



**City of Kalamazoo**

**Consolidated Annual Performance  
and Evaluation Report**

**Program Year 2022**

Prepared by: Community Planning and Economic Development  
September 29, 2023

**THE CITY OF KALAMAZOO**

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**JULY 1, 2022 – JUNE 30, 2023**

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- PR26—CDBG Financial Summary Report
- PR26—CDBG-CV Financial Summary Report
- PR33—HOME Match Liability Report
- HOME Match Report 40107A
- 2022 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) 2022 (July 1, 2022 – June 30, 2023) was the fourth 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 is to allow the city to align the public engagement processes for both the Consolidated Plan and the Imagine Kalamazoo Master Plan, which is scheduled for 2024. 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 Partnerships Program (HOME) funds, which are annual entitlement allocations from HUD. It also provides information on any prior year reprogrammed funds and program income, which are funds generated from a HUD funded activity. For PY2022, the following entitlement funding was available:

**Table 1: Funding for PY2022**

<b>Grant Program</b>	<b>Funding</b>
CDBG entitlement funds	\$1,601,747
CDBG program income	\$22,583
CDBG reprogrammed funds	\$620,190
<b>Total CDBG</b>	<b>\$2,244,520</b>
HOME entitlement funds	\$566,568
<b>Total HOME</b>	<b>\$566,568</b>
<b>TOTAL OF ALL PROGRAMS</b>	<b>\$2,811,088</b>

As of the date of this CAPER, \$625,978 in PY2022 funds has been spent. This lack of expenditure is primarily due to substantial neighborhood enhancement projects being managed by the city that are still underway. When examining the actual grant dollars expended in PY2022, a different picture emerges. During this same time period (July 1, 2022 – June 30, 2023) the city was reimbursed a total of \$2,131,797 in CDBG and HOME funds. The previous delays in expenditure our nonprofit partners experienced from the COVID-19 pandemic has been largely resolved during this program year. While many of these subrecipients still have small amounts of PY2022 funds to utilize, they have worked diligently to expend their full PY2019 through PY2021 grants, and most of the PY2022 awards.

The use of these funds allowed the city and its subrecipients to leverage approximately \$3,373,615 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. Finally, in 2022 the city received a new Lead Based Paint Hazard Control grant (\$3,971,441) and Healthy Homes grant (\$696,000) from the HUD Office of Lead Hazard Control and Healthy Homes totaling \$4,667,441. These funds will begin to be spent after the 2018 Lead Based Paint Hazard Control grant concludes in 2023. The 2018 grant provided \$1,994,122 and is expected to be expended by June of 2023.

The City of Kalamazoo continued to focus programs and services to address the needs of residents within the six core CDBG-eligible neighborhoods, which includes Eastside (Census tract 1.00), Edison (Census tracts 9.00, 10.00 and part of 11.00), Fairmont/West Douglas (part of Census tract 5.00), Northside (Census tracts 2.02 and 3.00), Stuart (part of Census tract 5.00), and Vine (Census tract 6.00). These neighborhoods have a minimum of 51 percent low-income persons as defined by HUD and were determined to be the primary focus area in the 2019 - 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 and counseling services
  - Life skills training
  - Outreach services
  - Case management
  - Utility assistance

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, 2022 and June 30, 2023.

**Table 2: Accomplishments – Program Year 2022**

Goal	Outcome Indicator	Unit of Measure	Expected	Actual	Percent Complete
Affordable Housing	Acquisition	Housing Unit	10	0	0%
	Rental Units Rehabilitated	Housing Unit	2	60	3,000%
	Homeowner Housing Added	Housing Unit	6	3	50%
	Homeowner Housing Rehabilitated	Housing Unit	112	188	168%
	Direct Financial Homebuyer Assistance	Households Assisted	8	11	138%
	Public Service Activity that supports Low/Mod Housing (people provided fair housing services)	Persons Assisted	50	61	122%
Homeless Assistance	Public Services (activities that support homeless population)	Persons Assisted	17	0	0%
Neighborhood Enhancement	Public Facility or Infrastructure Activity (area wide benefit for residents in CDBG-eligible neighborhoods)	Number of Projects	1	2	200%
	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	15,475	19,365	125%
	Buildings Demolished	Buildings	3	5	167%
	Housing Code Enforcement (units receiving violations or inspections in CDBG-eligible neighborhoods)	Parcels	1,000	2,079	208%
	Homeowner Housing Rehabilitation	Housing Unit	30	9	30%
Youth Development	Public Service Activity (individuals assisted)	Persons Assisted	30	33	110%
Economic Development	COVID Small Business Grant	Businesses Assisted	30	9	30%

This table represents all of the CDBG and HOME activities that occurred in PY2022 regardless of the funding year. For example, 10 of the 11 direct financial homebuyer assistance outcomes was funded with PY2021 CDBG dollars.



As can be seen, two of our PY2022 activities had no outcomes during the program year. The first is property acquisition for affordable housing. As the 2022 program year transpired, it became apparent that there was a greater need for homeowner repair funding. The COVID-19 pandemic effectively put a halt on all owner-occupied home repairs, creating a back-log of need. To help support this greater demand, the property acquisition dollars were reallocated. The second is homeless assistance to be funded with the HOME-ARP grant, which is specifically intended to reduce homelessness and increase housing stability as a result of the COVID-19 pandemic. The final allocation plan for these dollars was approved by the City Commission and subrecipient agreements were executed in July/August 2023, just beyond the 2022 program year. Outcomes from these dollars are expected in the 2023 CAPER.

What this table does not report is the rental assistance provided through the CDBG-CV funds. Table 2 is created in the HUD Integrated Disbursement and Information System (IDIS) and only reflects the goals established in the PY2022 Action Plan. The rental assistance activity was included in the 2019 Action Plan, but activities did not occur until the 2022 program year. A total of 208 low-income households received emergency financial assistance to prevent homelessness.

