

City of Battle Creek, Michigan
Community Development

Annual Action Plan

2016-2017

Prepared for the
U.S. Department of Housing
and Urban Development



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City of Battle Creek

2016- 2017Annual Action Plan

For the U.S. Department of Housing and Urban Development (HUD)
covering the Community Development Block Grant (CDBG)
and HOME Investment Partnership Programs

Executive Summary

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

1. Introduction

The City of Battle Creek's Community Development Department supports neighborhoods by administering federal programs and coordinating planning efforts. It administers the federal Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) formula grant programs. It is also responsible for administering the City's allocation of federal Neighborhood Stabilization Program (NSP) funds in the historic northside and in the Wilson/Coburn neighborhoods. Every five years the City of Battle Creek coordinates a community-wide planning and needs assessment process to develop a five-year Consolidated Plan which governs the spending of these federal funds. For each year of the five-year plan, the City prepares an Annual Action Plan which updates priorities; details one-year goals and outcomes; and explains how funds will be allocated to achieve them.

Other federal funds provided through the U.S. Department of Housing and Urban Development (HUD), not administered by the City of Battle Creek but included in the planning process, include Continuum of Care Homeless Assistance which provides funds to the Haven of Rest, S.A.F.E. Place and Summit Pointe's housing and homeless assistance programs; and public housing and rental vouchers provided through the Battle Creek Housing Commission.

CDBG funds are awarded to entitlement cities of over 50,000 in population, counties and states. Communities develop their own programs and funding priorities based on national objectives for neighborhood revitalization, economic development and provision of public infrastructure and services. Priority must be given to activities which benefit low- and moderate-income people, or aid in the prevention and elimination of slums and blight.

The Consolidated Plan calls for a community-wide planning process to identify needs and create a plan to address them. It includes consulting with individuals and organizations in both the private and public sectors. It involves the collection and analysis of data concerning the needs of households, as well as the market conditions that shape where we live, work, and play. The

result is a plan that accounts for community development related activities throughout the city, sets measurable goals for meeting specific community needs, and gives direction for how City-administered federal dollars will be spent.

2. Summarize the objectives and outcomes identified in the Plan

The Consolidated Planning process resulted in the development of four local priorities to guide community development strategies and activities over the course of the next five years. The strategies and activities planned for the 2016-17 program year that align with these priorities:

Local Priority 1: Encourage vibrant neighborhoods and support a well-functioning housing market

Strategies to encourage healthy neighborhoods and increasing housing values include:

- Engage residents around neighborhood conditions and use code compliance as a tool for enforcement of neighborhood standards; use minor home repair to assist those unable to afford repairs to their property.
- Prioritize efforts for code compliance to achieve the greatest impact.
- Reduce the number of blighted and vacant buildings by increasing resources for blight removal.
- Prioritize limited demolition funding to strategic locations.
- Develop strategies that slow the deterioration of vacant properties, preserving them for future redevelopment.
- Reduce the number of people experiencing housing instability. Use HOME to fund a tenant-based rental assistance program.
- Develop strategies that keep tipping point properties occupied so they do not become vacant and deteriorate as rapidly.
- Partner the minor home repair program with resources from the Calhoun County Senior Millage programs and Region 3B Area Agency on Aging to more collaboratively use senior housing resources.
- Create greater accountability around land contract abuses.
- Strengthen rental registration to improve housing conditions and reduce exploitation in the rental housing market; use data to improve neighborhood conditions by increasing the number of rentals that are registered. Use CDBG for code compliance activities including rental registration.

- Fund efforts to further fair housing and expand housing choice. Use CDBG-funded strategic planning activities to promote fair housing and housing studies documenting Battle Creek’s housing patterns.

Local Priority 2: Promote vibrancy downtown and along major corridors

Strategies to develop the downtown and create a sense of place in the downtown and along business corridors include:

- Promote downtown housing. Use CDGB and HOME funding to support rental rehabilitation projects.
- Continue to promote and create more events and activity downtown.
- Work to create a more walkable City.
- Improve the appearance of major corridors.

Local Priority 3: Increase resident and community engagement

Strategies include improving the City’s communication and collaboration with and between other organizations and residents.

- Improve customer service in Code Compliance and Inspections.
- Improve communications with the community.
- Join the Battle Creek Police Department’s efforts to work with neighborhoods to improve community policing.
- Strengthen neighborhood leadership, participation and communication.

Local Priority 4: Support efforts to expand employment and workforce development

Strategies to expand employment include:

- Support the BC Vision Community Economic Development Plan. The City will work closely with the Kellogg Foundation and the Kellogg Company on the BC Vision effort to expand economic development, increase talent development, and improve our culture of vitality.
- Partner job training programs with Tenant-Based Rental Assistance to help participants with housing instability to be successful.
- Develop transportation alternatives for people needing transportation to work and school.

3. Evaluation of past performance

In the 2014-2015 Program Year in addition to code enforcement, general administration and strategic planning, the City completed 61 Minor Home Repair projects, four HOME-funded homeowner rehabilitations, seven CDBG-funded demolitions of vacant and abandoned properties, and one major reconstruction of a street and sidewalk project. The map given below documents that almost all Community Development funding was spent in CDBG low- and moderate-income target areas. Some Minor Home Repair projects occurred in other areas of the City but all assistance provided assisted households at or below 80% of area median income.

The City of Battle Creek continued to use CDBG funding for code compliance in low- and moderate-income areas around the downtown as part of a strategy to stabilize neighborhood housing conditions and to improve housing values; fund housing rehabilitation for low- and moderate-income homeowners and homebuyers; demolish vacant, blighted buildings; and conduct neighborhood planning.

Code Compliance, the Vacant and Abandoned Buildings Ordinance, and Dangerous Building Ordinance are tools the City uses to address blight in neighborhoods. The City is currently engaging in a community process to have the City Commission strengthen the Vacant and Abandoned Buildings Ordinance. Code Compliance attempts to strengthen neighborhoods by inspecting exterior building; inspecting and registering rental properties; requiring tall grass and weeds to be mowed; not allowing trash build-up and not allowing unlicensed vehicles to be parked in yards. The chart analyzes indicators used to measure the impacts of code enforcement. Overall risk scores for the eight neighborhood indicators show a drop of 9%.

Neighborhood Indicator	% Change	Grade
Junk/Trash	-8.2%	
Housing Violations	-144%	
Home Sales Volume	32%	
Average Sales Price	-3%	
Bank Foreclosures	-24%	
Tax Foreclosures	-25%	
Long-term Vacants	-11%	
New Vacants	-32%	
Overall Risk Scores	-9%	

Due to the continued presence of vacant buildings in many neighborhoods, the City of Battle Creek is devoting more CDBG resources to demolition in an effort to remove excess, vacant

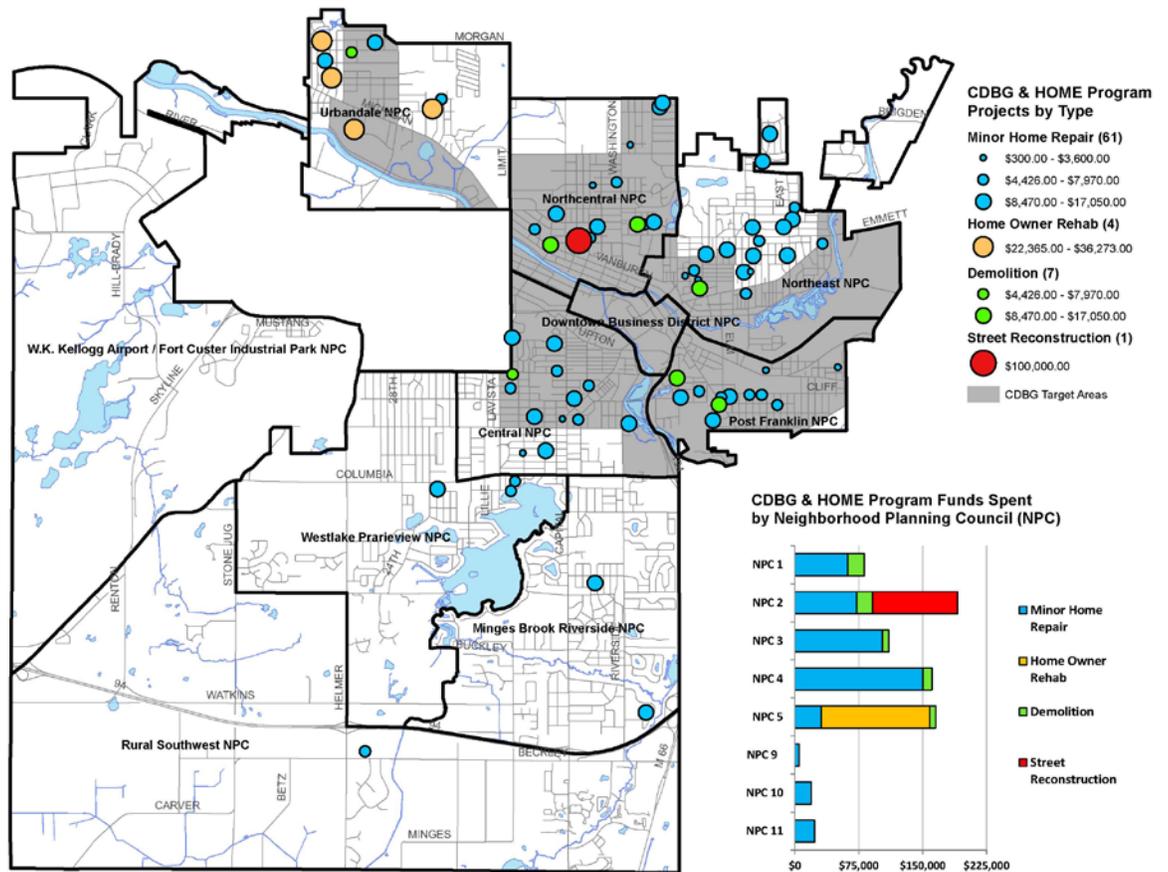
housing units to stabilize housing values in neighborhoods and restore a sense of safety to neighborhood residents. For the 2016-17 program year, the amount of CDBG funding being used for code enforcement and street reconstruction is being reduced and more resources are being devoted to demolition.

Community Action, the sub-recipient that the City funds to administer the HOME-funded Homeowner Rehabilitation Program, has found it difficult to locate homes eligible for rehabilitation during the past program year. Community Action has worked with City Code Compliance and Minor Home Repair staff to locate houses which would be good candidates for the program. Because of the difficulty in finding interested, qualified low- and moderate-income homeowners after three years of being targeted to the Urbandale Revitalization Area, the City is moving the program to the North Central Revitalization area, also known as Neighborhood Planning Council #2 (NPC #2) . It is anticipated that NPC #2 will generate more demand for the program and be part of an overall strategy to strengthen the appearance of key corridors and streets in the neighborhood. The City is planning to administer the Homeowner Rehabilitation Program directly in the 2016-17 program year.

The City continues to support its eight Neighborhood Planning Councils as a means of communicating with neighborhoods and community engagement. Neighborhood Planning Councils provide an open, inclusive and diverse forum for deliberation on neighborhood issues for the City including:

- Code Compliance (illegally parked cars, houses in disrepair, unmowed lawns, vacant lots, and other neighborhood safety issues)
- Police (criminal incidents, tickets issued, crime trends, and other safety issues)
- City Planning (giving input on new developments, zoning reclassifications, special use permits, infill plans, dimensional variances such as signs, yard setback reductions, and use variances)
- City Infrastructure (sidewalks, curbs, sewers)
- Other Neighborhood problems/issues

2014 Community Development Target Areas: CDBG and HOME Funded Projects by Type, Amount, and NPC



4. Summary of Citizen Participation Process and consultation process

Each year Community Development reports to the Battle Creek community how the City has spent federal community development funding and meets with community groups, such as Neighborhood Planning Councils, to discuss community needs. This is part of the annual citizen participation process described in the City's Citizen Participation Plan. For the 2016-2017 Program Year, the City presented to seven of the eight Neighborhood Planning Councils (NPC), participated in the public process for and gathered information on community needs from the City's new Master Plan, and participated in an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County. The City also conducted consultations with area banks, the staff of the City's Community Services Department, sub-recipients and homeless service organizations.

Community Development summarized its funding and planning activities for the past program year in a one-page fact sheet and prepared a slideshow with neighborhood indicators that was

presented to most of Battle Creek's eight Neighborhood Planning Councils during September and October 2015. The Fact Sheet is attached to this document.

Maps for each NPC were created, showing the progress of eight indicators of neighborhood health the City uses to judge the impact of Code Compliance and related strategies for addressing blight in neighborhoods. These maps and presentations are available on the City's website at www.battlecreekmi.gov. Most of Battle Creek's low- and moderate-income areas are contained in Neighborhood Planning Councils 1, 2, 3 and 4. The Calhoun County Land Bank Authority is also very active in these areas and partners with the City to address vacant properties and blight. The Land Bank also participated in the conversations to these four Neighborhood Planning Councils. The goal of these Community Development conversations was to discuss needs and obtain community input. Each of the conversations was unique and had a different character.

The conversations are part of the process for developing the Annual Action Plan, which lays out to HUD how the City will spend funds in the coming year. Concurrently, the City's Planning Division is starting a year-long process to develop a new Master Plan to guide the City's growth and development for the next 10 to 20 years. The Community Development presentations and conversations complemented the Master Plan public input process; community input has been shared between the two processes. The participation part of this report summarizes comments recorded. Community Development Conversations were held:

Sept., 9, 2015 - Neighborhood Planning Council #9,
Rural Southwest, Southside Bible Church, 4515 Beckley Road

Sept. 28, 2015 - Neighborhood Planning Council #10,
Westlake-Prairieview, Lakeview Senior Living, 14661 S. Helmer Road

Oct. 1, 2015 - Neighborhood Planning Council #1,
Post Franklin, Community Action Board Room, 175 Main St.

Oct. 8, 2015 - Neighborhood Planning Council #3,
Central, Michigan Tile & Carpet Community Room, 99 E. Columbia Ave.

Oct. 12, 2015- Neighborhood Planning Council #2,
North Central, Neighborhoods, Inc. of Battle Creek, 47 N. Washington Ave.

Oct. 21, 2015 - Neighborhood Planning Council #4,
Northeast, 10/21/2015, First Congregational Church, 65 N. Bedford Road

Oct. 28, 2015 - Neighborhood Planning Council #11,

Minges/Riverside, Riverside Elementary School Library, 650 Riverside Drive

Nov. 9, 2015 - Master Planning Workshop with Neighborhood Planning Council #5,

Urbandale, Christ United Methodist Church, 65 N. Bedford Road

5. Summary of public comments

A summary of public comments is included in the descriptions of the participation section of this report. A report of the comments received is also in the NPC Conversations summary report which is attached.

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

All comments were accepted.

7. Summary

Annually, Community Development engages in a community engagement process that includes analyzing neighborhood indicator data and the housing market; conducting consultations with community leaders; and engaging the City's eight Neighborhood Planning Councils and other groups in conversations about community needs. The City follows the community engagement process described in the Citizen Participation Plan adopted by the City Commission on December 3, 2013. All proposed activities and budgets are published in the local English language newspaper and the Spanish language newspaper. Notices of public hearings are published at least 14 days prior to any public hearing. Annually, the City Commission holds four public hearings about federal community development funding. One on the CAPER, one on community needs after the public engagement process, one on the budget and proposed activities and a fourth one on the Consolidated Plan, or the Annual Action Plan

During the past year, the City has engaged in a new budget process called Priority Base Budgeting. The City Commission along with City staff has developed the following goals for funding for neighborhoods. The use of CDBG and HOME funding supports the City's goal of vibrant, healthy neighborhoods that:

- Preserves and enhances the attractiveness of the community through its well-kept parks, community gardens, open spaces and green spaces.
- Upholds community standards for safety and appearance through effective zoning, code enforcement and enactment of development standards.

