023	3	1249	6878805	City Public Safety - Crime Awareness and Prevention	05I	LMA	\$75,000.00
2023	3	1249	6884541	City Public Safety - Crime Awareness and Prevention	05I	LMA	\$37,500.00
2023	3	1249	6921144	City Public Safety - Crime Awareness and Prevention	05I	LMA	\$37,500.00
					05I	Matrix Code	\$303,835.00
2021	6	1116	6836977	Fair Housing SW MI - Fair Housing Services	05J	LMC	\$18,226.57
					05J	Matrix Code	\$18,226.57
2021	10	1120	6820017	KNHS - Down Payment Assistance Program	13B	LMH	\$3,442.74
2021	10	1120	6836977	KNHS - Down Payment Assistance Program	13B	LMH	\$1,512.07
2021	10	1120	6841546	KNHS - Down Payment Assistance Program	13B	LMH	\$1,341.13
2021	10	1120	6853009	KNHS - Down Payment Assistance Program	13B	LMH	\$1,535.51



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2021	10	1120	6867584	KNHS - Down Payment Assistance Program	13B	LMH	\$322.84
2021	10	1120	6885134	KNHS - Down Payment Assistance Program	13B	LMH	\$151.09
2022	6	1155	6827587	KNHS Down Payment Assistance	13B	LMH	\$14,830.00
2022	6	1155	6853009	KNHS Down Payment Assistance	13B	LMH	\$423.22
2022	6	1155	6865091	KNHS Down Payment Assistance	13B	LMH	\$697.26
2022	6	1155	6875535	KNHS Down Payment Assistance	13B	LMH	\$1,526.98
2022	6	1155	6890949	KNHS Down Payment Assistance	13B	LMH	\$1,861.98
2022	6	1155	6901002	KNHS Down Payment Assistance	13B	LMH	\$622.98
2022	6	1155	6905316	KNHS Down Payment Assistance	13B	LMH	\$1,705.86
2022	6	1155	6928331	KNHS Down Payment Assistance	13B	LMH	\$39,002.73
					13B	Matrix Code	\$68,976.39
2019	26	1124	6820017	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$18,570.00
2019	26	1124	6827587	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$330.00
2019	26	1124	6827660	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$13,676.50
2019	26	1124	6841546	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$9,150.00
2019	26	1124	6863218	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$4,500.00
2019	26	1124	6867637	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$2,266.00
2019	26	1124	6880369	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$10,110.00
2019	26	1124	6885677	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$10,075.00
2019	26	1124	6895775	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$2,070.00
2022	5	1147	6827587	Community Homeworks Critical Repair Program	14A	LMH	\$10,113.86
2022	5	1147	6865084	Community Homeworks Critical Repair Program	14A	LMH	\$1,173.38
2022	5	1148	6820017	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$4,056.00
2022	5	1148	6827952	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$8,049.00
2022	5	1148	6841546	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$30.77
2022	5	1148	6863201	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$7,413.99
2022	5	1148	6885751	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$544.92
2022	5	1148	6898171	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$40.69
2022	5	1148	6905332	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$2,928.00
2022	5	1148	6923765	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$4,525.36