Table 3 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	68	567%
		Homeowner Housing Added	Housing Units	15	3	20%
		Homeowner Housing Rehabilitated	Housing Units	253	540	213%
		Direct Financial Assistance to Homebuyers	Households Assisted	50	46	92%
		Public Service Activity that supports Low/Mod Housing (people provided fair housing services)	Persons Assisted	0	369	369%
Homeless Assistance	CDBG: \$130,000 HOME-ARP: \$1,881,648 CDBG-CV: \$1,062,280	Homeless Prevention	Persons Assisted	500	609	122%
Neighborhood Enhancement	CDBG: \$934,275	Public Facility or Infrastructure Activity (area wide benefit for residents in CDBG-eligible neighborhoods)	Projects	2	2	100%

Goal Name	6-Year Anticipated Funding	Goal Outcome Indicator	Unit of Measure	6-Year Expected	Actual to Date	Percent Complete
		Public Facility or Infrastructure Activity that supports Low/Mod Housing (benefit for specific households in CDBG-eligible neighborhood)	Projects	5	0	0%
		Public Service Activity other than Low/Mod Income Housing Benefit (area wide benefit for all residents in CDBG-eligible neighborhoods)	Persons Assisted	28,884	19,365	67%
		Buildings Demolished	Buildings	15	24	160%
		Housing Code Enforcement (units receiving violations or inspections in CDBG-eligible neighborhoods)	Parcels	4,000	8,355	209%
		Homeowner Housing Rehabilitated	Housing Units	30	9	30%
Youth Development	CDBG: \$184,275	Public Service Activity (individuals assisted)	Persons Assisted	150	84	56%
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. With two years left in this planning cycle, there is still an opportunity to ensure all expected outcomes can be reached.

**Evaluate how Funds Address the Highest Priorities of the Consolidated Plan**

During the 2022 program year, the city and its community partners utilized CDBG, CDBG-CV, and HOME funds to focus primarily on affordable housing activities. The Strategic Plan of the 2019 – 2024 Consolidated Plan indicates the following highest priority initiatives.

- 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. The city, in partnership with Kalamazoo Neighborhood Housing Services, focused on the remediation of lead-based paint for households with children under six years of age. A total of 12 homes were completed with CDBG contributions in

PY2022. The city, in partnership with Community Homeworks, began the Code Enforcement Repair Program in PY2022. This program got off to a late start due to the development of program policies and procedures. However, seven households received assistance to complete repairs and resolve the code violations cited by the city’s code enforcement team.

Community Homeworks also manages a critical homeowner repair program that focuses on health and safety issues within the home. They were able to assist 71 homeowners during the program year. Milestone Senior Services provides critical home repairs and accessibility improvements for senior homeowners. They assisted 85 senior households in PY2022 utilizing both PY2021 and 2022 funds. Finally, the Kalamazoo Eastside Neighborhood Association was able to utilize funding they received in July of 2020 on a homeowner façade improvement project. The Association had some difficulties getting this activity up and running during the COVID-19 pandemic but recently have been active in utilizing their grant funding. A total of nine homes were completed during the program year with an additional 16 planned in PY2023.

- Production of new affordable housing units:

The construction of new affordable units did not reach its goal in PY2022 or to-date in the Strategic Plan. However, Kalamazoo Neighborhood Housing Services completed three new single-family homes during the program year and have HOME grant funding for an additional 10 to 12 newly constructed units. Kalamazoo Neighborhood Housing Services is also under an agreement with the city to complete rehabilitation on five additional homes for their Lease/Purchase Program. Three of these homes are almost complete and a potential homebuyer will enter into a lease/purchase agreement. The additional two rehabilitation projects are expected to start in 2024. Finally, Odyssey Community Investment is in the process of rehabilitating three new affordable rental units within the West Douglas neighborhood.

While many of the units outlined above were still underway in PY2022, these additional 20 new units will help the city reach the required Strategic Plan outcome by the end of the reporting period in 2025.

- Programs that assist individuals from becoming homeless:

Homeless assistance was not an activity that was funded with PY2022 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.

In addition, HOME-ARP funding has been allocated for housing and supportive services, which includes job training. Integrated Services of Kalamazoo 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 addition, New Genesis will utilize their three-year HOME-ARP grant to assist 40 individuals receive their Child Development Associate certification, including course work and on-the-job training. These organizations entered into agreements in PY2023. Outcomes will be reported in that CAPER.

- Public facilities and infrastructure improvements:

Two public improvements were finalized in PY2022 within the Edison Neighborhood. The first was a partnership with Priority Health and the National Fitness Campaign to construct a free and accessible open-air fitness court in Upjohn Park. Upjohn Park is located within Census tract 9, which is 82.51 percent low income according to HUD's Office of Policy Development and Research. The second public improvement was a tree planting project in Washington Square (on Portage Road between Washington and Stockbridge Avenues). Washington Square is in Census tract 10, which is 72.5 percent low income.

- Neighborhood improvements:

The Kalamazoo Eastside Neighborhood Association continues to utilize the grant received in 2020 to complete improvements to their neighborhood center. A new ramp and deck were constructed to improve the accessible approach to the building.

The city completed five demolitions of vacant, blighted, and dangerous structures in PY2022, eliminating a public health and safety concern. The buildings were located in the Eastside, Edison, and Northside neighborhoods.

The city's Housing and Anti-Blight Teams were also very active in PY2022, completing 2,688 inspections or ordinance violation notices on 2,079 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, boarding abandoned residential structures, and lawn violations. Managing concerns related to blight within our CDBG-eligible neighborhoods not only protects resident's health and safety but assists with stabilizing property values.

- An overall increase in public service programs:

The public service activities that were funded in PY2022 included crime prevention through the City of Kalamazoo Department of Public Safety (KDPS), the after-school youth program through City of Kalamazoo Parks and Recreation, and fair housing services offered by the Fair Housing Center of Southwest Michigan.