- Repairs and maintains its transportation and utility infrastructure.
- Creates an active, thriving community for all ages by providing a variety of recreational and leisure events and activities.
- Supports and facilitates the revitalization of the community by ensuring vacant and abandoned buildings are rehabilitated or removed, allowing for neighborhood improvement and community redevelopment.
- Instills a sense of community by providing, encouraging and supporting strong, diverse residential neighborhoods that are safe, visually appealing and well-kept.
- Works to develop strong, livable neighborhoods with a mix of quality housing options that help attract and retain residents and access to academically successful schools.
- Proactively partners with residents, businesses and community groups to address issues, seek input, facilitate effective communication and encourage active citizen participation and involvement.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Table 1 – Responsible Agencies

Narrative (optional)

All Community Development documents including the 2015-2019 Consolidated Plan, Annual Action Plan, CAPER, neighborhood indicator maps, Analysis of Impediments to Fair Housing Choice and housing studies are available on the Community Development section of the City's website.

Agency Role	Name	Department/Agency
CDBG Administrator	BATTLE CREEK	City of Battle Creek Community Development
HOME Administrator	BATTLE CREEK	City of Battle Creek Community Development

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Community Development conducted 20 consultations during the summer and fall of 2015 to discuss issues including the organizational development of Homeless Coalition of Battle Creek and Calhoun County, lending of area banks in Battle Creek's low- and moderate-income neighborhoods, local efforts to address the issue of lead-based paint poisoning, and focus groups about neighborhood concerns. These consultations were in addition to public engagement with each of Battle Creek's eight neighborhood planning councils about community needs.

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

The City of Battle Creek participates in a number of collaborative relationships that enhance coordination between housing and service organizations. Collaborative work includes support to eight Neighborhood Planning Councils; participation in the Homeless Coalition of Battle Creek and Calhoun County and The Coordinating Council of Calhoun County; and expanding the community policing efforts of the Battle Creek Police Department. The Calhoun County Land Bank Authority is a key partner in efforts to address vacant buildings, maintenance on vacant properties and other efforts to improve neighborhood conditions.

The Battle Creek community is home to a number of foundations including the W.K. Kellogg Foundation which is an important collaborative partner, as well as the Battle Creek Community Foundation and the Miller Foundation. The Kellogg Foundation is leading a community-wide economic development planning effort entitled BC Vision.

Neighborhood Planning Councils (NPCs) are eight resident groups representing different geographic areas of Battle Creek. NPCs provide a forum for residents, City staff and City Commissioners to discuss neighborhood concerns. The City educates members about City programs and pending decisions, opportunities or changes. NPCs decide which recommendations or strategies they would like to develop. Meetings are open to all and take place once a month.

The Coordinating Council (TCC) of Calhoun County was formed in 1989 at the direction of the State of Michigan to put funds and fiscal decisions in the hands of the local community. It coordinates local, state and federal program efforts. TCC oversees grant dollars, especially a wrap-around supportive services program providing case management to at-risk families; ensures collaborative efforts on the part of grantees; and decreases duplication of services and strengthens community programs/initiatives. Members of the collaborative represent

nonprofit, education, health, public safety, for-profit, grassroots, local businesses and community members. TCC members work collaboratively to positively impact community conditions in Battle Creek and Calhoun County. The City of Battle Creek is a dues paying member of TCC.

The City of Battle Creek Police Department has received a Byrne Criminal Justice Innovation grant to target hot spots of crime and to plan/implement a place-based, community-oriented policing strategy to address crime as part of a broader neighborhood revitalization initiative. Community Development is a part of this advisory group working together to improve neighborhoods.

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

The Homeless Coalition of Greater Battle Creek and Calhoun County is the Continuum of Care coordinating body for the City of Battle Creek and Calhoun County. The Homeless Coalition is a work group of The Coordinating Council of Calhoun County (TCC). The Homeless Coalition is a community collaborative and does not employ any staff. Its active groups include the Interagency Services Team of case managers and direct service workers who organize events and coordinate individual plans of care, and the Housing Solutions Board, which manages HMIS and funding applications. The Housing Solutions Board is the Continuum of Care governance body. Staff from the City's Community Development Division actively participates on the Housing Solutions Board and in the Homeless Coalition.

Emergency shelter services in Battle Creek and in Calhoun County are provided by the Haven. The Haven provides comprehensive services to homeless individuals and families from emergency shelter, food, transitional and permanent housing, and substance abuse treatment and case management. Survivors of domestic violence are provided shelter, counseling and transitional services by S.A.F.E. Place. The SHARE Center provides a Drop-In Resource Center that houses a Community Inclusion Program to provide safety, access to services and meals to homeless individuals. The SHARE Center also provides a Peer Support Program to support individuals in their mental health and substance abuse recovery. Most shelter and service programs in Battle Creek do not provide services to unaccompanied youth under age 18. Youth programming and shelter is provided by the ARK of Kalamazoo. Battle Creek is the home of a Veteran Administration (VA) Medical Center that provides mental health and substance abuse treatment to a multi-state catchment area. The VA runs a Health Care for Homeless Veterans program that coordinates many services for homeless veterans including a HUD-VASH program.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Battle Creek receives Emergency Solutions Grants (ESG) funding through Michigan State Housing Development Authority (MSHDA) and its balance of state program for ESG non-entitlement jurisdictions. This means that Battle Creek must participate in MSHDA's implementation of its statewide Continuum of Care and its implementation of needs assessment tools. The Housing Solutions Board (HSB), part of the Battle Creek Homeless Coalition, runs the application process for ESG funding and for HUD Continuum of Care homeless assistance funding. Summit Pointe Housing is the Systems Administrator for HMIS. Agencies funded by ESG and the HUD Continuum of Care have been renewing sharing agreements and working to strengthen the operation and administration of HMIS during the past year, these efforts are expected to continue.

Consultations

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

1) North Central Neighborhood Planning Council #2

September 22, 2015 - Members of North Central Neighborhood Planning Council #2 meet with City staff and staff from the Calhoun County Land Bank Authority about neighborhood conditions and concern about the level of services being devoted to this neighborhood. Discussion of redirecting the HOME-funded Homeowner Rehabilitation Program from NPC #5, where demand for the program has slowed and marketing efforts have not been successful in increasing demand for the program, to NPC #2. When meeting, the group also discussed the City creating a paint voucher program, modifying the vacant and abandoned building ordinance, completing a new vacant building inventory, new efforts to address junk and trash on vacant property and public spaces, and strengthening the brand of downtown neighborhoods.

2	Agency/Group/Organization	Southwest Michigan Community Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing Community Development Financial Institution Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	November 20, 2015 - Meeting with the President and CEO of Neighborhoods, Inc. of Battle Creek (as of January 1, 2016, now known as the Southwest Michigan Community Development Corporation), and Community Development staff. Reviewed the strategic plan of the organization to work with neighborhoods, conduct outreach to banks and understanding of the housing market in Battle Creek's low- and moderate-income neighborhoods. SWMCDC is committed to working with Neighborhood Planning Councils to improve their effectiveness and representation of neighborhood issues.
3	Agency/Group/Organization	City of Battle Creek Community Services Department
	Agency/Group/Organization Type	Inspection and Code Compliance Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Review of neighborhood community need

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	December 8, 2015 - The City of Battle Creek Community Services staff held a focus group to review neighborhood health indicators and the community needs input collected at Neighborhood Planning Council meetings. Community Services staff included the Code Compliance manager and officers, the Building Inspector Administrator and staff, Community Development manager and staff, and the Planning Manager and staff. Ideas were discussed and ranked.
4	Agency/Group/Organization	Fifth Third Bank
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>December 14, 2015 and February 3, 2015 - Community Development staff meet with two representatives from Fifth Third Bank, the Senior Vice President for Community and Economic Development, the Community Reinvestment Act officer for the area and the Loan Officer from the Capital Avenue Fifth Third Branch office in Battle Creek located in a low and moderate income neighborhood. We discussed the loan making that Fifth Third is able to make in low and moderate income neighborhoods of Battle Creek. The Bank has a problem making loans in the Post and Washington Height's neighborhoods because houses do not appraise high enough for the value of the requested loans. Fifth Third does not have a minimum loan size. Fifth Third has a checking product called Express Banking with which they are hoping to engage new households who make up the unbanked. Fifth Third currently does not offer a Community Reinvestment Act mortgage product. Although staff intensive to process such loans, the local branch office has had success with making FHA 203 (k) Streamline Renovation mortgages which allow for up to \$35,000 of the loan to be for rehabilitation in conjunction with a home purchase.</p>
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5	Agency/Group/Organization	Chemical Bank
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	December 18, 2015 - Community Services staff met with two staff from Chemical Bank, the Retail Sales Manager for the area, and the Branch Manager and Loan Officer for Capital Avenue NE Branch office. Chemical Bank works with moderate income homebuyers with a credit repair program. They have been successful in working with Goodwill Financial Opportunities Center and homebuyer counseling from Southwest Michigan Community Development Corporation. We discussed becoming more familiar with the community development and affordable housing products/funding streams offered by the Federal Loan Home Bank of Indianapolis including the Accessibility Modification Program and Neighborhood Impact Program, both low income rehabilitation programs that could be used more in the local mortgage market.
6	Agency/Group/Organization	Calhoun County Public Health Department
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Health Other government - State Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Convening of a Get the Lead Out Task Force: Reducing the Impact of Lead Based Paint in Calhoun County. Community Development convened a work group on January 14, 2016; February 11, 2016; and March 10, 2016 and plans to continue to meet monthly. The Calhoun County Health Department is co-chairing the task force to increase testing of children affected by lead paint poisoning and to create greater public awareness of the threat of lead poisoning from lead based paint in homes built before 1978. The first meeting had 13 attendees and the second had 17 attendees. These meetings have led to an increase of testing of children by the Calhoun County Department of Public Health and the development of a grant proposal to purchase new lead blood testing.</p>
7	<p>Agency/Group/Organization</p>	<p>The SHARE Center</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-homeless</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Drop In, Self Help is now doing business as The SHARE Center. Community Development staff met with the Executive Director and the Director of Organizational Development as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.</p>

8	Agency/Group/Organization	Battle Creek Housing Commission
	Agency/Group/Organization Type	Housing PHA Services-homeless Chair, Continuum of Care General Membership Body
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and the Executive Director of the Haven emergency shelter meet with the Executive Director of the Battle Creek Housing Commission and long-time chair of the Homeless Coalition as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.
9	Agency/Group/Organization	U.S. Department of Veterans Affairs
	Agency/Group/Organization Type	Housing Services-homeless Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with a HUD-VASH housing case manager and organizer of the annual VA Stand Down as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County. HUD-VASH is part of the Healthcare for Homeless Veterans program at the Battle Creek VA Medical Center.

10	Agency/Group/Organization	Community Healthcare Connections
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and the Executive Director of the Haven emergency shelter meet with the Executive Director and Program Services Manager for Community Healthcare Connections, a nonprofit organization that runs the Nursing Clinic which provides free healthcare and navigation as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.
11	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff along with other three members of the Homeless Coalition Organizational Assessment team met with the Commander and the Social Services Director of the Battle Creek and Calhoun County Salvation Army as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.

12	Agency/Group/Organization	THE HAVEN OF REST MINISTRIES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and two members of the Homeless Coalition Organizational Assessment team met with the Executive Director of the Haven, the only emergency shelter for single men and women and families in Calhoun County.
13	Agency/Group/Organization	S.A.F.E. Place
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and two members of the Homeless Coalition Organizational Assessment team met with the Executive Director and the Assistant Director of S.A.F.E. Place, the provider of domestic violence services and shelter in Calhoun County as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.

14	Agency/Group/Organization	LEGAL SERVICES OF SOUTH CENTRAL MICHIGAN
	Agency/Group/Organization Type	Services - Housing Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and staff from The Coordinating Council interviewed a Housing Attorney from Legal Services as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.
15	Agency/Group/Organization	Michigan Department of Human Services
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Services staff and the Executive Director of the Haven met with the Payments Manager and Community Outreach staff for the Calhoun County Department of Health and Human Services as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.

16	Agency/Group/Organization	United Way of the Battle Creek and Kalamazoo Region
	Agency/Group/Organization Type	Business and Civic Leaders United Way
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and two other members of the Homeless Coalition Organizational Assessment team meet with the United Way Director of Community Impact and Member of the Housing Solutions Board, the Continuum of Care governance body for Calhoun County as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.
17	Agency/Group/Organization	Volunteers of America Michigan
	Agency/Group/Organization Type	Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Services staff and the Director of Operations for the SHARE Center met with the Service Coordinator for Volunteers of American Supportive Services for Veteran Families program as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County. This consultation resulted in the moving forward of a collaboration between the SHARE Center and Volunteers of America in the printing of ID cards for homeless veterans and other homeless people.

18	Agency/Group/Organization	Summit Pointe Community Mental Health
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Community Mental Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and two other members of the Homeless Coalition Organizational Assessment Team met with the Facilities Director and the Housing Program Manager for Summit Pointe Housing, the MSHDA funded Housing Assessment and Resource Agency (HARA) for Calhoun County as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County.
19	Agency/Group/Organization	Charitable Union
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Services staff and the Executive Director of the Haven met with new Executive Director of Charitable Union as part of an organizational assessment of the Homeless Coalition of Battle Creek and Calhoun County. Charitable Unions active participation in the work of the Homeless Coalition was requested. Charitable Union has been attending Interagency Services Team (IST) meetings

20	Agency/Group/Organization	City of Battle Creek Community Development
	Agency/Group/Organization Type	Services-homeless Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The team conducting the Homeless Coalition Organizational Assessment interviewed the Manager of Community Development for the City of Battle Creek as part of the assessment of the Homeless Coalition. The Community Development Manager is a member of the Housing Solutions Board, the Continuum of Care governance body for Calhoun County.

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

During the development of the 2015-19 Consolidated Plan, Community Services managers conducted one-on-one interviews with 50 nonprofit and community groups to discuss community development needs. For the 2016-2019 Annual Action Plan, Community Development staff conducted 20 consultations. The effort for the 2016-17 Annual Action Plan included reaching out to key organizations and banks, focus groups with other Community Services staff including building trade inspectors and Code Compliance officers, and 14 interviews with key leaders in providing shelter and services to homeless people as part of an Organization Assessment of the Battle Creek and Calhoun County Homeless Coalition.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	The Coordination Council	The Annual Action Plan and the Consolidated Plan identifies supporting collaborative homelessness efforts as a high priority community need. Community Development staff participate fully in the Homeless Coalition. The City played a lead in developing the Nov. 9, 2015 Organizational Assessment of the Homeless Coalition. The Community Development Manager serves on the Housing Solutions Board, which is the Continuum of Care governance board for the City of Battle Creek and Calhoun County. The Community Development Specialist provides support to the Homeless Coalition and the Rental Housing Roundtable.
City of Battle Creek Master Plan	City of Battle Creek Planning Division	The City of Battle Creek is currently in the year long process of developing a new Master Plan. Workshops for the development of the Master Plan have been part of the community engagement process for the 2016-17 Annual Action Plan and the assessment of community needs.

Table 2 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process for the creation of the 2016-17 Annual Action Plan included 20 consultations with community stakeholders, eight public meetings, and four public hearings. The purpose of the citizen engagement was to obtain citizens' views, respond to proposals, address questions, and provide important program information. Information gathered added to what was learned during the preparation of the City's 2015-19 Consolidated Plan, which included over 50 consultations, 10 public meetings, and a community survey which resulted in 1,179 responses.