2022	5	1148	6928623	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$4,664.46
2022	7	1156	6820017	KNHS Roof Replacement Program	14A	LMH	\$3,411.40
2022	7	1156	6827952	KNHS Roof Replacement Program	14A	LMH	\$4,985.74
2022	7	1156	6836977	KNHS Roof Replacement Program	14A	LMH	\$2,881.42
2022	7	1156	6841546	KNHS Roof Replacement Program	14A	LMH	\$2,711.09
2022	7	1156	6867591	KNHS Roof Replacement Program	14A	LMH	\$1,418.92
2022	7	1156	6885135	KNHS Roof Replacement Program	14A	LMH	\$2,283.76
2022	8	1142	6836977	Senior Services Home Repair for the Elderly	14A	LMH	\$3,186.03
2022	8	1142	6841546	Senior Services Home Repair for the Elderly	14A	LMH	\$912.47
2022	8	1142	6865069	Senior Services Home Repair for the Elderly	14A	LMH	\$1,336.43
2022	8	1142	6885765	Senior Services Home Repair for the Elderly	14A	LMH	\$5,229.03
2022	8	1142	6898160	Senior Services Home Repair for the Elderly	14A	LMH	\$9,876.29
2022	8	1142	6911279	Senior Services Home Repair for the Elderly	14A	LMH	\$19,819.90
2022	8	1142	6919262	Senior Services Home Repair for the Elderly	14A	LMH	\$5,263.60
2022	8	1142	6929396	Senior Services Home Repair for the Elderly	14A	LMH	\$4,062.00
2023	2	1255	6827587	KNHS - Roof Replacement Program	14A	LMH	\$5,250.00
2023	2	1255	6836977	KNHS - Roof Replacement Program	14A	LMH	\$54,671.50
2023	2	1255	6841546	KNHS - Roof Replacement Program	14A	LMH	\$6,297.48
2023	2	1255	6853009	KNHS - Roof Replacement Program	14A	LMH	\$2,233.34
2023	2	1255	6859449	KNHS - Roof Replacement Program	14A	LMH	\$9,823.43
2023	2	1255	6859451	KNHS - Roof Replacement Program	14A	LMH	\$33,607.00
2023	2	1255	6898142	KNHS - Roof Replacement Program	14A	LMH	\$1,462.97
2023	2	1255	6898403	KNHS - Roof Replacement Program	14A	LMH	\$56,845.26
2023	2	1255	6900994	KNHS - Roof Replacement Program	14A	LMH	\$1,002.52
2023	2	1255	6904632	KNHS - Roof Replacement Program	14A	LMH	\$19,371.14
2023	2	1255	6905324	KNHS - Roof Replacement Program	14A	LMH	\$6,896.08
2023	2	1255	6905326	KNHS - Roof Replacement Program	14A	LMH	\$9,588.72
2023	2	1255	6925444	KNHS - Roof Replacement Program	14A	LMH	\$6,014.73
2023	2	1255	6928357	KNHS - Roof Replacement Program	14A	LMH	\$3,928.37
2023	2	1259	6841546	Community Homeworks Critical Repair Program	14A	LMH	\$6,718.91
2023	2	1259	6863202	Community Homeworks Critical Repair Program	14A	LMH	\$12,206.90
2023	2	1259	6885754	Community Homeworks Critical Repair Program	14A	LMH	\$8,500.19
2023	2	1259	6887920	Community Homeworks Critical Repair Program	14A	LMH	\$137.00
2023	2	1259	6898176	Community Homeworks Critical Repair Program	14A	LMH	\$7,679.26
2023	2	1259	6905331	Community Homeworks Critical Repair Program	14A	LMH	\$3,496.08
2023	2	1259	6923772	Community Homeworks Critical Repair Program	14A	LMH	\$9,093.87
2023	2	1259	6928628	Community Homeworks Critical Repair Program	14A	LMH	\$7,866.09
					14A	Matrix Code	\$454,356.85
2023	2	1267	6899128	KNHS - Lead Based Paint Hazard Reduction - Owner Occupied	14I	LMH	\$2,125.00
2023	2	1267	6928336	KNHS - Lead Based Paint Hazard Reduction - Owner Occupied	14I	LMH	\$3,975.00