The KDPS Community Policing Special Unit partners worked with the neighborhood associations to identify crime trends that negatively impacted the quality of life within all the CDBG-eligible neighborhoods, but with a particular focus on Eastside, Edison, Northside, and Vine. During PY2022, the Community Policing Unit was involved in the following activities within the CDBG-eligible neighborhoods:

**Table 4: Community Policing Activities**

Activity	Number of Events
Active shooter training	9
Back to school event	1
Bike safety and Biking with a Hero	2
Black excellence expo	1
Book drive	1
Boxing clinic	12
Day of the Dead with El Concilio	1
El Sol back to school event	1
Fire Presentation/Training	2
Halloween events	2
Harvest fest	1
Hillside graduation	1
JDI graduation	1
Let's talk about it, Girls Home	1
National night out	6
Lincoln fun day	1
Maple magnet graduation	1
Northside open house	1
Kik pool party	1
Reading program	11
Resident meeting	1
School presentations	3
Summer camp	1
AU Youth camp	5
Washington writers school event	1
YMCA/Lincoln day	1
<b>Total:</b>	<b>69</b>

In the Accomplishment Tables above (Tables 2 and 3), the expected outcome for community policing is measured as a public service under the Neighborhood Improvement goal. The total outcomes reported to HUD are the individuals that live in the core CDBG-eligible Census tracts. According to HUD, 28,884 individuals live in the core neighborhoods, of which 19,365 are low-income. As this number represents the population of the Census tracts, it will not significantly change with each consecutive year of the Strategic Plan unless the Census provides updated population and income data.

The Parks and Recreation Department provided after school programming to 33 children in PY2022 and 84 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. To ensure the city will meet our Strategic Plan goal, additional youth development funding was allocated to nonprofit subrecipients in the PY2023 Action Plan.

Finally, the Fair Housing Center of Southwest Michigan completed 10 training sessions in PY2022, assisting 61 low-income individuals.

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

CDBG-CV funds were allocated to the United Way of Battle Creek and Kalamazoo to manage the Kalamazoo Small Business Health Protection Grant, which provided reimbursements of up to \$2,500 for expenses related to health and safety during the COVID-19 pandemic. This program has decreased in urgency as time has passed since the pandemic. In PY2021, 31 small businesses requested a grant to support public health measures. The number of businesses requesting funds decreased to nine in PY2022. The intent is to complete full expenditure of these dollars in PY2023.

**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, down payment assistance programs, rental rehabilitation, and public services like the after-school youth program. Activities that have an area-wide benefit, like the Kalamazoo Eastside Neighborhood Association’s improvements to the neighborhood center or Public Safety activities are not reported in this table.

**Table 5: 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	4	1	0	5	0.89%
Asian	2	0	1	3	0.53%
Black or African American	186	27	145	358	63.48%
Black or African American & White	0	2	0	2	0.35%
Native Hawaiian or Other Pacific islander	0	0	1	1	0.18%

	CDBG	HOME	CDBG-CV	Total by Race	Percent of Total
White	62	28	38	128	22.70%
Other/Multi-racial	39	5	23	67	11.88%
<b>Total:</b>	<b>293</b>	<b>63</b>	<b>208</b>	<b>564</b>	<b>100%</b>
<b>Ethnicity:</b>				<b>Total Hispanic</b>	<b>Percent Hispanic</b>
Hispanic	16	0	18	34	6.03%
Not Hispanic	277	63	190	530	93.97%

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 have been able to increase that number to 6.03 percent in PY2022, which is a 56.6 percent increase. According to the 2020 Census, the City of Kalamazoo has a population of 5,105 Hispanic or Latino residents of any race, which is 6.9 percent of the city population. Assistance to Hispanic households through CDBG and CDBG-CV has an almost equal percentage to the local population percentage.

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

**Table 6: City of Kalamazoo Population Reporting One Race**

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

2020 Decennial Census

When comparing this information to the families served in Table 5, 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 three Census tracts that meet HUD’s definition of “racially or ethnically concentrated areas of poverty (R/ECAP).” An area must have a non-White/Caucasian population of 50 percent or more and a poverty rate that exceeds 40 percent to be considered a R/ECAP area. Census tract 1.00 within the Eastside Neighborhood has a poverty

rate of 47.5 percent and a minority population of 76.3 percent. Census tracts 2.02 and 3.00 of the Northside Neighborhood average a poverty rate of 45.4 percent and a minority population of 92.1 percent.

**RESOURCES AND INVESTMENTS**

**PY2022 Resources**

Table 7 outlines all of the available resources to the city during PY2022. The CDBG and HOME allocations were received in PY2022 and are entitlement funds from HUD received annually. The CDBG-CV, HOME-ARP, and lead-based paint grants are one-time funding sources. 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 7: Resources and Expenditures**

Funding	Source	Resources Made Available	Amount Expended to Date
CDBG 2022	Federal	\$1,601,747	\$625,978
CDBG Unallocated (previous year funding)	Federal	\$620,190	\$620,190
CDBG-CV 2020	Federal	\$1,441,519	\$971,459
HOME 2022	Federal	\$566,568	\$0
HOME-ARP 2021	Federal	\$1,881,648	\$23,127
OLHCHH Lead-Based Paint Grant 2018	Federal	\$1,994,122	\$1,170,595
OLHCHH Lead-Based Paint Grant 2022	Federal	\$3,971,441	\$0
OLHCHH Healthy Homes Grant 2022	Federal	\$696,000	\$0
Treasury ARPA	Federal	\$1,530,000	\$974,000
Local Funds (FFE and Subrecipient Match)	Local	\$1,919,897	\$1,919,897

Per HUD CDBG reporting (PR26: CDBG Financial Summary Report), the PY2022 expenditures resulted in the following percentages:

- CDBG low-income benefit this reporting period – 95.81%
- CDBG-CV low-income benefit this reporting period – 81.19%
- Public service cap – 15.18%
- Planning and administration cap – 19.70%

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 PY2022.