Public Meetings:

For the public meetings Community Development staff summarized its activities in a fact sheet handout and prepared a slideshow with neighborhood indicators that was presented to most of the Battle Creek's eight Neighborhood Planning Councils (NPCs) during September-October 2015 including:

- Sept. 9, 2015 NPC 9, Rural Southwest
- Sept. 28, 2015 NPC 10, Westlake-Prairieview
- Oct. 1, 2015 NPC 1, Post Franklin
- Oct. 8, 2015 NPC 3, Central
- Oct. 12, 2015 NPC 2, North Central
- Oct. 21, 2015 NPC 4, Northeast
- Oct. 28, 2015 NPC 11, Minges/Riverside
- Nov. 9, 2015 NPC 5, Urbandale

Public Hearings: The following public hearings were held within the past year that contributed to the creation of the 2016-17 Annual Action Plan:

- Sept. 1, 2015 Public hearing on the City's 2014-15 CAPER
- Dec. 1, 2015 Public hearing on community needs
- April 12, 2016 Public hearing on proposed budget and use of funds
- April 12, 2016 Public hearing on the Annual Action Plan

A number of themes or priority issues arose out of the sessions with citizens. For each priority issue identified, a cross-departmental team of city staff, and in some instances community stakeholders, was assembled to do further analysis and to suggest strategy ideas for implementation in the 2016-17 program year. This resulted in numerous contributions to the 2016-2017 Annual Action Plan. Some examples include:

Increase the amount of funding for some activities. One theme from meetings with citizens was that homeowners in some downtown neighborhoods are struggling to maintain their homes. One response to this was to increase the funding for the Minor Home Repair program by \$25,000.

Redirect resources to areas where they will have the greatest impact. A number of Neighborhood Planning Council's presented a compelling case for needs in their neighborhoods. For example, NPC 2 used personal testimony and references to neighborhood data and demonstrated a willingness to work and plan that convinced staff that a robust plan was possible and would be impactful. In 2016-17, the City is targeting its HOME funded Homeowner Rehab program to this neighborhood—to be implemented in conjunction with resident planning, code compliance, demolition, and other rehab activities.

Create new programs funded with local resources to meet an unmet need and complement current programming. The City created a paint voucher program that provides a smaller benefit than its other home repair programs, but is easier to access and helps both owner-occupied and rental property owners be proactive in maintaining the exteriors of their homes.

Change the way current programs are implemented to be more impactful. Every neighborhood in the city referenced vacant buildings as a significant challenge. As a result of community conversations with citizens, the City is in the process of modifying its vacant buildings ordinance in 2016 to better address blighted properties and return redeemable properties more quickly to productive use. This will give code officers doing CDBG-funded code work better tools for addressing blight in targeted areas.

Mode of Outreach	Target of Outreach	Summary of	Summary of
		response/attendance	comments received
1) Public Meeting	NPC 9, Rural Southwest, 9/9/2015	13 people attending: nine NPC members and four guests. Presentation made but no comments captured.	No comments were made.
2) Public Meeting	NPC 10, Westlake-Prairieview, 2/28/2015	21 people attending: five NPC members, three City Commissioners, one City Commission candidate, one police officer, one code officer, four business owners, two people from Carroll Development, four Windamere homeowners	Question on how does Community Development support collaborative homelessness efforts? Answer: Community Development is participating in the Battle Creek Homeless Coalition and leading an Organizational Assessment of the Coalition. The City is not funding any programs directly. Surprise about the amount of vacant property in the relatively healthy housing market on the south side of Battle Creek. Attendees were surprised by the prosperity of NPC #10 and by the numbers of vacant property. A Code Officer reported that he monitors about 60 properties in NPC #10 each month that are part of the vacant and abandoned registry. Questions about whether there was a difference in code violations in rental housing vs. homeowner occupied. There was discussion of no sidewalks along 28th Street behind/on the side of Lakeview High School and Lakeview Middle School. There is a blind curve which is dangerous for bikers, walkers and runners. There is a need to connect a sidewalk on this street with other existing paths and sidewalks. Attendees were encouraged to participate in the Master Plan community process and bring up the need for sidewalks. Discussion of speeding along 24 Street and how the Police Department has been addressing it with a police car writing tickets and a speed sign posted which shows people how fast they are driving. Discussion of how the City needs to guide new development. City does nothing to control development or listen to existing residents. Need engineering and environmental studies before new development is approved. Worry about flooding.
3) Public Meeting	NPC 1 Post Franklin, 10/1/2015	18 people attending: 7 NPC Members, 4 firefighters, 3 police officers, two City Commissioners and one City Commission candidate. This was a joint presentation by Community Development and Calhoun County Land Bank.	This was a robust conversation about community needs in this high poverty neighborhood. The Police Chief and the Fire Chief attended the meeting to let attendees know of upcoming community conversations and tours of existing public safety buildings. Existing space is old and not adequate. There is a need for new public safety buildings for the police and the fire departments. One plan that has been proposed is the closing of Fire Station 3. Police and Firefighters are very concerned about the train tracks isolating NPC #1 and reducing response times. Discussion of it how important it is to the neighborhood to keep Fire Station #3 open. Comments made: 1) How do people afford to paint their houses to address code violations for peeling paint? 2) How does the City help low-income people afford to make repairs? Many people owe back taxes or do not have homeowner insurance which makes them ineligible for the City Minor Home Repair program. 3) Would like to see a paint program. 4) Battle Creek used to participate in a yearly Paint Blitz that was successful in helping people get needed work done. 5) Tax foreclosures result in vacant houses that are in really bad shape, they then need to be torn down because the cost to repair is too great. 6) Discussion of banks not calling people back when people make inquiries about purchasing or showing interest in a foreclosed property. 7) People are discouraged by the experience on Elm Street, where in the 1990s, Neighborhoods, Inc. and Habitat for Humanity spent a lot of money fixing up houses on the street, now most of these homes have been torn down. Now only one of these homes still stand. 8) Discussion of trash in the neighborhood, trash is often the result of evictions and trash pickers going through stuff and spreading it over the neighborhood. The neighborhood witnesses a lot of evictions. 9) Vacant lots get a lot of glass on them, youth see breaking glass as a form of entertainment. 10) Discussion of the Land Bank \$210 side lot program. Adopt a lot program is \$25 for the use of the lot for a year. People in the neighborhood cannot afford lawnmowers and find worry about the added responsibility of additional lawn to mow. The group discussed that \$210 is sometime cost prohibitive for people in the neighborhood to purchase side lots and the need to do public relations/education about the Adopt-a-Lot program. Citizens do not get the investment back out of the home improvements they make. The bank says our house is worth \$85,000 is located elsewhere in the City, but is only worth \$40,000 because of the neighborhood. People do not feel safe without a fire station in the neighborhood. Infrastructure is important to sustaining a neighborhood. Railroad tracks are a barrier to getting to the neighborhood. Want the City to be pro-active with rescuing homes before they get into too bad of shape. Will neighborhood conditions improve with the BC Vision process? Concerns about NPC #1 having a viable tax base, being one of the poor areas of the City, does it get less investment? Want more people to move into the neighborhood. Population trend for the area is decreasing and would like to see this reversed. People are reluctant to purchase side-lots because they like the City or the County being responsible for the mowing. 33 Walnut is abandoned and needs to be torn down. It is burned out and insurance has not been settled to tear down the property. Attendees voiced being angry because they cannot afford to move because they will not get the money they have invested in their homes to move elsewhere. With one stating I would like to pick up my house and move it elsewhere. Suggested that since Michigan Avenue is a corridor, would like to see some positive change there to feel better about driving home each day, such as some duplexes being built there.

Mode of Outreach	Target of Outreach	Summary of	Summary of
		response/attendance	comments received
4) Public Meeting	NPC 3, Central, 10/8/2015	16 attending: eight NPC members, two City Commissioners	<p>Questions focused on the vacant and abandoned registry. What kinds of properties are on the long-term vacancy registry? Are they residential or commercial? Are they mostly formerly owner occupied or rental? What is the connection between blight and rental housing? Can sales data be broken down into owner-occupied and rental? How many vacant buildings on the charts are listed for sale? Concerns about 431 Fairfield. Q: How long are buildings vacant before for being added to the vacant and abandoned registry? A vacant and abandoned building is a residential building, including accessory buildings, that has been vacant for at least 28 days and has been fire damaged, is unsecured or boarded up, has disconnected utilities, has unpaid taxes for more than a year, and/or has violations to the City Housing Code or the State Construction Code. Buildings can be vacant without being on the vacant and abandoned building registry. To be added to the registry, the building has somehow become a nuisance and come to the attention of the City by citizen complaints, notification by the police or fire departments or other action by code compliance or inspections staff. City regulations on vacant and abandoned structures are described in Chapter 1456 of the Battle Creek Code of Ordinances. Vacant structures are identified by neighborhood complaints, code compliance officers, the fire or police departments, or housing inspectors. The owner of the building on record with the City is sent a letter requesting a response within 30 days with a vacant building registration form. Filing a vacant building registration form has a \$25 service charge. Once registered as vacant, City water billing ensures that water service is turned off. Each month the building is vacant, the City charges the owner \$40, billed quarterly. Code Compliance officers officially monitor all vacant buildings on the list at least monthly, but often drive by to make a visual inspection during the normal course of their weekly work.</p>
5) Public Meeting	NPC 2, North Central, 10/12/2015	18 attending: 10 NPC members, two City Commissioners, one City Commission candidate and five guests	<p>When looking at the vacant buildings map, a police officer noticed that there were lots of red dots clustered around the former location of Handy Convenience Store, a liqueur store that was a nuisance in the neighborhood. He thinks the problems around the convenience store caused people to move. Q: If tax foreclosures are increasing in NPC 2; what is the strategy for intervening in the process? A: This is a County Treasurer process. The Treasurer has a foreclosure workout team. Some people have started on a workout plan and then defaulted on the workout plan. NIBC does foreclosure counseling; many people come in for help too late in the process. The earlier help is requested; often help can be more successful. NIBC does offer loans to help pay back taxes. Each household is unique. Q: Are taxes higher in NPC #2 than in other neighborhoods? Comment about the Land Bank suggested use of vacant lots for pop-up neighborhood events was that there already were too many pop-up gatherings or parties in the neighborhood. Need to look at what the residents on the street want. Discussion of the City and Land Bank wanting NPCs to generate ideas for reusing vacant lots: would like the NPC to generate an open spaces plan. To support this effort, the City would map the vacant lots and community assets of the neighborhood. Residents asked if the presentation is being shared with BC Vision. Want to keep improving Claude Evans Park. Explore using the vacant lots around the park for more parking. Develop a splash pad or other water feature for kids to use in the park, keep it no cost to use. Sheer amount of vacant land in NPC 2 is astounding; would like to have use of this vacant land addressed in the City Master Plan. NSP Rehabs are too expensive: why spend the money to improve when it is so much less expensive to just tear down abandoned properties. Very upset that little government- built homes was put on lots next to historic homes on Ann Street. The NPC has just cleaned out junk accumulation in a vacant building and was celebrating this successful group activity. NPC members called themselves, blight busters. NPC 2 had yard signs printed with the statement, Take Pride in Our Neighborhood NPC 2. Commissioner Gray discussed presenting the idea to the City Commission.</p>
6) Public Meeting	NPC 4, Northeast, 10/12/2015	12 members attending, Fire Chief, Police Chief, one County Commissioner, two City Commissioners	<p>Questions about what qualifies a property to be on the vacant and abandoned registry. Land Bank mowing program has been providing youth employment. NPC members appreciate the support for local groups by having a fundraising opportunity with the mowing program. The Land Bank described the tax forfeiture process. Families pay the back taxes at the last moment to stop tax foreclosure, money is not invested in keeping properties up and when they are eventually tax foreclosed upon, they are often in very bad shape. Residents asked, " Why are areas not changing for the better?" Are commercial influences contributing to areas being troubled? Has the closing of schools contributed to an increase in vacancy? Members of the group supported the rehab of homes instead of creating vacant lots by tearing down vacant properties. They would like to see more rehab and fewer demos. Land Bank described its Transform this Home program, where the Land Bank will stabilize a house and then the buyer has nine months to bring the home up to housing code and to receive certificate of occupancy. One member voiced support for tiny homes asking if zoning would allow the building of a tiny home on a vacant lot. Too many homes for sale do not maintain their lawns; owners allow grass to grow too long and do not trim back their shrubs. Members support and like public gardens growing on vacant lots. Concerns voiced included: I am concerned about the large numbers of vacant buildings in the NPC. Code Compliance is quick to have people put money into paying violations but many people need resources/help because they cannot afford to maintain their homes. There is a need to look at rentals and how to help landlords make expensive, needed repairs.</p>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
7) Public Meeting	NPC 11, Minges/Riverside, 10/28/2015	Community Development presented its 2015 Snapshot PowerPoint Presentation to the regular 10/28/2015 NPC #11 meeting with about 30 people attending. After the presentation, time to collect comments was limited so comments were collected at the 11/4/2015 NPC #11 Master Plan workshop conducted by consultants from Houseal/Lavigne. Five people attended the Master Plan workshop along with the Planning Manager from the City of Battle Creek and two consultants.	Concerned discussed about increasing the quality of Lakeview and Battle Creek Schools to attract and retain middle- and upper-income families in the school districts. Elementary schools are older with shared gyms and cafeterias. Lakeview is going to be submitting a new millage to voters soon. The drop-off and pick-up arrangements for many elementary schools need to be redesigned. The group discussed the need for sidewalks linking schools to their neighborhoods, especially along Chapel Hill Road and the roads around Westlake Elementary and Lakeview Middle School. The consultants talked about how the Master Plan can be used as part of an application to a federal program to fund the construction of sidewalks along routes to schools, via the Safe Route to School program. Complaints about the lack of code enforcement for rental properties, one member of the public has lived next to a rental for 20 years and the rental is not maintained to neighborhood standards. Discussed concerns about an aging housing stock. Discussed concerns about Columbia Avenue being visually attractive. Discussed concerns about maintaining the infrastructure and appearance of major corridors in Battle Creek. Concerns about competition for economic development with Emmett Township, want to work together for the prosperity of all. Discussed concerns about public transit to jobs and linking residential areas with commercial areas.
8) Public Meeting	NPC 5, Urbandale, 11/9/2015	The NPC chair double scheduled the Community Development Update and the Master Plan workshop on the same day, so comments were gathered at the Master Plan workshop. The Community Development presentation was not made to NPC #5.	The primary question for the discussion was: What are the five issues or concerns confronting your neighborhood? Participants were later given a chance to vote for the issues that they thought were a top-three priority. The number of votes is listed as a number behind each statement. Battle Creek and the NPC have a lack of positive, structured activities for youth. 15 Very little new business growth is happening in the neighborhood. 15 Uncertainty of public school system school closures is unsettling. 3 I just want more jobs in the area. 15 We have areas that could be used for light industrial. 15 Concern about the condition of roads, I have had several times where I had to replace my car due to repairs. 6 There is a lack of positive activities and resources for teens and adults that need a second chance, for example formerly incarcerated. 9 There is poor maintenance on vacant properties, snow removal in winter, grass mowing in summer. 6 There is crime and drug activity in my neighborhood. 12 Tutoring and sports programming needed. School closings are a problem. A good school system providing a good education and programming for kids is one of the neighborhoods most important assets. After school programs, clothing and food pantry that are accessible, such as a community center. 2 Need another grocery store in Urbandale. Keep maintenance of trees especially on city property. Demolish run-down and abandoned properties. 6 Reduce property taxes for businesses. 2 Raise more funds for community activities and have more volunteering. Reutilize old buildings instead of building new. Increased traffic on M-37 and W. Michigan in recent years needs to be accounted for. Need to replant trees when they are taken down. Parks are not maintained to the level they should be. We could have a youth training program to do park landscaping or house painting. Meth labs. Fell Park is underutilized. Lights on the city streets, they take a long time to fix when we call and in some areas we do not have enough lighting. Sidewalk maintenance. River clean-up. Neighborhood communication. 8 Need a new locally-owned restaurant in Urbandale. 11 Program ideas: Youth program that teach kids a skill or trade Neighborhood sub-stations or community centers. In the past Parks & Rec had ambitious plans for parks and linear path in Urbandale, but only some of it was realized. 211 does not seem to be updated with new programs. Not aware of NIBC new credit assistance program. Get kids involved in planning their neighborhoods. Start something like the Civilian Conservation Corp for youth or adults that are in need of a second chance including planting trees or cleaning the river. Start a program for people to walk around and pick up the neighborhood, idea from a youth.