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 2023  
KALAMAZOO , MI

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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
					14I	Matrix Code	\$6,100.00
2022	9	1143	6812623	City CPED - Code Enforcement	15	LMA	\$42,792.96
2022	9	1143	6841274	City CPED - Code Enforcement	15	LMA	\$317,138.82
2023	3	1251	6870930	City CPED - Code Enforcement	15	LMA	\$78,339.53
2023	3	1251	6876144	City CPED - Code Enforcement	15	LMA	\$32,963.89
2023	3	1251	6878800	City CPED - Code Enforcement	15	LMA	\$325.55
2023	3	1251	6885637	City CPED - Code Enforcement	15	LMA	\$37,848.30
2023	3	1251	6900519	City CPED - Code Enforcement	15	LMA	\$28,519.50
2023	3	1251	6921232	City CPED - Code Enforcement	15	LMA	\$57,854.31
					15	Matrix Code	\$595,782.86
Total							\$1,947,820.28

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2023	2	1265	6880355	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$3,335.87
2023	2	1265	6885759	No	Legal Aid of Western MI - Housing Legal Services	B21MC260022	EN	05C	LMC	\$1,773.43
2023	2	1265	6885759	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$2,433.92
2023	2	1265	6898147	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$3,466.27
2023	2	1265	6905335	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$3,317.00
2023	2	1265	6919267	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$4,584.75
2023	2	1265	6928620	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$1,088.76
								05C	Matrix Code	\$20,000.00
2023	1	1250	6884278	No	City Parks and Rec - After School Youth Program	B23MC260022	EN	05D	LMC	\$6,105.04
2023	1	1250	6884537	No	City Parks and Rec - After School Youth Program	B23MC260022	EN	05D	LMC	\$2,334.74
2023	1	1250	6900484	No	City Parks and Rec - After School Youth Program	B23MC260022	EN	05D	LMC	\$718.65
2023	1	1250	6913062	No	City Parks and Rec - After School Youth Program	B23MC260022	EN	05D	LMC	\$526.20
2023	1	1250	6921152	No	City Parks and Rec - After School Youth Program	B23MC260022	EN	05D	LMC	\$1,429.01
2023	1	1256	6929386	No	Charlie's PLACE Youth Development	B23MC260022	EN	05D	LMC	\$3,770.00
2023	1	1258	6919288	No	Kzoo Friends of Rec - Youth Recreation Financial Assistance	B23MC260022	EN	05D	LMC	\$5,422.00
								05D	Matrix Code	\$20,305.64
2022	4	1140	6839556	No	City Public Safety - Crime Awareness and Prevention	B22MC260022	EN	05I	LMA	\$153,835.00
2023	3	1249	6878805	No	City Public Safety - Crime Awareness and Prevention	B23MC260022	EN	05I	LMA	\$75,000.00
2023	3	1249	6884541	No	City Public Safety - Crime Awareness and Prevention	B23MC260022	EN	05I	LMA	\$37,500.00
2023	3	1249	6921144	No	City Public Safety - Crime Awareness and Prevention	B23MC260022	EN	05I	LMA	\$37,500.00
								05I	Matrix Code	\$303,835.00
2021	6	1116	6836977	No	Fair Housing SW MI - Fair Housing Services	B21MC260022	EN	05J	LMC	\$18,226.57
								05J	Matrix Code	\$18,226.57
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$362,367.21
Total										\$362,367.21

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	4	1248	6855875	City CPED - CDBG Administration	21A		\$110,272.48
2023	4	1248	6871018	City CPED - CDBG Administration	21A		\$36,233.19
2023	4	1248	6876161	City CPED - CDBG Administration	21A		\$9,685.13
2023	4	1248	6893229	City CPED - CDBG Administration	21A		\$47,465.74
2023	4	1248	6900488	City CPED - CDBG Administration	21A		\$32,552.31
2023	4	1248	6923777	City CPED - CDBG Administration	21A		\$83,791.15
					21A	Matrix Code	\$320,000.00
Total							\$320,000.00



**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 CDBG-CV FUNDS AWARDED	1,441,519.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,285,009.99
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	53,933.70
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	1,338,943.69
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	102,575.31

**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	1,090,146.49
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	1,090,146.49
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	1,285,009.99
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	84.84%

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	1,087,280.00
17 CDBG-CV GRANT	1,441,519.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	75.43%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	53,933.70
20 CDBG-CV GRANT	1,441,519.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	3.74%



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

No data returned for this view. This might be because the applied filter excludes all data.

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

No data returned for this view. This might be because the applied filter excludes all 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	37	1149	6762450	HRI - Rental CDBG-CV	05Q	LMC	\$208,980.00
			6788731	HRI - Rental CDBG-CV	05Q	LMC	\$206,584.05
			6804751	HRI - Rental CDBG-CV	05Q	LMC	\$335,008.03
			6820017	HRI - Rental CDBG-CV	05Q	LMC	\$201,557.52
			6827587	HRI - Rental CDBG-CV	05Q	LMC	\$91,327.00
			6853009	HRI - Rental CDBG-CV	05Q	LMC	\$16,233.00
			6867641	HRI - Rental CDBG-CV	05Q	LMC	\$2,590.40
	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
	39	1245	6837936	CV - Shop Boss Bae Bundles	18A	LMA	\$2,866.49
<b>Total</b>							<b>\$1,090,146.49</b>