**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 in the eligible core neighborhoods in the city, which include Eastside, Edison, Fairmont/West Douglas, Northside, Stuart, and Vine. Table 8 outlines the percentage of funds spent 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 8: Geographic Distribution of Investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
CDBG-Eligible Census Tracts	56.7%	80.3%
City-Wide Activities	43.3%	19.7%

**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 \$2,462,615 was provided by subrecipients and developers in PY2022. These match dollars often come from the State of Michigan through the Michigan State Housing Development Authority, foundations like the Kalamazoo Community Foundation, and in-kind assistance like the Tuesday Toolman volunteers of Milestone Senior Services.

In addition, \$1,681,000 in Foundation for Excellence dollars were distributed and utilized for the development of affordable housing and to assist homeowners with critical home repairs. Also, \$1,530,000 in Treasury-ARPA funding contributed to the rehabilitation and resale of affordable single-family homes, the rehabilitation of single-family homes for a lease/purchase program, and to assist seniors with critical and accessible home repairs. To date, \$974,000 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 PY2022 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 2022, these criteria included:

1. The percentage of persons in poverty must be at least 17.17 percent, which is 125 percent of the national average rate for persons in poverty of 13.74 percent.
2. The per capita income must be less than \$25,416, which is 75 percent of the average national per capita income of \$33,888.

In addition, HUD provided a waiver on all required match contributions for PY2022 as part of a series of waivers in response to the COVID-19 pandemic.

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 27.8 percent and a per capita income of \$25,305 based on the 2017-2021 American Community Survey. Therefore, no HOME match is required. With that said, the city still collected \$76,250 in match dollars from two active HOME project in PY2022.

**Table 8: HOME Match Report**

	Dollar Amount
1. Excess match from prior Federal fiscal year	\$66,655
2. Match contributed during current Federal fiscal year	\$76,250
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$142,905
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$142,905

HOME match was provided primarily from the Affordable Homeownership for Vulnerable Families project and the Lease/Purchase Program managed by Kalamazoo Neighborhood Housing Services, which constructed three new single-family affordable housing units and rehabilitated three homes for lease/purchase.

Finally, HOME program income is required to be reported each year. Program income is defined as moneys directly generated from a HOME activity. For example, the repayment of a HOME loan. The City of Kalamazoo did not generate any HOME program income in PY2022.

**Minority and Women Owned Business Enterprises**

Subrecipients of the city executed 43 contracts during PY2022. Of these contracts, nine were minority-owned businesses, which is 20.9 percent of the total executed contracts and 28.9 percent of the total dollars spent. In addition, one contract was with a woman-owned business enterprise.

**Table 9: Minority Owned Business Enterprises**

	Total	Minority Business Enterprise				
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number of Contracts	20	0	0	9	0	11
Dollar Amount	\$270,371	\$0	\$0	\$124,869	\$0	\$145,502
Number of Sub-Contracts	11	0	0	0	0	11
Dollar Amount	\$101,551	\$0	\$0	\$0	\$0	\$101,551

**Table 10: Women Owned Business Enterprise**

	Total	Women Business Enterprises
Number of Contracts	31	0
Dollar Amount	\$270371	0
Number of Sub-Contracts	11	1
Dollar Amount	\$101,551	\$3,350

No rental properties owned by minority property owners were assisted with HOME funds in PY2022. Also, no relocation of residents was required in PY2022 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 by CDBG, CDBG-CV, and HOME dollars in PY2022. Tables 11 and 12 outline the goals established in the PY2022 Action Plan and the actual outcomes achieved in this program year related to housing.

**Table 11: Households Supported**

	PY2022 Goal	Actual PY2022
Homeless	0	268
Non-Homeless	96	117
Special Needs	50	85
<b>Total:</b>	<b>146</b>	<b>470</b>

The total number of households receiving some type of assistance for affordable housing far exceeded what was anticipated in the PY2022 Action Plan. This was likely due to the additional \$620,190 in unallocated CDBG funding that was utilized in PY2022, HOME dollars spent on rental housing rehabilitation for the homeless, and homeless prevention activities through CDBG-CV. The percentage increase over what was expected is 222 percent.

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

	PY2022 Goal	PY2022 Actual
Number of households supported through rental assistance	0	208
Number of households supported through the production of new units	16	63
Number of households supported through rehab of existing units	122	188
Number of households supported through acquisition of existing units	8	11
<b>Total:</b>	<b>146</b>	<b>470</b>

Production of new units included three new single-family homes developed by Kalamazoo Neighborhood Housing Services and the Lodge House by the LIFT Foundation. This project was the rehabilitation of a vacant hotel in the Vine Neighborhood into a 60-unit rental project for the unhoused, including supportive services. The rehabilitation assistance was to single-family homeowners receiving roof replacement, critical, accessible, and minor home repair. This category also included a new program partnership between the City of Kalamazoo and Community Homeworks to assist low-income households that received a housing code violation from the city. 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.

As housing programs worked toward normalcy from the COVID-19 pandemic, the number of assisted units has increased. In PY2020, only 96 affordable units received some type of assistance out of the 156

expected, which is only 61.5 percent of the goal. In the 2021 program year, outcomes reached 95.8 percent of the planned goal. As can be seen, PY2022 far exceeded the expected goal by 324 households.

### Impacts to Future Annual Action Plans

As the PY2022 CAPER was under development, the city began the steps necessary to complete the PY2024 application process, which included a review of progress-to-date related to the outcomes outlined in the Consolidated Plan. Based on activities planned in PY2023 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 continue to be a focus in future action plans.

### Households Served by Income Level

The CDBG, CDBG-CV, and HOME programs are targeted to support the low-income population of Kalamazoo receive housing support. Predominately, households located within the core CDBG-eligible neighborhoods receive priority. In PY2022, 470 extremely low-income (0-30 percent of the area median income), very low-income (31 – 50 percent of area median income), and low-income (51 – 80 percent of the area median income) households received assistance. Of this number, more than 60 percent were households who have the greatest need because their income is 30 percent or less of the area median income.