Mode of Outreach	Target of Outreach	Summary of	Summary of
		response/attendance	comments received
9) Public Hearing	Non-targeted/ broad community	Public hearing as part of a regular meeting of the City Commission.	A Public Hearing for the purpose of receiving public comments on the 2014-2015 Consolidated Annual Performance Evaluation Report (CAPER). Mayor Owens declared the Public Hearing open, asking if anyone would like to speak on the 2014-2015 Consolidated Annual Performance Evaluation Report (CAPER). Hearing no comments, Mayor Owens declared the public hearing closed.
	City Commission Public Hearing, 9/1/2015		
10) Public Hearing	Non-targeted/ broad community	Public hearing as part of a regular meeting of the City Commission.	A Public Hearing for the purpose of hearing public comment on Battle Creek's housing and community development needs. Mayor Walters opened the Public Hearing, inviting residents to provide public comment. Chris Lussier, Community Development Manager, stated this public hearing was one part of the public engagement process, noting there have been a series of public meetings at the NPCs, stating the Public Engagement Report was available on the City's website. Reece Adkins, 58 Jericho, commented on various properties in Battle Creek. Hearing no additional public comments, Mayor Walters closed the Public Hearing.
	City Commission Public Hearing, 12/1/2015		
11) Public Hearing	Non-targeted/ broad community	Public hearing as a part of a regular meeting of the City Commission.	A public hearing for the purpose of hearing public comment on Battle Creek's Federal Community Development proposed budget and proposed use of funds. This City Commission meeting was cancelled due to severe weather and the public hearing was rescheduled to April 12, 2016.
	City Commission Public Hearing, 3/1/2016		
12 & 13) Public Hearing	Non-targeted/ broad community	Public hearing as a part of a regular meeting of the City Commission.	Two public hearings were held during the April 12, 2016 City Commission meeting. A Public Hearing held as part of a regular meeting of the City Commission on the proposed CDBG and HOME budgets. This public hearing was rescheduled from the March 1, 2016, City Commission meeting which was cancelled due to a snow emergency. A Public Hearing to receive input on the proposed budget for the City's 2016-17 Community Development Block Grant and HOME Programs. Mayor Walters declared the Public Hearing open and asked if there were any public comment. John Kenefick, 234 South Avenue, asked the Commission about Ordinance 1463 and past CDBG funding. David Moore, 102 Taylor Ave., commented on Code Compliance work. A second public hearing was held for the purpose of hearing public comment on the 2016-17 Annual Action Plan. No public comment was received.
	City Commission Public Hearing, 4/12/2016		

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
14) Community Development Fact Sheet	<p>Non-targeted/ broad community</p> <hr/> <p>Neighborhood Planning Councils</p>	<p>The Fact Sheet was developed as a handout at Neighborhood Planning Council meetings and other community meetings to show the high priority community needs identified in the 2015-19 Consolidated Plan, what is funded in the 2015 program year, and descriptions of funded programs. The Fact Sheet was posted to the City website</p>	<p>The Community Development Fact Sheet received positive feedback.</p>
15) NPC Conversation Summary Report	<p>Non-targeted/ broad community</p>	<p>Community Development staff made a presentation on use of funding and community indicators to most of the eight Neighborhood Planning Councils in the City of Battle Creek as part of Community Development's annual citizen engagement plan. The NPC Conversations Summary Report listed all the public comments recorded during the community engagement process. The NPC Conversations Summary Report was distributed to City Commissioners and the management staff of the Community Services Department. The report was posted to the City website</p>	<p>The NPC Conversations Summary Report received positive feedback.</p>

Mode of Outreach	Target of Outreach	Summary of	Summary of
		response/attendance	comments received
16) Newspaper Ad	Non-targeted/ broad community Newspaper Ad, 8/9/2015	Public Hearing Notice on the CAPER Published in the Battle Creek SHOPPER News.	Public Hearing Notice published in the local paper.
17) Press Release and resulting article in local paper	Non-targeted/ broad community Press Release, 10/1/2015	Press Release and resulting brief article in the Battle Creek Enquirer giving the schedule of Neighborhood Planning Council Meetings presentation and conversations for the annual community development public engagement process.	Publicity for the Neighborhood Planning Council meetings.
18) Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community Newspaper Ad, 11/12/2015	Public Hearing Notice on public engagement about the housing and community development needs in the Battle Creek SHOPPER News on 11/12/2016, and the Spanish language newspaper, New Opinion, on 11/19/2016.	Publicity for the City Commission Public Hearing on Dec. 1, 2015.

Mode of Outreach	Target of Outreach	Summary of	Summary of
		response/attendance	comments received
19) Internet Outreach	Community Leaders letter, 11/18/2015	Community Leader letter about the Dec. 1, 2015 Public Hearing on community needs and the 2015 public engagement activities was emailed to 90 community leaders involved in the development of the 2015-19 Consolidated Plan.	Part of the public notification for the Dec. 1, 2015 public hearing.
20) Press Release	Non-targeted/ broad community	Press Release on the Dec. 1, 2015 community development public hearing.	Part of the public notification for the Dec. 1, 2015 public hearing.
	Press Release on Dec. 1, 2015 Public Hearing on community needs		
21) Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Public notice in the SHOPPER News on 2/4/2016 and the Spanish language newspaper, New Opinion, on 2/11/2016 the proposed 2016-17 budget and notice of a public hearing on the proposed budget.	Part of the public notification for the March 1, 2016 City Commission Public Hearing. The March 1, 2016 public hearing was rescheduled to April 12, 2016 because of a snow emergency.
	Non-targeted/ broad community		
	Newspaper Ad, 2/4/2016		

Mode of Outreach	Target of Outreach	Summary of	Summary of
		response/attendance	comments received
22) Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Public notice published on 3/10/2016 in the SHOPPER News and the Spanish language newspaper, the New Opinion on the Annual Action Plan being available for review and the April 12, 2016 public hearing on it.	Part of the public notification for the April 12, 2016 City Commission Public Hearing.
	Non-targeted/ broad community		
	Newspaper Ad, 3/10/201		
23) Press Release, 3/10/2016	Non-targeted/ broad communit	Press Release on March 10, 2016 announcing the availability of the 2016 Annual Action Plan for public comment, and the April 12, public hearings at a City Commission meeting on the proposed 2016 Program Year Budget and the Annual Action Plan.	Part of the public notification for the April 12, 2016 City Commission Public Hearing. A member of the public emailed with the following comment, "I would like to see a grant program/low to no interest loan program for local landlords who have major repair projects (rentals that are 1-4 units). Such as roof repair or replacement, furnace/AC repair or replacement. Damage repairs that exceed deposits collected. (i.e.; in the last 4-5 years we personally have had two different tenants that have
	Press Release, 3/10/2016		

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Battle Creek's Community Development Division administers the federal Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) formula grant programs. Other federal funds provided through the U.S. Department of Housing and Urban Development (HUD), not administered by the City of Battle Creek but included in the Consolidated Plan, include Continuum of Care Homeless Assistance which provides funds to the Haven of Rest, S.A.F.E. Place, and Summit Pointe's housing and homeless programs; and public housing and rental vouchers provided through the Battle Creek Housing Commission. Battle Creek and Calhoun County receive Emergency Solutions Grant (ESG) funds through the balance of state with the Michigan State Housing Development Authority (MSHDA). The Battle Creek Housing Commission in partnership with the VA Medical Center, located in the Fort Custer area of Battle Creek, jointly administer HUD-VASH Housing Choice vouchers.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,102,173	0	125,000	1,227,173	3,390,000	CDBG funds administration, strategic planning, program delivery costs, code enforcement, minor home repair, rental rehabilitation, and demolition.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	219,898	0	0	219,898	657,000	HOME funds major homeowner rehabilitation, a CHDO Acquisition/Development/Resale project and tenant-based rental assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Public Services	54,385	0	0	54,385	163,155	Federal competitive grant funds available through the Michigan Department of Education. Provides support to local shelters for a backpack program and funds to purchase homeless children needed school supplies and clothes.
Continuum of Care	public - federal	Public Services Other	365,000	0	0	365,000	1,095,000	This federal Continuum of Care funding is for S.A.F.E. Place - Rapid Rehousing \$79,915; Summit Pointe Housing - Homeless Housing Assistance Project \$42,000; The Haven - Life Recovery Program \$161,000; The Haven - Women and Families in New Life Program (WIN) \$81,500

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HUD-VASH	public - federal	Housing TBRA	480,000	0	0	480,000	1,440,000	The HUD-VASH program combines HUD funded Housing Choice Vouchers for veterans with case management provided by social workers through the VA Medical Center. The Battle Creek Housing Commission administers the rental assistance.
Other	public - federal	Homebuyer assistance	364,721	0	0	364,721	0	Will fund the rehabilitation of two vacant properties and resale them too low to moderate income homebuyers. Rehabilitating 113 N Wabash and 140 N McKinley.
Other	public - federal	Other	152,000	0	0	152,000	0	Federal funding available competitively through the Michigan Land Bank to fund the demolition of six high priority vacant and abandoned properties.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	TBRA Other	104,000	0	0	104,000	312,000	ESG funding is provided through MSHDA. Homeless providers participate in Region 8 of the statewide Continuum of Care. Funding is provided to Summit Pointe Housing HARA \$18,000; Summit Pointe Housing Assistance, \$36,000; TCC Continuum of Care Administration \$7,600; Haven of Rest Case Management \$10,000; and the SHARE Center Case Management and Outreach program, \$35,000.

Table 3 - Expected Resources – Priority Table

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

When it established the HOME Investment Partnership Program, Congress intended to establish a partnership between the federal government, states, units of local government and nonprofit organizations to expand the supply of affordable housing for low-income families. According to 24 CFR §92.218, contributions must be made to qualified housing in an amount equal to 25% of appropriated HOME funds drawn down for housing projects. These contributions are referred to as match. To be considered eligible match, a contribution must be made from nonfederal sources and must be made to housing that meets HOME program requirements.

In many program years, because of its higher poverty, Battle Creek has qualified as a distressed community by Congress and either had the match requirement waived or its HOME match requirement reduced 50% to 12.5%. The City of Battle Creek has been able to “bank” excess match documented in previous program years so that it has not had to record match in recent grant cycles. Match is documented and recorded as it is earned.

In the 2015 program year, HOME match was provided by the Calhoun County Land Bank Authority with the "as is" condition of the property at 253 N. McKinley. Match was also provided by the local Senior Millage program to Community Action’s homeowner rehabilitation program and with United Way funding for Security Deposits in Community Action’s Tenant-Based Rental Assistance Program. The City has signed a Memorandum of Understanding with Neighborhoods, Inc. of Battle Creek, a Community Housing Development Organization (CHDO), to count its production of affordable housing outside of the HOME program as match.

In the 2016-2017 program years, the City expects to receive match from Community Action’s Tenant-Based Rental Assistance program through security deposit and utility assistance provided through local funding and match provided by homebuyer rehabilitation through a CHDO.

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

The City owns 303 vacant parcels. Some larger parcels in strategic areas (for example adjacent to a river or park) are being held for future land assembly and development, but for the most part, parcels are available for purchase by adjacent property owners.

The City also works closely with the Calhoun County Land Bank Authority (CCLBA) which owns 113 residential improved parcels and 439 residential vacant parcels in the City. The CCLBA has a number of programs geared towards putting properties back into productive use and the removal of blight including a side lot program, an adopt-a-lot program, a neighborhood mowing

program that provides stipends to local community groups, and two rehab/resale programs.

These CCLBA programs are consistent with the Consolidated Plan and often work in concert with CDBG or HOME funded programs. Some examples include:

- The CCLBA takes ownership of many of the most blighted properties in CDBG target areas, ensuring site control for CDBG-funded demolitions.
- CCLBA properties that are good enough condition for rehab have been used for HOME and NSP funded rehabilitation projects. These typically produce HOME match.
- Adopt-a-lot and neighborhood mowing programs decrease the number of unmaintained properties in CDBG target areas.

Discussion

The Calhoun County Intermediated School District administers the McKinney-Vento Homeless Assistance Act in partnership with the Haven and S.A.F.E. Place. Summit Pointe is the fiduciary for the Continuum of Care funding. The Housing Solutions Board of the Battle Creek Homeless Coalition, a work group of the Coordinating Council of Calhoun County, oversees the grant decision making and writing for the HUD Continuum of Care funding, and Emergency Solutions Grants. This federal funding has been flat funded for several years. In 2013, the Continuum of Care lost \$30,000 in annual support for implementation of the Homeless Management Information System (HMIS). In the 2015 Continuum of Care application, the Homeless Coalition requested funding for Summit Pointe for HMIS implementation. Participation in HMIS is a requirement for receiving HUD Continuum of Care and Emergency Solutions Grant funding. HMIS is administered for the State of Michigan by the Michigan Coalition Against Homelessness.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Delivery	2015	2019	Program Administration			CDBG: \$98,597 HOME: \$21,989	
2	Placemaking and strategic planning	2015	2019	Affordable Housing Non-Housing Community Development	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve Fair Housing awareness and accountability Increase community engagement Infrastructure improvements: placemaking Support collaborative homelessness efforts	CDBG: \$121,577	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Code Enforcement	2015	2019	Affordable Housing Non-Housing Community Development	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Ensure the safety of rental housing Improve vibrancy and amenities in LMI areas	CDBG: \$290,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Rehabilitation and repair of homeowner housing	2015	2019	Affordable Housing	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Help LMI households sustain their housing Help people access affordable housing	CDBG: \$464,000 HOME: \$171,409	Homeowner Housing Rehabilitated: 65 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
5	Rehabilitation of existing rental units	2015	2015	Affordable Housing		Reduce blighted vacant and abandoned buildings Preserve affordable housing Help people access affordable housing	CDBG: \$175,000	Rental units rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Demolition	2015	2019	Non-Housing Community Development Blight elimination	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings	CDBG: \$77,999	Buildings Demolished: 9 Buildings
7	Rental Assistance	2015	2019	Affordable Housing Homeless		Ensure the safety of rental housing Help people access affordable housing Support collaborative homelessness efforts	HOME: \$26,500	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	Program Delivery
	Goal Description	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all Community Development Block Grant and HOME Investment Partnership programs within the City of Battle Creek.
2	Goal Name	Placemaking and strategic planning
	Goal Description	This City function provides the necessary management to conduct specific studies related to the overall program design of the comprehensive planning process including Fair Housing and the development of the Consolidated Plan, involving Neighborhood Planning Councils, civic organizations, individuals, and other boards, commissions and committees.
3	Goal Name	Housing Code Enforcement
	Goal Description	The purpose of this activity is to provide effective staffing for the City's Neighborhood Code Compliance Division to continue its efforts to provide the citizens of Battle Creek with effective code enforcement, and to complement other Community Development activities in blighted and distressed areas. This activity will serve to arrest a decline in areas due to code violations, abandoned inoperable vehicles, citizen complaints regarding refuse and weed control and code issues related to rental properties.
4	Goal Name	Rehabilitation and repair of homeowner housing
	Goal Description	This City of Battle Creek activity will provide grants and deferred loans to homeowners for necessary repairs. The primary focus will be exterior repairs for cited code violations and health and safety issues. All work will comply with HUD and EPA regulations including those that address the treatment of lead-based paint hazards, or potential hazards, and asbestos hazards. This activity also provides necessary funding to cover subsidies and defaults on all outstanding lender originated rehabilitation loans. HOME funding will be used to conduct four homeowner rehabilitations and one homebuyer acquisition/development/resale project.

5	Goal Name	Rehabilitation of existing rental units
	Goal Description	This proposed activity will provide funds to support the development or rehabilitation of quality rental housing for use by low and moderate income families. Rental projects will generally be limited to properties for which rental housing is the highest and best use. Projects will prioritized that increase the housing density and enhance the vibrancy of mixed use neighborhoods, providing housing that is walkable and connected to shopping, parks, jobs, schools and other community amenities.
6	Goal Name	Demolition
	Goal Description	This proposed project will provide funds for the demolition of nine blighted vacant or abandoned buildings. These funds will be used in conjunction with code and housing rehab activities with the goal of arresting decline in areas targeted by the City as blighted and distressed.
7	Goal Name	Rental Assistance
	Goal Description	This activity provides short term rental assistance (three to six months) to eligible low-income households experiencing a housing emergency and also participating in housing case management, employment training or another self-sufficiency program.