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	37	1149	6762450	HRI - Rental CDBG-CV	05Q	LMC	\$208,980.00
			6788731	HRI - Rental CDBG-CV	05Q	LMC	\$206,584.05
			6804751	HRI - Rental CDBG-CV	05Q	LMC	\$335,008.03
			6820017	HRI - Rental CDBG-CV	05Q	LMC	\$201,557.52
			6827587	HRI - Rental CDBG-CV	05Q	LMC	\$91,327.00
			6853009	HRI - Rental CDBG-CV	05Q	LMC	\$16,233.00
			6867641	HRI - Rental CDBG-CV	05Q	LMC	\$2,590.40
	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
<b>Total</b>							<b>\$1,087,280.00</b>

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	42	1157	6741927	CV - General Administration	21A		\$4,861.71



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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	\$218,254.50	\$0.00
2011	12.5 %	\$1,313,815.15	\$1,177,242.53	\$147,155.31
2012	0.0 %	\$1,429,600.01	\$1,346,538.04	\$0.00
2013	0.0 %	\$695,638.42	\$626,565.50	\$0.00
2014	0.0 %	\$756,101.47	\$679,412.54	\$0.00

IDIS - PR33

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2015	0.0%	\$362,959.85	\$287,835.93	\$0.00
2016	0.0%	\$588,965.18	\$548,764.42	\$0.00
2017	0.0%	\$485,163.48	\$439,465.72	\$0.00
2018	0.0%	\$126,502.50	\$109,721.21	\$0.00
2019	0.0%	\$163,530.78	\$163,530.78	\$0.00
2020	0.0%	\$423,464.20	\$377,555.98	\$0.00
2021	0.0%	\$202,990.89	\$188,597.27	\$0.00
2022	0.0%	\$185,890.28	\$163,481.25	\$0.00
2023	0.0%	\$142,093.33	\$124,218.29	\$0.00

## HOME Match Report

**U.S. Department of Housing and Urban Development**  
Office of Community Planning and Development

OMB Approval No. 2506-0171  
(exp. 12/31/2012)

## Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy)	Amount
2010	100
2011	100
2012	100
2013	100
2014	100
2015	100
2016	100
2017	100
2018	100
2019	100
2020	100
2021	100
2022	100
2023	100
2024	100
2025	100
2026	100
2027	100
2028	100
2029	100
2030	100
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2086	100
2087	100
2088	100
2089	100
2090	100
2091	100
2092	100
2093	100
2094	100
2095	100
2096	100
2097	100
2098	100
2099	100

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)
5. Street Address of the Participating Jurisdiction			4. Contact's Phone Number (include area code)
6. City	7. State	8. Zip Code	

## Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

## Part III Match Contribution for the Federal Fiscal Year

[illegible]



# Kalamazoo Gazette

## LEGAL AFFIDAVIT

AD#: 0010909010

Total

\$130.55

State of Michigan,) ss

County of Kalamazoo)

Nancy Block being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Kalamazoo Gazette is a public newspaper published in the city of Kalamazoo, with general circulation in Kalamazoo county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Kalamazoo Gazette 09/08/2024

Principal Clerk of the Publisher

Sworn to and subscribed before me this 10th day of September 2024

Notary Public

TEASHA R. PAYNE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MECOSTA  
COMMISSION EXP FEB 24 2026  
ACTING IN COUNTY OF Kent

**CITY OF KALAMAZOO  
NOTICE OF AVAILABILITY  
PY2023 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 describe activities accomplished during the program year. The report covers the period of July 1, 2023 – June 30, 2024.

All interested parties are invited to provide comment from 8:00 am, September 9, 2024 through 5:00 pm, September 26, 2024. A draft version of the CAPER will be available on the city's website under Community Development Plans & Reports or at the Community Planning and Economic Development (CPED) office for public review. Written comments concerning the report may be provided during this same time period via mail to CPED at 245 N. Rose St, Suite 100, Kalamazoo, MI. 49007, or via email to [johnstonj@kalamazoo.city.org](mailto:johnstonj@kalamazoo.city.org).

A public hearing regarding the Program Year 2023 CAPER will be held on Thursday, September 26, 2024 at 5:30 pm in the Community Room of City Hall prior to the regular meeting of the Community Development Act Advisory Committee (CDAAC).

For further information, please contact Julie Johnston at (269) 337-8210.