**Table 13: Income Level of Households Served**

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	65	60	163	288	61%
Very Low-income	94	2	32	128	27%
Low-income	40	1	13	54	11%
<b>Total:</b>	<b>199</b>	<b>63</b>	<b>208</b>	<b>470</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 PY2022, the following actions were taken to eliminate barriers to affordable housing by utilizing both HUD and local funding:

1. The City of Kalamazoo's Code Enforcement and Anti-Blight efforts, funded with CDBG, have as their main objective the redevelopment of a suitable living environment through the identification and

resolution of non-compliant and/or blighted housing units to be made available for low-income households. This strategy increases the number of decent, code-compliant, affordable housing units in the city.

2. Foundation for Excellence, which supports the affordable housing goals of the city provided over \$1.6 million in 2022, which backed the development of 67 new housing units and the repairs to 28 owner-occupied housing units.
3. Treasury-ARPA funding totaling \$1,530,000 was provided to support current homeowners with lead-based paint repairs and critical and accessibility improvements. A total of 29 owner-occupied households have been served to date with an anticipated total of 50 households. In addition, ARPA dollars supported the acquisition and rehabilitation of 12 single-family affordable homes. This project is still under development.

A total of 594 households received some type of assistance based on all funding sources utilized in PY2022 (This number does not include the additional 21 owner-occupied households to receive assistance with ARPA funding or the 12 new single-family affordable homes still under rehabilitation.)

### HOMELESS AND OTHER SPECIAL NEEDS

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

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

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

- Allocations & Accountability Committee: Establishes an open, fair, and impartial process for the solicitation of projects and 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 Workgroups: 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.
- Shelter Committee: A collaboration between shelter providers and outreach organizations to be responsive to the needs of sheltered and unsheltered populations.
- CoC Equity Results Team (CERT): This workgroup is part of a larger state-wide initiative to address inequities and promote equitable practices and outcomes in housing and homeless services across Michigan. This initiative, called Racial Equity Design and Implementation, is providing consultant services and other statewide partners to support local Coc's. To date, CERT has created a county-wide system map and convened listening sessions for individuals with lived expertise in homelessness.

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 PY2022, guidance from HUD was utilized to complete a geographical sampling approach to count the unsheltered homeless. Individuals experiencing sheltered homelessness were counted in partnership with shelter and transitional housing providers. The point-in-time count found a total of 488 homeless individuals, of which 364 were sheltered and 124 were unsheltered. The 2021 point-in-time count only addressed homeless individuals who were sheltered due to the safety measures enacted during the COVID-19 pandemic. In 2021, 342 individuals were counted in shelters.

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 and provides general and family outreach.

Additionally, the local drop-in center, open daily, provides meals, phones and coordinated access referrals. The CoC distributes cards with all emergency contact information to churches, shelters, and drop-in facilities. A local 24-hour HELP-Line is available to anyone in crisis. The CoC utilizes a single assessment tool for people experiencing homelessness. The Service Prioritization Decision Assistance Tool (SPDAT) provides an evidence-informed assessment that measures acuity of participants. Based on the SPDAT scores, clients are prioritized. 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 PY2022 provide opportunities that low-income families may not otherwise have to find affordable rental units or own their own home.

When considering those that are being discharged from a public institution or other system of care, housing is paramount to ensure stability to re-enter society. There are strong guidelines about discharge from the state hospitals and from the mental health unit at Borgess Hospital. Kalamazoo Integrated Services employ hospital liaisons to work with individuals prior to release to create a

"person-centered plan" which includes next steps after discharge. They also fund a jail liaison position to connect people in jail with appropriate mainstream and Medicaid funded mental health services.

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

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

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

Mental Health: Integrated Services of Kalamazoo follows the dictates of Section 330.1209b of the Mental Health Code which states that, "the community mental health services program will produce in writing a plan for community placement and aftercare services that is sufficient to meet the needs of the individual."

Veterans: The regional Veteran's Administration follows a set of discharge criteria when releasing patients into the community. Social workers and case managers assess and work with the patients who are homeless to find them emergency shelter, homeless housing, and/or other supportive services to assure suitable placement is achieved after discharge. The regional Veteran's Administration serves up to 14,000 veterans per year, half of whom are from the Kalamazoo County area.

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

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

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

In addition, there are currently over 2,000 Housing Choice vouchers being utilized to help alleviate homelessness in the city. The Housing Choice voucher program is a federal program managed through the Michigan State Housing Development Authority that provides rental subsidies for very low-income individuals and families. The family provided the voucher may find their own housing in private homes or apartment complexes.

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.

Environmental Issues: The city's Brownfield Redevelopment Authority (BRA) was created almost 30 years ago to promote the revitalization of environmentally contaminated or blighted areas in the city. The BRA uses Tax Increment Financing (TIF) to offset the higher cost of brownfield redevelopment. The BRA's policies award incentives based on how well a project aligns with city goals, including the goal of increasing housing affordability. For example, the BRA offers a land sale discount which reduces the purchase price up to 75 percent off fair market value for affordable housing projects to help support lower rental rates. The BRA has also prioritized affordable housing projects for grants and other TIF incentives to assist with lower rents. In 2023, the State of Michigan amended Act 381 Brownfield Redevelopment Financing Act to expand the TIF incentive for housing projects. The legislative changes will allow the City of Kalamazoo's BRA to offer incentives to offset historically high cost of construction and interest rates, with the intended outcome of increasing housing affordability.

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

The following actions are supported by Imagine Kalamazoo 2025 Master Plan to help resolve barriers to affordable housing:

- Zoning ordinance amendments were approved in June of 2022 that will modify the restrictions allowing for ground floor residential units in the Commercial – Community District (CC), where in the past no residential units were permitted on the ground floor.
- Residential uses are now permissible in all the following commercial zone districts: NODE, Live Work-1, Live Work-2, D-1, D-2, and D-3.

Additional zoning amendments are planned for the fall of 2023 that will remove restrictions to residential development and support more mixed-use areas in the city. These initiatives will be reported in the 2023 CAPER.

Community Partners: The city also addressed barriers to affordable housing through our community partners. In PY2022, 66 percent of HUD funds expended went towards some type of housing activity. These funds helped increase the supply of affordable housing, as well as help those in affordable units to remain housed. In addition, the city has encouraged, through the competitive application process, that housing providers form partnerships in the hopes of avoiding duplication of services and therefore greater assistance to larger numbers of low-income households. Most of these partners also provide needed social services that help households with long-term housing sustainability.