Table 5 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

HOME funding is proposed to assist three different program types.

Homeowner Rehabilitation: 4 households assisted in North Central Neighborhood Planning Council #2 (households at or below 80% of Area Median Income (AMI))

Homebuyer Acquisition/Development/Resale: 1 household assisted to purchase a rehabilitated home (households at or below 80% AMI)

Tenant-Based Rental Assistance: 15 households assisted (households at or below 60% AMI)

AP-35 Projects – 91.220(d)

Introduction

For the 2016-17 Program Year, which runs from July 1, 2016 to June 30, 2017; the City of Battle Creek will receive approximately \$1.1 million in CDBG funding and \$219,000 in HOME Investment Partnership funding. With CDBG funding, the City will provide General Administration for Community Development, Strategic Planning, Code Enforcement in targeted low- and moderate-income areas, Minor Home Repair for exterior repairs and to address health and safety items, rental rehabilitation of four housing units in the downtown area and demolition of vacant and abandoned properties. Funding will provide for the demolition of nine vacant and abandoned buildings in targeted low- and moderate-income areas. In the HOME program, the City will rehabilitate affordable housing and provide tenant-based rental assistance.

#	Project Name
1	General Administration (CDBG)
2	Strategic Planning
3	Code Enforcement
4	Housing Rehabilitation Administration
5	Housing Rehabilitation Minor Home Repair
6	Rental Rehabilitation Program
7	Demolition Program
8	HOME General Administration and Planning
9	Home Owner Rehabilitation
10	Acquisition/Development/Resale
11	Tenant-Based Rental Assistance

Table 6 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

There is limited public funding available for community development activities and the problems to be addressed in neighborhoods are complex and numerous. Solutions are based on improving housing options and addressing blight in neighborhoods by funding Code Compliance, Minor Home Repair, Rental Rehabilitation, and Demolition with CDBG funding. CDBG funding is also used for program delivery costs and strategic planning for 20% of the CDBG allocation. For the HOME program, funds are allocated to activities that preserve or increase access to affordable housing by funding homeowner rehab and providing tenant-based rental housing in partnership with nonprofit organizations.

While almost all funded activities occur in low- and moderate-income areas, the unmet need is large. The City has registered 816 vacant buildings; over 1,000 people experienced homelessness in 2015; and, approximately 3,550 households are severely housing cost burdened meaning that they pay over 50% of their income in housing and utility costs. Funds are targeted to be strategically used to address community needs. The public engagement processes and needs assessments for the 2015-19 Consolidated Plan and 2016-17 Annual Action Plan informed these allocation priorities and the strategies to address priority needs.

Projects

AP-38 Projects Summary

Project Summary Information

Table 7 – Project Summary

1	Project Name	General Administration (CDBG)
	Target Area	
	Goals Supported	Program Delivery
	Needs Addressed	
	Funding	CDBG: \$98,597
	Description	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all Community Development Block Grant programs within the City.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all Community Development Block Grant programs within the City.

2	Project Name	Strategic Planning Administration
	Target Area	
	Goals Supported	Program Delivery Placemaking and strategic planning
	Needs Addressed	Improve property conditions in LMI neighborhoods. Improve Fair Housing awareness and accountability Increase community engagement Support collaborative homelessness efforts
	Funding	CDBG: \$121,577
	Description	This City function provides the necessary management to conduct specific studies related to the overall program design of the comprehensive planning process and the development of the Consolidated Plan, involving Neighborhood Planning Councils, civic organizations, individuals, and other boards, commissions and committees.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This City function provides the necessary management to conduct specific studies related to the overall program design of the comprehensive planning process and the development of the Consolidated Plan, involving Neighborhood Planning Councils, civic organizations, individuals, and other boards, commissions and committees.
3	Project Name	Code Enforcement

Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
Goals Supported	
Needs Addressed	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Ensure the safety of rental housing
Funding	CDBG: \$290,000
Description	The purpose of this activity is to provide effective staffing for the Code Compliance Division of the Community Services Department of the City to continue its efforts to provide the citizens of Battle Creek with effective code enforcement, and to complement other Community Development activities in blighted and distressed areas. This activity will serve to arrest a decline in targeted areas due to housing code violations, vacant and abandoned properties, citizen complaints regarding refuse and weed control and health and safety issues related to rental properties.
Target Date	8/31/2017
Estimate the number and type of families that will benefit from the proposed activities	Area benefit is calculated as the number of low- and moderate income individuals living in the targeted areas for code compliance. The population of these areas is estimated by the U.S. Census to be 22,935 with the estimated number of low- and moderate-income people to be 14,545. It is estimated that 3,200 households in housing units will be affected by code enforcement activity.
Location Description	This activity will be undertaken within the five revitalization areas within the city.

	Planned Activities	Code enforcement activities, include exterior housing and property inspections; the write up/resolution of violations of housing code; the identification, inspection, registration, and monitoring of vacant and abandoned buildings; and rental registration promotion and inspections.
4	Project Name	Housing Rehabilitation Administration
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Rehabilitation and repair of homeowner housing
	Needs Addressed	Improve property conditions in LMI neighborhoods. Help LMI households sustain their housing Improve vibrancy and amenities in LMI areas
	Funding	CDBG: \$92,800
	Description	Provide staffing to carry out housing rehabilitation programs to undertake marketing, loan intake, processing, property inspections, cost estimating, contractor procurement, progress and final inspections, contractor pay requests, processing change orders and providing lead risk assessments and lead clearance when applicable.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Housing Rehabilitation Administration oversees the Minor Home Repair program which will serve up to 60 households during the program year, inspections for HOME funded rehabilitation projects and the administration of previously funded rehabilitation projects.

	Location Description	The Housing Rehabilitation and Minor Home Repair program is offered citywide including the five target revitalization areas.
	Planned Activities	Provide staffing to carry out housing rehabilitation programs to undertake marketing, loan intake, processing, property inspections, cost estimating, contractor procurement, progress and final inspections, contractor pay requests, processing change orders and providing lead risk assessments and lead clearance when applicable.
5	Project Name	Housing Rehabilitation Minor Home Repair
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Rehabilitation and repair of homeowner housing
	Needs Addressed	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help LMI households sustain their housing
	Funding	CDBG: \$371,200
	Description	This City of Battle Creek activity will provide grants and deferred loans to homeowners for necessary repairs. The primary focus will be exterior repairs for cited code violations and health and safety issues. All work will comply with HUD and EPA regulations including those that address the treatment of lead- based paint hazards, or potential hazards, and asbestos hazards. This activity also provides necessary funding to cover subsidies and defaults on all outstanding lender originated rehabilitation loans.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	60 low- to moderate-income homeowners will benefit from health and safety related home repair.
	Location Description	This activity will be available citywide.
	Planned Activities	The Minor Home Repair Program provides no interest, no payment loans of up to \$5,000 for eligible, low-income homeowners to fix exterior Code Compliance orders to repair or other health and safety issues. Loans are secured with a lien on the property and are due at resale. Half of the loan is forgivable if paid off within 5 years. Roofs are funded for replacement cost up to \$12,000. Most repairs are exterior or interior repairs of plumbing, mechanical, electrical, or accessibility issues such as handicap ramps or door modifications.
6	Project Name	Rental Rehabilitation Program
	Target Area	
	Goals Supported	Rehabilitation of existing rental units
	Needs Addressed	Improve property conditions in LMI neighborhoods. Increase affordable housing through new units Ensure the safety of rental housing
	Funding	CDBG: \$175,000
	Description	This proposed activity will provide funds to support the development or rehabilitation of quality rental housing for use by low and moderate income families. Rental projects will generally be limited to properties for which rental housing is the highest and best use. Projects will be prioritized that increase the housing density and enhance the vibrancy of mixed use neighborhoods, providing housing that is walkable connected to shopping, parks, jobs, schools and other community amenities.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that four rental housing units will be rehabilitated.
	Location Description	The location of the units to be assisted has not yet been identified. Applicants will apply on a first-come, first-served basis after a request of proposals is issued for this program. The first proposal submitted with a feasible preform and firm financial commitments will be funded.
	Planned Activities	Rental rehabilitation of housing units located in the downtown area will be funded.
7	Project Name	Demolition Program
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area
	Goals Supported	Demolition
	Needs Addressed	Reduce blighted vacant and abandoned buildings Improve vibrancy and amenities in LMI areas
	Funding	CDBG: \$77,999
	Description	This proposed project will provide funds for the demolition of blighted vacant or abandoned buildings. These funds will be used in conjunction with code and housing rehab activities with the goal of arresting decline in areas targeted by the City as blighted and distressed.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	The demolition of 9 blighted properties will produce an area-wide benefit in four the five CDBG revitalization areas.
	Location Description	Specific properties will be located in high priority areas such as street corridors and highly visible properties that create unsafe conditions for the surrounding neighborhood.
	Planned Activities	Activities associated with this program include environmental testing, asbestos abatement, and demolition.
8	Project Name	HOME General Administration and Planning
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Program Delivery Rehabilitation and repair of homeowner housing Rental Assistance
	Needs Addressed	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help people access affordable housing
	Funding	HOME: \$21,989
	Description	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all HOME programs.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	General Administration funds the implementation and monitoring of the HOME program. In the 2016 program year, four households will be assisted with homeowner rehabilitation, one household will be assisted to purchase a renovated home and up to 15 households will receive tenant-based rental assistance program.
	Location Description	Locations of projects assisted are described under each individual activity.
	Planned Activities	This activity supports all the HOME funded projects.
9	Project Name	Home Owner Rehabilitation
	Target Area	Northcentral Revitalization Area
	Goals Supported	Rehabilitation and repair of homeowner housing
	Needs Addressed	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help LMI households sustain their housing
	Funding	HOME: \$136,409
	Description	This activity will provide grants and forgivable loans to very low- and low-income homeowners to rehabilitate their homes and remediate lead-based paint hazards.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Up to 4 low and moderate income homeowners will have their homes rehabilitated.
	Location Description	This program will be targeted at the Northcentral Revitalization Area.
	Planned Activities	Up to 4 homes will be rehabilitated.
10	Project Name	Acquisition/Development/Resale

	Target Area	
	Goals Supported	Rehabilitation and repair of homeowner housing
	Needs Addressed	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing
	Funding	HOME: \$35,000
	Description	This activity will provide gap funds for acquisition, rehabilitation, and/or resale of one or more dilapidated properties within the City by a certified Community Housing Development Organization (CHDO). Upon completion of rehabilitation, these properties will be made available for purchase to low- to moderate income homebuyers.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	One family will benefit from homeownership.
	Location Description	The location of this housing rehabilitation project has yet to be determined.
	Planned Activities	The project will rehabilitate a single family home and resale it to a qualified low- to moderate-income family. The homebuyer will be assisted with at least \$1,000 of homebuyer assistance.
11	Project Name	Tenant-Based Rental Assistance
	Target Area	
	Goals Supported	Rental Assistance
	Needs Addressed	Help people access affordable housing
	Funding	HOME: \$26,500
	Description	This activity will provide rental assistance to eligible very low-income and homeless individuals in need. The focus will be on increasing access to decent housing for families that are already working with a local service provider to secure employment or employment training, recover from domestic violence, escape homelessness, or recover from substance abuse.

Target Date	6/30/2017
Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 households will benefit from rental assistance.
Location Description	Housing will be available city wide at the beneficiary's choice.
Planned Activities	This activity provides short term rental assistance (three to six months) to eligible low-income households experiencing a housing emergency and also participating in housing case management, employment training or another self-sufficiency program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All programs except the Minor Home Repair and the HOME-funded Tenant-Based Rental Assistance (TBRA) programs are limited to the five revitalization areas described in the City's five-year Consolidated Plan. The Minor Home Repair program is available anywhere within the city limits to any low- or moderate-income owner-occupied household that meets the eligibility criteria. Revitalization areas have a risk of deterioration rating of "medium" or "high" and are designated as low- and moderate-income (LMI) areas (population is 51% or more LMI). These areas are located in the neighborhoods in and around downtown and the Urbandale area. For the TBRA program, all households assisted are at or below 60% of area median income and can choose housing anywhere in the City of Battle Creek, the amount of rental assistance available is limited by the area Fair Market Rent for the needed unit size.

Geographic Distribution

Target Area	Percentage of Funds
Post/Franklin Revitalization Area	20
Fremont/McKinley Revitalization Area	15
Northcentral Revitalization Area	30
Wilson/Coburn Revitalization Area	20
Urbandale Revitalization Area	15

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Most areas of the City are receiving the same resources and are being targeted with the same programs with the exception that the Northcentral Revitalization area which included the North Central Neighborhood Planning Council #2 is being targeted by the HOME-funded Home Repair program. Sites have not been selected for the Demolition program, but analysis of the City's blighted properties suggests the majority of them are will be located in the Post/Franklin, Northcentral, and Wilson/Coburn target areas. A site for the Acquisition/Development/Resale program has not been determined at this time, but will be located in an area where there is a specific need or an opportunity to fulfill a goal of the Consolidated Plan.

Discussion

While the 2015-2019 Consolidated Plan was the first time the City formally recognized the five

revitalization target areas, the City has been working in these neighborhoods for a long time. Each area is represented by a Neighborhood Planning Council where neighborhood residents, police officers, City Commissioners and City staff meet monthly to discuss neighborhood and city issues and initiatives. Each Neighborhood Planning Council was part of the citizen engagement process for the 2016-17 Annual Action Plan Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The most common housing problem in the City is severe housing cost burden, where residents pay more than 50% of their household income for housing and utility costs. This problem is more prevalent among renters (2,245 households) than home owners (1,260), largely as a result of renters generally having lower incomes than homeowners. Many of the City's five target revitalization areas have low or falling home values, which make the repair of older homes cost prohibitive. Battle Creek has an oversupply of older homes in poor repair.

For the 2016-2017 program year, it is estimated that 87 households will benefit from direct housing assistance for home repair and rehabilitation or rental assistance from the CDBG or HOME program. Sixty households will be assisted with the CDBG-funded Minor Home Repair program; four in the CDBG-funded Rental Rehabilitation program, four households with the HOME-funded Homeowner Rehabilitation program, one household with a HOME-funded homebuyer project conducted by a CHDO and up to 15 households will receive short-term HOME-funded Tenant-Based Rental Assistance. The City's Minor Home Repair program will focus on smaller projects that address housing code violations and other housing deficiencies related to health and safety. The new CDBG-funded Rental Rehabilitation Program will fund the renovation of four units of rental housing in currently vacant space in the downtown area.

The HOME-funded Homeowner Rehabilitation Program provides substantial rehabilitation and will be targeted to Neighborhood Planning Council #2. One vacant home will be rehabilitated by a Community Housing Development Organization (CHDO) and be sold to a low- to moderate-income homebuyer. Households experiencing housing instability and participating in housing case management, an employment training program or other self-sufficiency program will be assisted with the short-term TBRA program.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	39
Special-Needs	30
Total	84

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	69
Acquisition of Existing Units	0
Total	84

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Households assisted with the Minor Home Repair, CDBG-Funded Rental Rehabilitation, the HOME-funded Homeowner Rehabilitation Program and the HOME-funded Homebuyer Project will be at or below 80% of area median income. For the Minor Home Repair and the Homeowner Rehabilitation programs, homeowners must provide:

- a copy of the deed to the property
- the declaration page from the current Homeowners Insurance Policy
- verification that property taxes are current
- proof of income for all household members (W-2s, two months of paystubs, tax returns or benefit statements)

To be eligible, applicants must:

- Live in the City of Battle Creek
- Be a United States citizen or legal resident alien
- Have owned and occupied the single family home for at least six months
- Be current on property taxes
- Have current homeowner's insurance
- Certify that the property is not up for sale and is the primary residence of the applicant

The unmet need for affordable housing is great. With CDBG and HOME funds, the City strives to meet high priority needs to stabilize households and neighborhoods.