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

### **Actions Taken to Address Obstacles to Meeting Underserved Needs**

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

Actions taken in PY2022 include:

- Assistance with construction costs for the development of affordable housing due to the increase in supply costs and labor shortages because of the COVID-19 pandemic.
- Development of new affordable rental housing that will support very low-income families through the HOME and Housing for All programs.
- Coordination with the Kalamazoo County Continuum of Care related to supportive housing for persons experiencing homelessness and other special needs.
- Direct support for seniors who need emergency home repairs or who wish to age in place through CDBG funding.
- Development of 60 studio apartments for very low-income persons, focusing specifically on individuals who are unhoused.

### **Actions Taken to Reduce Lead-Based Paint Hazards**

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

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

#### 2018 Grant:

- Grant period is 2019 – 2023.
- Grant award is \$1,999,362.
- Grant was written in collaboration with Kalamazoo Neighborhood Housing Services.
- CDBG funding is utilized as a match for this program. A total of \$376,528 in CDBG funds have been spent on this activity, with an additional \$92,905 allocated.
- 41 homes are expected to be remediated with the Lead Based Paint Hazard Reduction Grant and 35 have been completed to date.
- 19 of the 41 homes have received CDBG assistance.

#### 2022 Grant:

- Awarded December of 2022.
- Grant award is \$3,971,441.40.
- Grant period is for four years.
- Approximately 120 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 city grant funding are required to comply with the lead-based paint disclosure rule of 1996 and the September 2000 regulation, "Requirements for Notification, Evaluation and Reduction of Lead Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance." When subrecipients rehabilitate homes, they are required to remediate any lead-based paint found and inform the new homeowners of the steps taken to eliminate this hazard.

### **Actions Taken to Reduce the Number of Poverty-Level Families**

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

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

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 PY2022 are closely aligned:

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

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

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

The City of Kalamazoo Community Development Division is working to strengthen and broaden its team. Staff changes have occurred to improve compliance with HUD regulations, including replacement staff to manage the additional funding received during the COVID-19 pandemic and the two 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 PY2022 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 PY2022.

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 PY2022,



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 members of the City Commission and City Manager’s office sitting on the Board of Directors.
- Provided educational and capacity building training opportunities to nonprofit agencies to enhance management capacity resulting in an increased ability to undertake and carry out the provision of affordable housing and related support services.
- Provided monitoring sessions with subrecipients to assist with the understanding of federal regulations and to ensure proper expenditure of federal funds.
- Supported ONEplace@kpl and other free services to nonprofit organizations providing capacity building, technical assistance, workshops, seminars, and research opportunities.
- Continued to support the Fair Housing Center of Southwest Michigan and their efforts to address impediments to fair housing.
- Enhanced coordination internally between the Community Development Division and departments that receive federal funding.
- Coordinated with and 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 Departments of Health and Human Services (DHHS), 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 PY2022 categorized within one of these recommendations.

- Education on local history: The city’s Department of Diversity, Equity, and Inclusion partnered with KPL ONEplace to provide a workshop on historical redlining practices within the city.

- Equity/anti-racism team: The city created the Department of Diversity, Equity, and Inclusion (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. In PY2022, DEI has been working with the Civil Rights Board on creating an education subcommittee.
- Housing first: The city supports the Kalamazoo County CoC and their rapid re-housing efforts. In addition, hoteling was funded during the COVID-19 pandemic.
- Zoning changes: Information on this recommendation is provided under “Actions Planned to Remove or Ameliorate the Negative Effects of Public Policies that Serve as Barriers to Affordable Housing” on page 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 the Fair Housing Center of Southwest Michigan in PY2021 to complete training sessions on the new ordinance.
- Tax foreclosure avoidance: The Foundation for Excellence supported Kalamazoo County foreclosure prevention efforts in PY2022.
- 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.
- Renovation of older houses/lead abatement: The city applied for and received a lead-based paint remediation grant of \$1.9 million in 2019 and applied for and received a \$3.97 million grant in 2022. These grants are managed through the Office of Lead Hazard Control and Health Homes.
- Housing fee assistance: CDBG-CV funds were provided to Housing Resources, Inc. to support rental assistance during the COVID-19 pandemic, which continued in PY2022. In addition, the city typically funds Kalamazoo Neighborhood Housing Services for new homeowner down payment assistance.
- Fair housing training: The city provided CDBG funds to the Fair Housing Center of Southwest Michigan for training on fair housing issues.

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 PY2022, 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 an emphasis in PY2022 for long-term affordability.

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

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

## CITIZEN PARTICIPATION PLAN

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

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

For the PY2022 CAPER, a public notice was posted in the Kalamazoo Gazette and MLive on Tuesday, September 12, 2023 informing residents that the evaluation report would be available for comment from September 14<sup>th</sup> through September 28<sup>th</sup>. This notice also outlined the date of the required public hearing.

On September 28<sup>th</sup>, the public hearing was held during the regularly scheduled 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.

No comments were received prior to the public hearing or at the public hearing.

## COMMUNITY DEVELOPMENT BLOCK GRANT

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

No changes were made to overall objectives, specific goals, or priority needs identified in the PY2022 Action Plan. Staff is currently working with other city divisions/departments to resolve the backlog of work and expenditures from previous program years. 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 do not pass the risk assessment test, additional trainings will be 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 were active during the 2022 program year:

- Odyssey Community Improvement, L3C received funding to update three rental units in program year 2020. The work began in PY2021 and continues in PY2022:
  - 1028 Denner Street – the plumbing and mechanical permits rough-in inspections have been approved. The electrical rough-in was disapproved twice in March 2022, and a final inspection has not occurred. Community Development staff have been to the site for an initial walk-through and during construction. A final walk-through will be needed before a certificate of occupancy can be issued.
  - 1029 Denner Street Apt 1 & 2 – this address received a building permit and plumbing was approved. Community Development staff have been to the site for an initial walk-through and during construction. A final walk-through will be needed before a certificate of occupancy can be issued.
- Kalamazoo Neighborhood Housing Services has a new single-family home construction project that was supported by HOME dollars. In PY2022, three new homes were under construction and all three have been completed and sold.
- Kalamazoo Neighborhood Housing Services also worked on rehabilitation of three single-family homes for their Lease/Purchase Program. As of the time of this report, one home was 98 percent complete, one home was 80 percent complete, and the final was 70 percent complete. HOME homebuyer agreements and lease documents are expected in 2023/2024.

#### **Assessment of Affirmative Marketing Actions for HOME Units**

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

city actively encourages housing developers to make subcontracting opportunities available to minority and women-owned businesses (MBE/WBE).

Affirmative marketing plans are requested and reviewed at all on-site monitoring visits for long-term affordability.

**Program Income**

No HOME program income was received during PY2022.

**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 \$3,466,000 was invested in supporting affordable housing efforts in PY2022.



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PART I : SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,028,333.52
02 ENTITLEMENT GRANT	1,601,747.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	22,583.09
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,652,663.61

PART II : SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,554,307.19
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,554,307.19
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)	1,874,307.19
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	778,356.42

PART III : LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,489,199.95
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,489,199.95
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	95.81%

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	78,365.35
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	216,542.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	48,641.95
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	246,265.40
32 ENTITLEMENT GRANT	1,601,747.00
33 PRIOR YEAR PROGRAM INCOME	20,277.56
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,622,024.56
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	15.18%

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	1,601,747.00
43 CURRENT YEAR PROGRAM INCOME	22,583.09
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,624,330.09
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.70%



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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	6788827	Eastside Neighborhood Revitalization Program - Neighborhood Center Improvements	03E	LMA	\$5,000.00
					03E	Matrix Code	\$5,000.00
2020	13	1150	6726297	City Parks and Rec - Fitness Pad	03F	LMA	\$142,850.00
					03F	Matrix Code	\$142,850.00
2022	13	1158	6762502	City CPED - Washington Square Improvements	03L	LMA	\$2,154.00
					03L	Matrix Code	\$2,154.00
2020	7	1102	6679439	City Parks & Rec - Youth Development	05D	LMC	\$11,500.00
2021	7	1117	6761222	City Parks & Rec - Youth Development	05D	LMC	\$11,500.00
2022	3	1139	6812174	City Parks and Rec - After School Youth Program	05D	LMC	\$14,741.00
					05D	Matrix Code	\$37,741.00
2021	4	1112	6674613	City Public Safety - Crime Prevention	05I	LMA	\$25,996.55
2021	4	1112	6700964	City Public Safety - Crime Prevention	05I	LMA	\$13,696.22
					05I	Matrix Code	\$39,692.77
2020	6	1101	6790443	Fair Housing SW MI - Fair Housing Services	05J	LMA	\$931.58
					05J	Matrix Code	\$931.58
2020	10	1105	6674108	KNHS - Down Payment Assistance Program	13B	LMH	\$26,287.43
2020	10	1105	6700934	KNHS - Down Payment Assistance Program	13B	LMH	\$3,108.54
2020	10	1105	6717425	KNHS - Down Payment Assistance Program	13B	LMH	\$7,481.60
2020	10	1105	6729270	KNHS - Down Payment Assistance Program	13B	LMH	\$10,317.26
2020	10	1105	6741740	KNHS - Down Payment Assistance Program	13B	LMH	\$636.53
2020	10	1105	6788712	KNHS - Down Payment Assistance Program	13B	LMH	\$1,937.63
2021	10	1120	6741741	KNHS - Down Payment Assistance Program	13B	LMH	\$52,669.17
2021	10	1120	6762471	KNHS - Down Payment Assistance Program	13B	LMH	\$17,061.31
2021	10	1120	6788736	KNHS - Down Payment Assistance Program	13B	LMH	\$17,451.89
2021	10	1120	6804751	KNHS - Down Payment Assistance Program	13B	LMH	\$9,512.25
2022	6	1155	6804751	KNHS Down Payment Assistance	13B	LMH	\$6,900.00
					13B	Matrix Code	\$153,363.61
2019	26	1124	6787557	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$14,511.00
2019	26	1124	6788827	Eastside Neighborhood Revitalization Program - Single Family Rehab	14A	LMH	\$37,357.00
2021	8	1118	6700967	Community Homeworks - Critical Home Repair	14A	LMH	\$77,911.87
2021	8	1118	6717491	Community Homeworks - Critical Home Repair	14A	LMH	\$17,088.13
2021	9	1119	6700967	Senior Services - Home Repair for the Elderly	14A	LMH	\$61,522.26
2021	9	1119	6717424	Senior Services - Home Repair for the Elderly	14A	LMH	\$22,257.52
2021	9	1119	6729268	Senior Services - Home Repair for the Elderly	14A	LMH	\$45,456.74
2021	9	1119	6747702	Senior Services - Home Repair for the Elderly	14A	LMH	\$20,763.48
2022	5	1147	6741738	Community Homeworks Critical Repair Program	14A	LMH	\$7,026.98
2022	5	1147	6747699	Community Homeworks Critical Repair Program	14A	LMH	\$41,797.13
2022	5	1147	6751168	Community Homeworks Critical Repair Program	14A	LMH	\$29,117.29
2022	5	1147	6762499	Community Homeworks Critical Repair Program	14A	LMH	\$18,457.79
2022	5	1147	6804751	Community Homeworks Critical Repair Program	14A	LMH	\$15,152.57
2022	5	1148	6762499	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$4,995.97
2022	5	1148	6804751	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$13,677.66
2022	7	1156	6804751	KNHS Roof Replacement Program	14A	LMH	\$179,545.67
2022	7	1156	6812377	KNHS Roof Replacement Program	14A	LMH	\$18,506.80
2022	8	1142	6751168	Senior Services Home Repair for the Elderly	14A	LMH	\$30,635.49
2022	8	1142	6760665	Senior Services Home Repair for the Elderly	14A	LMH	\$43,441.74
2022	8	1142	6784224	Senior Services Home Repair for the Elderly	14A	LMH	\$14,618.95
2022	8	1142	6804751	Senior Services Home Repair for the Elderly	14A	LMH	\$747.98
					14A	Matrix Code	\$714,590.02