AP-60 Public Housing – 91.220(h)

Introduction

The Battle Creek Housing Commission is a medium-sized housing authority which owns and manages 320 units of public housing with family units at Parkway Manor and Northside Homes and elderly and disabled housing at Cherry Hill Manor and Kellogg Manor. The Housing Commission also has authority to administer 813 Housing Choice vouchers, including 173 HUD-VASH vouchers. Because of funding, the Housing Commission currently administers 728 vouchers, of which 128 are HUD-VASH vouchers. The Housing Commission maintains a close working relationship with the Federal Battle Creek Veterans Administration Medical Center to administer HUD-VASH housing choice vouchers and a transitional housing program called Jesse Houses.

The Housing Commission also owns and manages 54 single-family homes available for homeownership in a lease- to- purchase program.

After maintaining a closed waiting list for several years, the Commission opened its waiting list in April 2015 and added 500 names of families in need of housing by a random, computerized lottery. This on-line lotter was a success for managing the housing choice voucher waiting list. March 7-11, 2016, the Housing Commission will again be opening its waiting list using an online program for applying and then using a random, computerized lottery for choosing 500 to be placed and arranged on a waiting list.

Actions planned during the next year to address the needs to public housing

The Battle Creek Housing Commission and the City of Battle Creek have a close working relationship and collaborate on joint projects including human resource services. The City Commission appoints members to the Board of the Battle Creek Housing Commission. Members of the Board are appointed for five year terms and must be city residents for at least two years.

There are no planned activities using federal CDBG or HOME funding in the next program year for public housing. The City and the Housing Commission are exploring submitting an application for a Choice Neighborhood Planning Grant for a neighborhood strategic plan around a HUD assisted housing development.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

During the program year, the Battle Creek Housing Commission conducts resident input meetings to obtain feedback regarding the type of activities and improvements that are most needed. The meetings are used to inform residents of planned facility improvements and to receive public input on the expenditure of Capital Grant funds. At its largest public housing facility, the Housing Commission works with Community Action Agency to provide Head Start and other family services on site.

The Battle Creek Housing Commission provides homeownership opportunities for families through its homeownership program. Fifty-four single family homes are scattered throughout neighborhoods in the Battle Creek area rented to qualified families with an option to purchase that is exercised at the option of the resident family. Residents must be employed and/or have a continuing source of income and remain employed throughout their rental term. Families assisted must have an income of at least \$18,000. Two, three and four bedroom units are available. All homes were constructed since 1990. Residents are responsible for all utilities and agree to perform all routine and non-routine maintenance. One hundred forty-six of these homes have already been converted from rental to homeownership by the resident families and this has proven to be a very successful program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Battle Creek Housing Commission is not a troubled agency. While older, the housing commissions housing stock is in good condition.

Discussion

The Director of the Battle Creek Housing Commission has chaired the Homeless Coalition of Battle Creek and Calhoun County, the Continuum of Care planning body for the area for a number of years and is a member of the Housing Solutions Board, the Continuum of Care governing body.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

During the 2015 program year, Community Development helped lead an organizational assessment of the Homeless Coalition of Greater Battle Creek and Calhoun County. Overtime the purpose and the structure of the Homeless Coalition have changed. Many organizations have new staff in leadership and direct service provision. Organizational structure, programs and reporting requirements are not fully understood. A four member assessment team conducted a review of the Homeless Coalition conducting interviews using a standardized interview tool and reviewing performance measures for the Continuum of Care.

Recommendations are made based on the responses that were received in the 14 interviews and one written response, the Organizational Assessment Team's review of HUD and MSHDA requirements, and the experience of Team members.

Below is a summary of the assessments findings. Implementation of the recommendations made by the assessment is still ongoing. The assessment found that:

- Organizations participating in the Homeless Coalition have a rich history of collaborating together on projects.
- The Homeless Coalition is made up of strong, responsive organizations that provide quality help to people in need.
- There is a need to broaden participation in the Homeless Coalition.
- In addition, the Housing Solutions Board needs to expand its membership and evaluate the system of assistance to homeless people.
- There is a lack of understanding of the HUD and MSHDA funding process.
- There is a need to obtain participation of homeless or formerly homeless representatives in the work of the Homeless Coalition and its various groups – HSB, IST, and other workgroups
- There is a need to define membership for the Coalition.
- Confusion exists about the structure of the homeless coalition; there is a need to define the roles of the different groups that make up the homeless coalition.
- There was support for simplifying and flattening the structure of the Homeless Coalition.
- There is a lack of accountability for the work of the Homeless Coalition and a lack of communication which leads to distrust, low commitment to collaborative work, and lower participation.
- New leadership needs to be recruited.
- Some have questions about conflicts of interest on the Housing Solutions Board.

The recommendations recognized significant opportunities for Collaboration:

- There is a lack of community awareness about homelessness. The Homeless Coalition needs to conduct regular outreach to media and engage in a public relations campaign, an opportunity to educate the public while creating an information feedback loop would be to publish an annual report on HMIS and PIT count data.
- Need to improve implementation of HMIS
- Forming an ID Task Force is supported
- Better coordination of housing resources is needed
- Need to develop a formalized referral system
- There is a shortage of supportive housing for chronically homeless individuals
- Outreach efforts needed to engage vulnerable people

Overarching recommendations were to rebuild relationships, create better communications, revise the bylaws of the Homeless Coalition and the Housing Solutions Board, recruit new members and engage in a strategic planning process.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Outreach to homeless people is conducted by the staff of the SHARE Center. Staff visit camps of homeless people and provide a day shelter which offers coffee, computer access, bathrooms and laundry facilities. The SHARE Center is open daily from 8:00 am-8:00 pm. During bad weather, it stays open 24 hours a day. It is expanding its meal schedule and sees an average of 120 people per day. The SHARE Center works closely with the Department of Veterans Affairs to support all the veterans who use the Center, is funded by the Michigan State Housing Development Authority's Emergency Solutions Grant and funding from Summit Pointe, Battle Creek's Community Mental Health Authority. The SHARE Center also houses Summit Pointe's Housing program. The SHARE Center uses HMIS and uses its assessment tool, the SPAT. Staff at the Haven and S.A.F.E. Place also engages people in services and help find housing. The VA also has outreach staff who work with the shelters to enroll homeless veterans in services. The Ark of Kalamazoo also conducts outreach in Battle Creek to engage homeless youth under the age of 18.

Each year the Homeless Coalition organizes a Homeless Health Fair/Project Homeless Connects/VA Stand Down which offers free haircuts, meals, toiletries, blankets, health care services and other services to engage homeless people. In 2015, the annual outreach event was

hosted at the City's recreation facility, Full Blast and served over 500 people in need of housing and services. The next event is being planned for Friday, October 21, 2016 again at Full Blast.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Battle Creek's inventory of emergency and transitional beds is usually adequate to fill the need of people. There is a continuing need for case management to help people connect to housing, employment and services. This is an unmet need in permanent supportive housing and in affordable housing in quality condition for families and individuals. Homeless providers work creatively to obtain private donations, government funding and foundation funding to fulfill their missions to help homeless people and others leaving unsafe home situations. They work constantly to maintain funding for their current inventory of shelter beds and services. The Haven of Rest is seeking funding for a residential substance abuse program for single women and women with children; they have purchased a facility but are seeking ongoing program funding.

The shelter at S.A.F.E. Place is always full and they are seeking a stable source of ongoing operations funding.

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

There is a shortage of safe, quality, affordable housing in Battle Creek for low-income families and individuals. Homeless people can seek housing assistance from Summit Pointe Housing located in the SHARE Center. A housing case manager works with families and individuals to see if they qualify for available housing assistance. The SHARE Center has peer mentors that help people to work through their crisis. The first step is always to obtain Social Security cards and birth certificates. The Haven, the SHARE Center, Summit Pointe Housing and the Volunteers of America's Supportive Services for Veteran Families all use the SPAT, needs assessment tool to prioritize housing services to those in highest need.

Sources of short term rental and utility assistance include the Calhoun County Department of Health and Human Services State Emergency Relief, the Salvation Army's Social Services Program, Community Action and area churches. Currently, families and individuals in need of housing assistance need to approach each individual organization for assistance.

The Haven provides case management to help families and individuals gain a regular income to

pay for housing and to access community resources to help prevent further episodes of homelessness. Goodwill's Financial Opportunities Center has a financial fitness program to help people work through debt and low credit scores. Legal Services provides legal services and eviction prevention. Women's Co-op provides support for women leaving poverty and seeking help through their store, volunteering and the Solutions Highway Program. Southwest Michigan Community Development Corporation provides homeownership counseling for those interested and able to own their own home, and also rents units to people recovering from homelessness.

The Haven provides limited supportive permanent housing, currently three single family units for families and 15 units for individuals. The Haven is adding family units and has started a demonstration project with Neighborhoods in which the Haven provides case management to a low-income family, while Neighborhood's manages the rental housing enabling Neighborhoods to serve a higher-risk family.

For the second year, the City of Battle Creek will fund a HOME Tenant- Based Rental Assistance (TRBA) program to provide short-term (three to six months) of rental assistance to low- income and/or homeless people engaged in an employment training program and housing case management to increase the available housing resources connecting people to housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Organizations that provide homelessness prevention in Battle Creek include Southwest Michigan Community Development Corporation, Inc., which provides foreclosure counseling and helps people restructure their debt and mortgages; Goodwill Financial Opportunities Center which also provides budget and foreclosure counseling; Legal Services which provides legal intervention and education about foreclosures and evictions; and Summit Pointe Housing is the Housing Access Resource Agency (HARA) for Calhoun County which and provides eviction prevention services and help for homeless people to find housing. Summit Pointe Housing helps homeless people through four funding streams, three of which receive funding from the Michigan Housing Development Authority (MSHDA). Calhoun County Department of Health and Human Services, Salvation Army and Community Action also provide security deposit and utility assistance to prevent and resolve homelessness.

The Homeless Coalition has negotiated discharge protocols with local police departments and

hospitals in past years. There is a need to reexamine them with the Calhoun County Jail, Calhoun County Sheriff's Department, the Battle Creek Police Department, and the two local hospitals, Bronson Battle Creek near downtown and Oakland Hospital in Marshall. Integrated Health Partners provided medical case management and follow-up to frequent users of emergency rooms. Work needs to be done with all of these organizations to provide greater homeless prevention services.

The Haven's Jail Ministry works with people in Calhoun County's jail who do not have a place to live after release. CityLinC runs a Second Wind program that links people released from jail with employment and support.

Discussion

Battle Creek has experienced, caring organizations providing shelter and supportive services. The Haven has developed treatment programs for helping people overcome substance abuse problems and other issues that hamper re-establishing independent living. Summit Pointe, Battle Creek's community mental health provider, has expanded its mental health services to serve those who are dually diagnosed with both mental health and substance abuse disorders. The SHARE Center provides outreach and peer mentoring in an environment rich with services for those making changes in their lives. There continues to be a shortage of housing case management to help people find and remain stable in permanent housing. There is also a shortage of permanent supportive housing. Transportation also remains a challenge. The shortage of subsidized housing inhibits the implementation of the Rapid Re-Housing and Housing First models. While workers at the Haven and the SHARE Center help connect people to services in the community, there remains a shortage of affordable housing to those with low-incomes. S.A.F.E. Place works with victims recovering from domestic violence who also find housing a difficult piece of the recovery puzzle.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

There are a number of State and local regulations designed to promote the orderly development and maintenance of safe, decent and sanitary housing in the community. Sometimes these regulations can act as barriers to affordable housing. That does not appear to be the case in Battle Creek. Limited access to the housing market because of discrimination and bias is a barrier to affordable housing. The 2006 and 2013 Analyses of Impediments to Fair Housing Choice (AI) prepared for the City of Battle Creek identified the following real estate, public policy, neighborhood condition, finance, and socioeconomic impediments to a free and fair housing market. The AI noted that decreased CDBG and HOME funding prevents the City from more fully addressing the many community and economic development and housing needs within the community.

The City of Battle Creek's strategy to further fair housing and expand housing choice includes:

- Continue to work with the Fair Housing Center of Southwest Michigan to conduct systemic investigations, testing and education.
- Use the rental registration process to safeguard the rental housing market.
- Evaluate gaps in the housing market and review zoning ordinances to determine potential regulatory barriers and implement changes.
- Work with local realtors, rental management companies, and landlords to get them to include people of all races/ethnicities in their advertising.
- As terms expire, City Commission should select new members of boards that are more balanced by gender, race, ethnicity, and geography.
- Develop a longer term strategy for cultivating new board and commission appointees including new partnerships and training.
- Work with the Battle Creek Area Association of Realtors to encourage higher minority participation in the Battle Creek real estate market.
- In 2015, the City Commission reconstituted a Human Relations Board which is examining equity issues in City practices including hiring and fair housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To eliminate duplication, the City uses the building codes established by the State for uniform

construction standards. These standards parallel the three National Code standards and are minimum provisions to ensure general safety for the public. The State codes and guidelines are also appealable to the State. Consequently, the City's building codes do not appear to hinder the development or preservation of affordable housing.

Likewise, the locally established Minimum Housing Code does not create a barrier for affordable housing. These standards parallel the International Property Maintenance Code (IPMC) and are minimum requirements established to preserve and promote the public health, safety, comfort, personality and general welfare of the people. Their enforcement is necessary to preserve and encourage the private/public interests in housing and its maintenance. At the same time, these standards are appealable, locally, to ensure there are no undue hardships.

In 2015, the City began an evaluation of its Inspection Division to ensure it is giving good customer service and not making the inspection process overly time consuming or expensive for businesses. This process included a number of community conversations with local residents, real estate agents, builders, and other stakeholders. A working group made up of stakeholders and city staff was created to recommend changes that would make. Many of these changes have been implemented, but the work will continue into the 2016-17 program year. Based on the success of this effort, a similar community process is expected for a review of the City's Vacant and Abandoned Buildings ordinance during the 2016-17 program year.

An examination of the community's fee structures indicates the City's building permit fees and charges are at a median, as compared to surrounding communities. In fact, in the case of new housing development, the City is currently subsidizing the cost of services because the cost to the City is greater than the development fees charged.

The City's zoning and land-use codes promote the morals, aesthetics, prosperity, health, safety and general welfare of all people in Battle Creek. These codes are constructed to allow compatible development throughout the community and are flexible enough to encourage redevelopment in the community's existing, established areas. This is evidenced by development in both the City's outlying and urban areas. These codes, like other local codes, are appealable locally to ensure equitable and fair treatment.

All residential properties are assessed on a citywide basis using market sales data of comparable properties in and around the immediate neighborhood. Citywide assessing appears to ensure an equitable treatment of residential property and provides an incentive to those who maintain and improve their properties.

The current public policies relating to housing and, in particular, affordable housing, do not

appear to be excessive, exclusionary, or discriminatory nor do they duplicate any other policies.

The City is currently in process of updating its master plan; part of this review includes research and recommendations for housing development and redevelopment, including the availability of diverse housing options and affordability levels.

Discussion

The 2006 and 2013 Analysis of Impediments (AI) to Fair Housing noted the following:

Real Estate: In the Battle Creek housing market there is limited variety in the types of available housing suitable for different types of households. The Fair Housing studies identified a need to increase the variety of owner and rental housing in the City (more than just single family homes) for empty nesters, students, young professionals and the elderly. This needed housing should be located downtown where pedestrian amenities, educational opportunities, public transportation and fewer maintenance burdens exist. A recent Target Market Study also identified this need in the housing market. Evidence points to possible Fair Housing violations in real estate advertising. A review of rental advertisements in one publication indicated that few promotional photographs feature minority residents. The Battle Creek Area Association of Realtors does display the equal opportunity logo at events, on their website and does adhere to a code of ethics.

Public Policy: A review of discrimination complaints and fair housing testing indicates that Battle Creek may have instances of housing discrimination based on familial status (presence of children under the age of 18). The City needs to develop an active policy for receiving and reporting on housing discrimination complaints.

Neighborhood Conditions: In some neighborhoods there is a concentration of substandard rental housing units in minority census tracts. The AI found a strong correlation between older housing stock and the presence of racial minorities and suggested increased code enforcement, continue the rental registration program and increase public-private rehabilitation programs for rental housing. Even with strong code enforcement efforts, some rental properties and substandard units go undetected.