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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	12	1107	6784239	City LBP Hazard Control Program	141	LMH	\$12,457.24
2021	12	1121	6751167	City CPED - Lead Based Paint Hazard Control Owner	141	LMH	\$88,563.76
2021	12	1121	6784239	City CPED - Lead Based Paint Hazard Control Owner	141	LMH	\$34,793.08
2021	12	1246	6784239	City CPED - Lead Based Paint Hazard Control Renter	141	LMH	\$45,654.68
					141	Matrix Code	\$181,468.76
2021	2	1110	6675558	City Code Enforcement	15	LMA	\$549.61
2021	2	1110	6675562	City Code Enforcement	15	LMA	\$33,129.44
2021	2	1110	6700954	City Code Enforcement	15	LMA	\$41,564.01
2021	2	1110	6734815	City Code Enforcement	15	LMA	\$44,493.98
2021	2	1110	6734824	City Code Enforcement	15	LMA	\$20,129.82
2021	2	1110	6783954	City Code Enforcement	15	LMA	\$38,389.13
2022	9	1143	6751168	City CPED - Code Enforcement	15	LMA	\$33,152.22
					15	Matrix Code	\$211,408.21
<b>Total</b>							<b>\$1,489,199.95</b>

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
2020	7	1102	6679439	No	City Parks & Rec - Youth Development	B21MC260022	PI	05D	LMC	\$11,500.00
2021	7	1117	6761222	No	City Parks & Rec - Youth Development	B21MC260022	EN	05D	LMC	\$2,722.44
2021	7	1117	6761222	No	City Parks & Rec - Youth Development	B21MC260022	PI	05D	LMC	\$8,777.56
2022	3	1139	6812174	No	City Parks and Rec - After School Youth Program	B22MC260022	EN	05D	LMC	\$10,664.71
2022	3	1139	6812174	No	City Parks and Rec - After School Youth Program	B22MC260022	PI	05D	LMC	\$4,076.29
								05D	Matrix Code	\$37,741.00
2021	4	1112	6674613	No	City Public Safety - Crime Prevention	B21MC260022	EN	05I	LMA	\$25,996.55
2021	4	1112	6700964	No	City Public Safety - Crime Prevention	B21MC260022	EN	05I	LMA	\$13,696.22
								05I	Matrix Code	\$39,692.77
2020	6	1101	6790443	No	Fair Housing SW MI - Fair Housing Services	B20MC260022	EN	05J	LMA	\$931.58
								05J	Matrix Code	\$931.58
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$78,365.35
<b>Total</b>										<b>\$78,365.35</b>

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
2022	1	1141	6735337	City CPED - CDBG Administration	21A		\$163,317.91
2022	1	1141	6735341	City CPED - CDBG Administration	21A		\$55,260.20
2022	1	1141	6735343	City CPED - CDBG Administration	21A		\$48,463.86
2022	1	1141	6762510	City CPED - CDBG Administration	21A		\$30,371.88
2022	1	1141	6804821	City CPED - CDBG Administration	21A		\$22,586.15
					21A	Matrix Code	\$320,000.00
<b>Total</b>							<b>\$320,000.00</b>



**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	955,224.63
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	16,234.74
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	971,459.37
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	470,059.63

**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	775,572.08
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	775,572.08
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	955,224.63
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	81.19%

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

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	775,572.08
17 CDBG-CV GRANT	1,441,519.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	53.80%

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

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	16,234.74
20 CDBG-CV GRANT	1,441,519.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	1.13%



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
	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>\$775,572.08</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
	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>\$775,572.08</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
			6741931	CV - General Administration	21A		\$3,505.47
			6762458	CV - General Administration	21A		\$5,472.32
			6788718	CV - General Administration	21A		\$2,395.24
<b>Total</b>						<b>\$16,234.74</b>	

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

DATE: 09-13-23  
TIME: 8:46  
PAGE: 1

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

U.S. Department of Housing and Urban Development  
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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

# HOME Match Report

<b>Part I Participant Identification</b>				<b>Match Contributions for Federal Fiscal Year (yyyy)</b>	
1. Participant No. (assigned by HUD) M-22 - MC-26-0207		2. Name of the Participating Jurisdiction City of Kalamazoo		3. Name of Contact (person completing this report) Julie Johnston	
5. Street Address of the Participating Jurisdiction 241 West South Street				4. Contact's Phone Number (include area code) 269-337-8210	
6. City Kalamazoo	7. State MI	8. Zip Code 49007			

<b>Part II Fiscal Year Summary</b>		
1. Excess match from prior Federal fiscal year	\$ 66,655	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 76,250	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 142,905
4. Match liability for current Federal fiscal year		\$ 0
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 142,905

<b>Part III Match Contribution for the Federal Fiscal Year</b>								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
KNHS Lease/Purch.	6/2023	\$51,250						\$51,250
KNHS New Const.	4/2023	\$25,000						\$25,000



# Kalamazoo Gazette

## LEGAL AFFIDAVIT

AD#: 0010742944

Total

\$115.11

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 09/12/2023**

*Nancy Block*

Principal Clerk of the Publisher

Sworn to and subscribed before me this 12th day of September 2023

*Teasha R Payne*

Notary Public

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

CITY OF KALAMAZOO  
NOTICE OF AVAILABILITY  
PY2022 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, 2022 - June 30, 2023.

All interested parties are invited to provide comment from 8:00 am, September 14, 2023 through 5:00 pm, September 28, 2023. A draft version of the CAPER will be available on the city's website 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 johnst onj@kalamazoocity.org.

A public hearing regarding the Program Year 2022 CAPER will be held on Thursday, September 28, 2023 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.