Finance: For some residents, credit issues limit financing options and ability to qualify for a loan. Evaluation of lending patterns is an area the City should explore further. The AI suggested the City host a roundtable with lending institutions to discuss the outcomes of the HMDA data, trends and the need for investment in lower income census tracts.

As part of the public outreach for the 2016-17 Annual Action Plan, the City met with local

lenders to discuss lending patterns and their efforts to increase lending in CDBG target neighborhoods. There is concern that depressed property values are interfering with lenders' ability to make loans--either because the lenders have a policy of not making loans below a certain amount, or because the properties don't appraise for their selling price. The City will continue to reach out to lenders, local housing partners, and other Michigan municipalities to increase understanding of this issue and identify strategies to address it.

Socioeconomic: Some neighborhoods demonstrate a concentration of socio-economic problems and poverty. Increasing socioeconomic integration has the positive benefit of decreasing poverty concentration, decreasing blight, increasing social capital and increasing variety in neighborhoods, and promoting in-fill development. Battle Creek's neighborhoods exhibit highly segregated housing markets, one for Caucasians and a separate one for African Americans. In 2010, African Americans made up 18.2% of Battle Creek's population, but less than 5% of the population in 16 of the 18 predominantly white census block groups south of Territorial Road. There are four census block groups, located in the Northcentral Neighborhood Planning Council, where African Americans make up 63% or more of the population.

AP-85 Other Actions – 91.220(k)

Introduction

Federal community development funding is spent by the City of Battle Creek to improve neighborhood conditions for residents to feel safe and enjoy a vibrant, healthy community. Funds and planning activities are intended to help restore and support the private, housing market especially in low-and moderate-income areas. For the 2015-2019 Consolidated Plan, an extensive public engagement strategy was undertaken including a community survey, community forums and meetings with Neighborhood Planning Councils. Local priorities resulting from the planning process include:

- Encourage vibrant neighborhoods and support the housing market by supporting housing code enforcement, securing and demolishing vacant housing, increasing the supply of affordable housing, increasing the numbers of registered rentals, and furthering fair housing.
- Promote vibrancy downtown and along major corridors.
- Increasing resident and community engagement.
- Supporting efforts to expand employment and workforce development.

Actions planned to address obstacles to meeting underserved needs

Almost all CDBG and HOME funding is spent in low-and moderate-income areas of the community. These neighborhoods are identified in the five revitalization areas set up in the 2015-2019 Consolidated Plan. The City will continue to implement housing and community development activities that meet the underserved needs in the community.

Actions planned to foster and maintain affordable housing

See AP-55 for a discussion on Affordable Housing activities to be undertaken in the 2016-17 program year. Housing is relatively affordable in Battle Creek. The condition and safety of housing affordable to those with low-income is a great concern and is the reason behind requiring rentals to be inspected and registered with the city.

The City continues to expand the number of registered rentals by using data to evaluate progress, public education, and working with community partners to encourage use of only registered rentals when providing any financial assistance for housing. Using 2010 Census and 2015 City Assessor data, the City estimates there are 8,612 rental units in Battle Creek. 7,986 (or 94%) of these units have been registered with the City. Of the remaining 626 rental units, all are unregistered and therefore operating without inspections for health and safety, and

most are located within CDBG target areas.

The most common housing problem for low-income people is severe housing cost burden which means residents pay more than 50% of their household income for rent and utilities. According to the U.S. Census, approximately 2,245 renters and 1,260 homeowners in Battle Creek are severely housing cost burdened. Efforts to enhance resident's ability to find and keep employment such as the EDGE job training program and the BC Vision economic development plan will be supported.

The City is currently updating its Master Plan. Part of this review will include research and recommendations for housing redevelopment including the availability of diverse housing options and affordability levels.

Actions planned to reduce lead-based paint hazards

Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard. All rehab work is required to be done with lead safe work practices. In the rehabilitation of homeowner housing, homeowners receive an EPA Lead education pamphlet and sign a notice that they have received such notification.

In January of 2016 the City convened a Lead Task Force. The task force has agreed to meet monthly. It is comprised of representatives from city, county, and state governments; non-profit housing providers, social-service providers, health service providers, and educators. The group is currently focused on increasing the amount of child testing and improving the effectiveness of interventions when a child tests positive for elevated blood lead levels. Future goals include pursuing grants for testing equipment, developing strategies to address the legacy problem of an aging housing stock throughout the city and the county, a public education campaign, and a review of the regulatory environment around housing with lead hazards.

Actions planned to reduce the number of poverty-level families

With a high poverty rate of 22%, reducing poverty is a goal for Battle Creek. A number of collaborative efforts are under way to improve the quality of life and economic well-being of residents, including:

- BC Vision, a community collaborative funded by the W.K. Kellogg Foundation and the Kellogg Company to develop an economic development plan to expand jobs, talent development and a culture of vitality.
- United Way's ALICE Analysis, United Way's educational effort to focus programs and policy on

those families struggling just above the poverty line to make it financially.

- EDGE Program, a collaborative job training program run by Goodwill Industries in partnership with Kellogg Community College's Regional Manufacturing Center and Michigan Works, serving 90 individuals in a program year.
- Women's Co-op, Solutions Highway, a coaching program working with LISC's Financial Opportunities Center and volunteering to help low-income women improve their family and employment outcomes.

The 2016-2017 program year will be the second year the City has used HOME program funds for tenant-based rental assistance. This is being implemented in partnership with a social services program such as the EDGE program to help participants be successful.

Actions planned to develop institutional structure

The City is planning a number of activities to develop the institutional structure and capacity to administer HUD programs including partnering with downtown development contractors to offer rental rehabilitation subsidies, development of Community Development Housing Organization (CHDO) capacity, ongoing participation in the assessment and capacity building of the Battle Creek Homeless Coalition, and continued outreach to minority contractors. The CDBG funded Minor Home Repair will continue to tie its work to referrals from Code Compliance to identify people who are unable to afford needed exterior repairs and to explore partnerships with other local housing agencies to increase impact in targeted areas.

During the 2016-17 program year the City will be implementing a CDBG-funded rental rehabilitation program for the first time. The program is targeted downtown and in neighborhood areas immediately adjacent to downtown. This work is informed by a target market analysis that was done in partnership with the Calhoun County Land Bank Authority and the Michigan State Housing Development Authority which demonstrated a demand for new rental units in this area. The rental rehabilitation program will be promoted by a number of downtown interests and will be part of a much larger effort to increase the vibrancy of downtown and the surrounding LMI neighborhoods.

The City of Battle Creek has one organization currently qualified to serve as a Community Development Housing Organization. The City has been working to expand the opportunities for other groups to apply for the CHDO set-aside.

Community Development staff assisted with the completion of an organizational assessment

for the Greater Battle Creek Homeless Coalition in 2015. The City will continue to participate in the homeless coalition as it implements the recommendations of the assessment.

Actions planned to enhance coordination between public and private housing and social service agencies

The City is involved in numerous collaborations and efforts to improve coordination amongst public and private housing and social service agencies. The City has used community conversations to involve residents, builders, non-profit organizations, and other stakeholders in its work. Recent efforts have gotten community members involved in examining the building inspections process, identifying community development needs, the hiring of some City staff, reviewing a vacant and abandoned buildings ordinance, visioning for the City's master plan, and the selection of blighted properties for demolition. The City will continue to use this method to work with individuals and organizations within the community to build consensus around change strategies. The City will continue its participation in BC Vision, The Coordinating Council of Calhoun County, the Homeless Coalition and the Lead Task Force. The City will work with nonprofit service and housing providers to expand on the effort to register all rental housing units within the city to protect renters from poor property conditions.

Community Development staff will work with the Greater Battle Creek Homeless Coalition to evaluate its organizational structure and strengthen its work to expand housing resources for people in need.

The City of Battle Creek will continue to work with the Calhoun County Land Bank Authority to maintain and make use of the properties held for redevelopment in the City.

Discussion

The 2015-19 Consolidated Planning public engagement process was robust and resulted in local priorities that were much broader in scope than the programs funded by the City's Community Development department. In order to have a meaningful impact on these priorities, strategies will have to continue to be developed and implemented in a highly collaborative environment.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

The City of Battle Creek Community Development Division's goal is to implement programs in compliance with HUD and other Federal regulations. Program income is tracked and spent first before program funding. Sub-recipients are monitored and provided technical assistance to also be in compliance with Federal regulations. Funds are always competitively bid in accordance with procurement rules.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Battle Creek only funds HOME eligible activities as listed in CFR 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Resale and Recapture guidelines used by the City of Battle Creek are discussed below.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Battle Creek utilizes the recapture option in its homebuyer and homeowner rehabilitation programs. The City reserves the right to utilize the resale option at its discretion when developing a new HOME-funded program or activity. Subrecipients and CHDOs use the same recapture policy as the City of Battle Creek.

Recapture: Under the recapture option, the City requires the initial HOME assisted homebuyer/homeowner to repay the outstanding HOME subsidy at the time of resale. The HOME subsidy is be forgiven on a pro rata basis, depending on the amount of assistance originally given, of 1/5, 1/10 or 1/15 per year. On a pro rata basis, the assistance is forgiven after the term of affordability ends. The term of affordability ends, as a result of the sale of the assisted property by the homeowner, when the adjusted pro rata subsidy is repaid in whole to the City. At no time will the amount subject to recapture exceed the amount of the net proceeds from the sale of the property. The recapture provision is enforced with a recorded lien on the assisted property. Deed restrictions are utilized as needed and appropriate.

Resale: The homebuyer may sell the property during the term of affordability provided that the following conditions are met: The subsequent purchaser is a low or moderate income household (defined as households whose gross annual income does not exceed 80% AMI adjusted for household size) that will live in the property as their principal residence, pay homeowner insurance and keep property taxes current. Due to space limitations, the rest

of the resale policy is described in the Consolidated Plan 2015-2019 and in the City of Battle Creek's HOME Policies and Procedures.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Battle Creek will not use HOME funds to refinance existing debt secured by multifamily housing. HOME funds will also not be used to rehabilitate multifamily housing in conjunction with any refinancing of existing debt.

Discussion

To select subrecipients for HOME funding and the grantee for the Community Housing Development Organization (CHDO) set-aside, the City of Battle Creek will issue Requests for Proposals (RFP) for the 2016-2017 Program Year. Notice of the availability of RFPs will be sent to interested organizations, published in a local paper and available on the City's website. Proposals received will be reviewed by a three person panel and scored on selection criterion listed in the Request for Proposals. The highest ranked proposal will be awarded funding. The City of Battle Creek reserves the right to renew these HOME proposals for up to three years, the time period covered in the Consolidated Plan 2015-2019.

HOME programs proposed to be funded in the 2016-2017 Program Year include:

\$127,500 Homeowner Rehabilitation - The City reserves the right to administer this program itself or bid it out with a Request for Proposals to a subrecipient to administer.

\$26,500 Tenant-Based Rental Assistance

\$35,000 CHDO Set-aside, Acquisition/Development/Resale

NPC Conversations: Annual Community Development Update To Neighborhood Planning Councils (NPCs) – Fall 2015

The City of Battle Creek's Community Development Division administers federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds, and applies for other grant funds to help improve Battle Creek's neighborhoods. Each year Community Development reports how the City has spent funding and meets with community groups, such as Neighborhood Planning Councils, to discuss community needs. This is part of the annual citizen participation process required to receive community development funding from the U.S. Department of Housing & Urban Development (HUD).

Community Development summarized its funding and planning activities in a one-page fact sheet and prepared a slideshow with neighborhood indicators that was presented to most of Battle Creek's eight Neighborhood Planning Councils during September and October 2015. Maps for each NPC were created, showing the progress of eight indicators of neighborhood health the City uses to judge the impact of Code Compliance and related strategies for addressing blight in neighborhoods. These maps and presentations are available on the City's website at www.battlecreekmi.gov. Community Development is part of the Community Services Department. Most of Battle Creek's low- and moderate-income areas are contained in NPCs 1, 2, 3 and 4. The Calhoun County Land Bank Authority is also very active in these areas and partners with the City to address vacant properties and blight. The Land Bank also participated in the conversations in these four NPCs. The goal of these NPC conversations was to discuss neighborhood needs and obtain community input. Each of the eight NPC conversations was unique and had a different character.

These NPC conversations are part of the process for developing the Annual Action Plan, which lays out to HUD how the City will spend funds in the coming year. The attached Community Development Fact Sheet describes funded activities and identifies the high-priority community needs identified in the community process for the 2015-2019 Consolidated Plan, the planning document required by HUD for the City to receive CDBG and HOME funds. Concurrently, the City's Planning Division is starting a year-long process to develop a new Master Plan to guide the City's growth and development for the next 10 to 20 years. The Community Development presentations and conversations complemented the Master Plan public input process; community input has been shared between the two processes. This report lists the comments shared. NPC Conversations were held:

- Sept., 9, 2015** NPC #9, Rural Southwest, Southside Bible Church, 4515 Beckley Road
- Sept. 28, 2015** NPC #10, Westlake-Prairieview, Lakeview Senior Living, 14661 S. Helmer Road
- Oct. 1, 2015** NPC #1, Post Franklin, Community Action Board Room, 175 Main St.
- Oct. 8, 2015** NPC #3, Central, Michigan Tile & Carpet Community Room, 99 E. Columbia Ave.
- Oct. 12, 2015** NPC #2, North Central, Neighborhoods, Inc. of Battle Creek, 47 N. Washington Ave.
- Oct. 21, 2015** NPC #4, Northeast, 10/21/2015, First Congregational Church, 65 N. Bedford Road
- Oct. 28, 2015** NPC #11, Minges/Riverside, Riverside Elementary School Library, 650 Riverside Drive
- Nov. 9, 2015** NPC #5, Urbandale, Christ United Methodist Church, 65 N. Bedford Road

NPC #9, Rural Southwest , 9/9/2015

13 people attending: nine NPC members and four guests. Presentation made but no comments captured.

NPC #10, Westlake-Prairieview, 9/28/2015

21 people attending: five NPC members, three City Commissioners, one City Commission candidate, one police officer, one code officer, four business owners, two people from Carroll Development, four Windamere homeowners

At 8:30 p.m., 10 people still were attending.

Questions & Comments from the slideshow:

- 1) How does Community Development support collaborative homelessness efforts?

Answer: Community Development is participating in the Battle Creek Homeless Coalition and leading an Organizational Assessment of the Coalition. The City is not funding any programs directly.

- 2) Carroll Development leader asked if citizens can map vacant properties in their neighborhoods?

Attendees were surprised by the prosperity of NPC #10 and by the numbers of vacant properties.

Code Officer Eric Morris reported that he monitors about 60 properties in NPC #10 each month that are part of the City's vacant and abandoned registry.

There were questions about whether there was a difference in code violations in rental housing vs. homeowner occupied.

There was discussion of no sidewalks along 28th Street behind/on the side of Lakeview High School and Lakeview Middle School. There is a blind curve which is dangerous for bikers, walkers and runners. There is a need to connect a sidewalk on this street with other existing paths and sidewalks.

Chris encouraged attendees to participate in the Master Plan community process and bring up the need for sidewalks.

Discussion of speeding along 24th Street and how the Police Department has been addressing it with a police car writing tickets and a speed sign posted, which shows people how fast they are driving.

Discussion of how the City needs to guide new development. City does nothing to control development or listen to existing residents. Need engineering and environmental studies before new development is approved. Worry about flooding.

NPC #1, Post Franklin, 10/1/2015

18 people attending: seven NPC members, four firefighters, three police officers, two City Commissioners and one City Commission candidate

Joint presentation by Community Development and Calhoun County Land Bank.

The Police Chief and Fire Chief stopped by the meeting briefly to let attendees know of upcoming community conversations and tours of existing public safety buildings, noting spaces are old and not adequate and there is a need for a new buildings for the police and the fire departments.

The Police Department has recently hired a new crime analyst.

Fire Station 3 has been proposed to be closed in cost saving plans for the Fire Department. The station is holding an open house for the community. Police and firefighters all commented on concerns about the train tracks isolating NPC #1 and reducing response times. The group discussed the importance of Fire Station #3 to the neighborhood.

Questions and comments after the Community Development and Calhoun County Land Bank's presentation:

- 1) How do people afford to paint their houses to address code violations for peeling paint?
- 2) How does the City help low-income people afford to make repairs? Many people owe back taxes or do not have homeowner's insurance, which makes them ineligible for the City's Minor Home Repair program.
- 3) Would like to see a paint program.
- 4) Battle Creek used to participate in a yearly Paint Blitz that was successful in helping people get needed work done.
- 5) Tax foreclosures result in vacant houses that are in really bad shape; they then need to be torn down because the cost to repair is too great.
- 6) Discussion of banks not calling people back when people make inquiries about purchasing or showing interest in a foreclosed property.
- 7) People are discouraged by the experience on Elm Street, where in the 1990s, Neighborhoods, Inc. and Habitat for Humanity spent a lot of money fixing up houses on the street. Now most of these homes have been torn down. Now only one of these homes still stands.
- 8) Discussion of trash in the neighborhood. Trash is often the result of evictions and trash pickers going through people's stuff and spreading it over the neighborhood. The neighborhood witnesses a lot of evictions.
- 9) Vacant lots get a lot of glass on them; youth see breaking glass as a form of entertainment.
- 10) Discussion of the Land Bank's \$210 side lot program. Adopt-a-Lot program is \$25 for the use of the lot for a year. People in the neighborhood can't afford lawnmowers and find worry about the added responsibility of additional lawn to mow. Discussion of \$210 being cost-prohibitive for people in the neighborhood to purchase side lots.
- 11) Discussion of need to do public relations/education about the Adopt-a-Lot program.

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Continued, NPC #1 Post Franklin, 10/1/2015

If a committee is set up to talk about a neighborhood plan for NPC #1 – Jim Moreno is very interested in participating.

“We are concerned about the loss of value in our home. We will not get the investment back out of the home improvements we have made. The bank says our house is worth \$85,000 is located elsewhere in the City, but is only worth \$40,000 because of the neighborhood.”

“Loss of Fire Station #3 would be devastating for the neighborhood. I will not feel safe without a fire station in the neighborhood.”

Infrastructure is important to sustaining a neighborhood. Railroad tracks are a barrier to getting to the neighborhood.

Want to be proactive with rescuing homes before they get into too bad of shape.

Will neighborhood conditions improve with the BC Vision process?

Concerns about NPC #1 having a viable tax base, being one of the poor areas of the City, does it get less investment? Want more people to move into the neighborhood. Population trend for the area is decreasing and would like to see this reversed.

People are reluctant to purchase side-lots because they like the City or the County being responsible for the mowing.

“I know six people on Academy Street who are moving to get away from the trash and drugs.”

People break into vacant properties.

33 Walnut is abandoned and needs to be torn down. It is burned out and insurance has not been settled to tear down the property.

“I am angry because I can’t afford to move because I will not get the money I have invested in my house to move elsewhere.” “I like my house but I would like to pick it up and move it elsewhere.”

“Michigan Avenue is a corridor; would like to see some positive change there to feel better about driving home each day, and would like to see some duplexes being built there.”

There was a house on Oak Street that was owned by a church, the church used it for a few years and then abandoned it in terrible shape.

NPC #3 Central, 10/8/2015

16 attending: eight NPC members, two City Commissioners

Lots of questions asked about the vacant and abandoned registry.

What kinds of properties are on the long-term vacancy registry? Are they residential or commercial? Are they mostly formerly owner occupied or rental? What is the connection between blight and rental housing?

Can sales data be broken down into owner-occupied and rental?

How many vacant buildings on the charts are listed for sale?

Concerns about 431 Fairfield

For the Land Bank: Would tax abatements help sell empty lots?

Side lot taxes are cheaper on empty lots than ones with buildings on them.

Q: How long are buildings vacant before for being added to the vacant and abandoned registry?

A: A vacant and abandoned building is a residential building, including accessory buildings, that has been vacant for at least 28 days and has been fire damaged, is unsecured or boarded up, has disconnected utilities, has unpaid taxes for more than a year, and/or has violations to the City Housing Code or the State Construction Code. Buildings can be vacant without being on the City's vacant and abandoned building list. To be added to the registry, the building has somehow become a nuisance and come to the attention of the City by citizen complaints, notification by the police or fire departments or other action by code compliance or inspections staff. City regulations on vacant and abandoned structures are described in Chapter 1456 of the Battle Creek Code of Ordinances.

Vacant structures are identified by neighborhood complaints, code compliance officers, the fire or police departments, or housing inspectors. The owner of the building on record with the City is sent a letter requesting a response within 30 days with a vacant building registration form. Filing a vacant building registration form has a \$25 service charge. Once registered as vacant, City water billing ensures that water service is turned off.

Each month the building is vacant, the City's charges the owner \$40, billed quarterly. Code Compliance officers officially monitor all vacant buildings on the list at least monthly, but often drive by to make a visual inspection during the normal course of their weekly work.

NPC #2 North Central, 10/12/2015

18 attending: 10 NPC members, two City Commissioners, one City Commission candidate and five guests

When looking at the vacant buildings map, noticed that there were lots of red dots clustered around the former location of Handy's Convenience Store, a liqueur store that was a nuisance in the neighborhood. He thinks it caused people to move.

"I want to reduce the taxes that I pay and keep code compliance out of my pocket."

Q: If tax foreclosures are increasing in NPC 2; what is the strategy for intervening in the process?

A: This is a County Treasurer process. The Treasurer's office has a foreclosure workout team. Some people have started on a workout plan and then defaulted on the workout plan. NIBC does foreclosure counseling; many people come in for help too late in the process. The earlier help is requested; often help can be more successful. NIBC does offer loans to help pay back taxes. Each household is unique.

Q: Are taxes higher in NPC #2 than in other neighborhoods?

Comment about the Land Bank's suggested use of vacant lots for "pop-up" neighborhood events was that there already were too many "pop-up" gatherings or parties in the neighborhood. Need to look at what the residents on the street want.

Discussion of the City and Land Bank wanting NPCs to generate ideas for reusing vacant lots: would like the NPC to generate an open spaces plan. To support this effort, the City would map the vacant lots and community assets of the neighborhood.

Residents asked if the presentation is being shared with BC Vision.

Want to keep improving Claude Evans Park. Explore using the vacant lots around the park for more parking. Develop a splash pad or other water feature for kids to use in the park, keep it no cost to use.

Sheer amount of vacant land in NPC #2 is astounding; would like to have use of this vacant land addressed in the City's Master Plan.

NSP Rehabs are too expensive: why spend the money to improve when it is so much less expensive to just tear down abandoned properties.

Very upset that little government-built homes were put on lots next to historic homes on Ann Street.

"The Courts have declared mandatory rental inspections unconstitutional."

The NPC has just cleaned out junk accumulation in a vacant building and was celebrating this successful group activity. NPC members called themselves, "blight busters."

NPC #2 had yard signs printed "Take Pride in Our Neighborhood NPC 2." Commissioner Gray discussed presenting the idea to the City Commission.

NPC #4 Northeast, 10/21/2015

12 members attending, Fire Chief, Police Chief, one County Commissioner, two City Commissioners

Questions about what qualifies a property to be on the City's vacant and abandoned registry?

Land Bank mowing program has been providing youth employment. NPC members appreciate the support for local groups by having a fundraising opportunity with the mowing program.

The Land Bank described the tax forfeiture process – families pay the back taxes at the last moment to stop tax foreclosure, money is not invested in keeping properties up and when they are eventually tax foreclosed upon, they are often in very bad shape.

"Why are areas not changing for the better? Are commercial influences contributing to areas being troubled? Has the closing of schools contributed to an increase in vacancy?"

Members of the group supported the rehab of homes instead of creating vacant lots by tearing down vacant properties. "I would like to see more rehab and fewer demos."

Land Bank described its "Transform this Home" program, where the Land Bank will stabilize a house and then the buyer has nine months to bring the home up to housing code and to receive certificate of occupancy.

One member voiced support for tiny homes – asked if zoning would allow the building of a tiny home on a vacant lot?

"Too many homes for sale do not maintain their lawns; owners allow grass to grow too long and do not trim back their scrubs."

Members support and like public gardens growing on vacant lots.

"I am concerned about the large numbers of vacant buildings in the NPC."

"Code Compliance is quick to have people put money into paying violations but many people need resources/help because they can't afford to maintain their homes."

"There is a need to look at rentals and how to help landlords make expensive, needed repairs."

NPC #11 Minges/Riverside, 10/28/2015

Community Development presented its 2015 Snapshot PowerPoint Presentation to the regular 10/28/2015 NPC #11 meeting with about 30 people attending. After the presentation, time to collect comments was limited so comments were collected at the 11/4/2015 NPC #11 Master Plan workshop

conducted by consultants from Houseal/Lavigne. Five people attended the Master Plan workshop along with the City's Planning Manager and two consultants.

Concerned discussed about increasing the quality of Lakeview and Battle Creek Schools to attract and retain middle- and upper-income families in the school districts. Elementary schools are older with shared gyms and cafeterias. Lakeview is going to be submitting a new millage to voters soon. The drop-off and pick-up arrangements for many elementary schools need to be redesigned.

The group discussed the need for sidewalks linking schools to their neighborhoods, especially along Chapel Hill Road and the roads around Westlake Elementary and Lakeview Middle School. The consultants talked about how the Master Plan can be used as part of an application to a federal program to fund the construction of sidewalks along routes to schools, via the "Safe Route to School" program.

Complaints about the lack of code enforcement for rental properties, one member of the public has lived next to a rental for 20 years and the rental is not maintained to neighborhood standards.

Discussed concerns about an aging housing stock

Discussed concerns about Columbia Avenue being visually attractive. Discussed concerns about maintaining the infrastructure and appearance of major corridors in Battle Creek.

Concerns about competition for economic development with Emmett Township, want to work together for the prosperity of all.

Discussed concerns about public transit to jobs and linking residential areas with commercial areas.

NPC# 5 Urbandale, 11/9/2015

The NPC chair double scheduled the Community Development Update and the Master Plan workshop on the same day, so comments were gathered at the Master Plan workshop. The Community Development presentation was not made to NPC #5.

About 30 residents participated in the Master Plan workshop. The primary question for the discussion was "What are the five issues or concerns confronting your neighborhood?" Participants were later given a chance to vote for the issues that they thought were a top-three priority. These votes are included in parenthesis next to the comment.

Battle Creek and the NPC have a lack of positive, structured activities for youth. (15)

Very little new business growth is happening in the neighborhood. (15—scored with other economic and workforce development issues)

Uncertainty of public school system—school closures were unsettling and we don't know what will happen next. (3)

I just want more jobs in the area. (15—scored with other economic and workforce development issues)

We have areas that could be used for light industrial (15—scored with other economic and workforce development issues)

Roads—in my job I have had several times where I had to replace my car due to repairs. (6)

There is a lack of positive activities and resources for teens and adults that need a second chance, for example formerly incarcerated. (9)

Poor maintenance—snow removal in winter, grass mowing in summer—especially around vacant properties. (6)

There is crime and drug activity in my neighborhood. (12)

Tutoring and sports programming needed. School closings are a problem. A good school system providing a good education and programming for kids is one of a neighborhood's most important assets.

After school programs, clothing and food pantry that are accessible, such as a community center. (2)

Need another grocery store in Urbandale

Speeding cars during school let-out times.

Keep maintenance of trees, on city property especially.

Demolish run-down and abandoned properties. (6)

Reduce property taxes for businesses. (2)

Raise more funds for community activities and have more volunteering

Reutilize old buildings instead of building new.

Increased traffic on M-37 and W. Michigan in recent years needs to be accounted for. (1)

Need to replant trees when they are taken down. (1)

Parks are not maintained to the level they should be. (1)

We could have a youth training program to do park landscaping or house painting.

Meth labs

Fell Park is underutilized

Lights on the city streets—they take a long time to fix when we call and in some areas we don't have enough.

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Sidewalk maintenance

River clean-up

Neighborhood communication (8)

Need a new locally-owned restaurant in Urbandale. (11)

Urbandale Assets include:

Concerned and active City Commissioner

Stable area, decent housing stock

Leila Arboretum

Good local businesses

Good people that participate.

Program ideas:

Youth program that teach kids a skill or trade

Neighborhood sub-stations or community centers

"In the past Parks & Rec had ambitious plans for parks and linear path in Urbandale, but only some of it was realized."

211 does not seem to be updated with new programs. They didn't seem to be aware of NIBC's new credit assistance program.

Get kids involved in planning their neighborhoods.

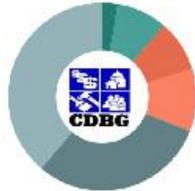
Start something like the Civilian Conservation Corp for youth or adults that are in need of a second chance—includes planting trees or cleaning the river

Start a program for people to walk around and pick up the neighborhood (idea from a youth)

M: Community Development/ConPlan 2015/Community Engagement 2015/NPC CD Presentations 2015 Responses

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City of Battle Creek Community Development 2015



- Demolition (3%)
- Administration (9%)
- Streets (9%)
- Administration (5%)
- Tenant Based Rental Assistance (7%)
- Strategic Planning (11%)
- Code Enforcement (30%)
- Homebuyer Rehab (18%)
- Homeowner Rehab (28%)
- Minor Home Repair (39%)
- Rental Rehab (42%)

CDBG Funding \$1,131,000

HOME Funding \$409,000

* HOME funding includes \$198,000 reallocated from previous years

High Priority Community Needs

Community Development supports neighborhoods by administering federal funding and coordinating planning. It leads the development of the Consolidated Plan and the Annual Action Plan which are the City's application to the Federal government for annual Community Development Block Grant (CDBG) and HOME Investment Partnership funding. The following priorities are identified in the 2015-2019 Consolidated Plan.





City of Battle Creek's Minor Home Repair

Provides grants of up to \$5,000 for eligible, low-income homeowners to fix exterior code compliance orders to repair or other health and safety issues. Roofs are funded for replacement cost up to \$12,000. Most repairs are exterior or interior repairs of plumbing, mechanical, electrical, or accessibility issues such as handicap ramps or door modifications. The City may be unable to assist if needed repairs are too extensive. Property taxes and homeowner insurance must be current.

Contact: Matt Flanders, Housing Rehabilitation Coordinator
Phone/FAX: 269-966-3323, or email: MBFlanders@battlecreekmi.gov

Household Size	1	2	3	4	5	6	7	8
Income Limits	\$ 30,350	\$ 34,700	\$ 39,050	\$ 43,350	\$ 46,850	\$ 50,300	\$ 53,800	\$ 57,250



Is my rental home registered?

To check if a rental property is registered, inspected and permitted - Go to www.battlecreekmi.gov, look to the left side of the home page under "How Do I?" - find "Look property data and taxes"; search by address. For questions or if you need assistance looking up a property, call 269-966-3387.

The City of Battle Creek partners with these organizations with its federal HOME funding:



- HUD Approved Home Buyer Education
- Family Financial Coaching & Credit Building
- Foreclosure Counseling & Intervention
- Affordable Housing - For Rent/For Sale
- Residential Development/Rehab
- Mortgage Loans - Home Improvement
- Down Payment Assistance
- Neighborhood Revitalization
- Community Engagement
- Small Business Micro-Enterprise Lending

www.nibc.org
269-966-1113

- Homeownership
- Transform This Home - home purchase/rehab
- Blight Elimination
- Side Lot Program - purchase adjoining vacant lot
- Adopt-A-Lot
- Garden Lease
- Neighborhood Know & Maintenance

landbank@calhouncountymi.gov
269-781-0777

- Homeowner Rehab in Jrbandale
- Weatherization
- Utility & Rental Assistance
- Senior Millage Minor Home Repair
- Emergency Services
- Head Start & Early Head Start
- Senior Services & Transportation

www.peasom.org
1-877-422-2726

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