

## **Executive Summary**

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

#### **1. Introduction**

The City of Battle Creek's Community Development works to improve 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. 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. Battle Creek completed its Consolidated Plan for 2015-2019 in April 2015.

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 local goals. 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, and public and assisted housing provided by the Battle Creek Housing Commission. Continuum of Care funding, provides Federal funds to the Haven of Rest, S.A.F.E. Place and Summit Pointe's housing and homeless assistance programs. Public housing and rental vouchers is provided through the Battle Creek Housing Commission, the public housing authority serving Battle Creek.

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.

**Local Priority 1: Encourage vibrant neighborhoods and support a well-functioning housing market.**  
Strategies include:

- Engage residents around neighborhood conditions and 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.
- 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 senior service providers to more collaboratively use senior housing resources.
- Create greater accountability around land contract abuses.
- Strengthen rental registration to improve housing conditions; increase the percentage of rentals registered.
- Fund efforts to further fair housing and expand housing choice.

**Local Priority 2: Promote vibrancy downtown and along major corridors.** Strategies 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:

- 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 include:

- Support the BC Vision Community Economic Development Plan, in particular the goal of "creating a culture of vitality".

### **3. Evaluation of past performance**

In the 2017-2018 Program Year in addition to code enforcement, general administration and strategic planning, the City completed 51 Minor Home Repair projects, 4 HOME-funded homeowner rehabilitations, 1 HOME-funded Acquisition/Development/Resale project, and provided 11 households with tenant-based rental assistance.

The map below shows that almost all this activity occurred in CDBG low- and moderate-income target areas. Some Minor Home Repair projects occurred in other areas of the City but all households assisted were 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 continues to support its eight Neighborhood Planning Councils (NPCs) as a means of communicating with neighborhoods and engaging with the Battle Creek community. NPCs provide an open, inclusive and diverse forum for deliberation on neighborhood issues for the City including:

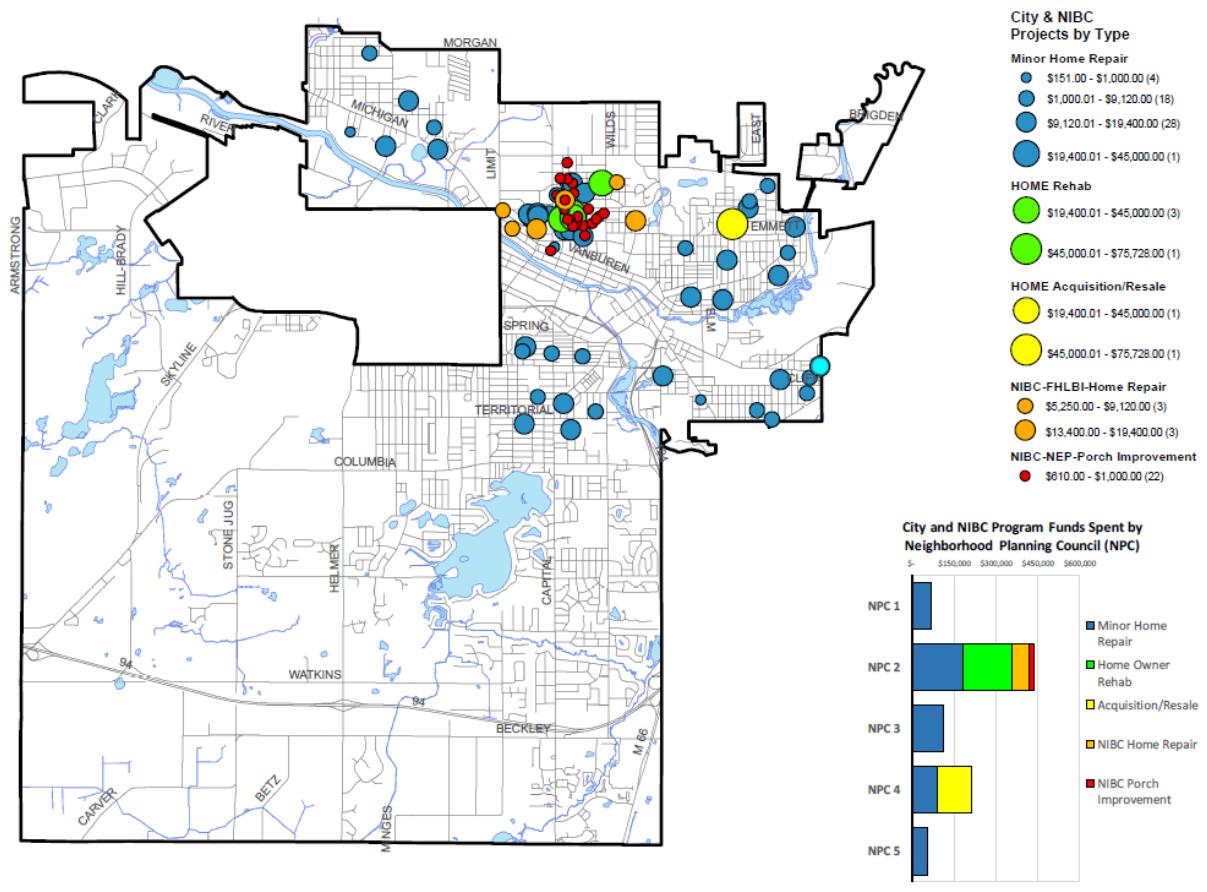
- Code Compliance (illegally parked cars, houses in disrepair, un-mowed lawns, vacant lots, and other neighborhood safety issues)
- Police (criminal incidents, tickets issued, crime trends, and other safety issues)
- City Planning (giving input on new developments, zoning reclassifications, special use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

The City continues to coordinate housing and community development activities with other community groups. One example occurred in NPC 2 during the past year, where the planning council, Neighborhoods Inc. (NIBC), and the City partnered to promote a number of housing resource programs

in a targeted area. This resulted in higher participation levels across all programs and a significant visual impact in the neighborhood.

The Map below shows CDBG and HOME funded housing rehab projects, as well as those funded by NIBC during the 2018-19 program year.

#### 2017-18 Community Development Target Areas: City and Neighborhoods Inc. (NIBC) Funded Projects in by 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 (NPCs), to discuss community needs. This is part of the annual community engagement process described in the City's Citizen Participation Plan. Per the Citizen Participation Plan, all eight NPCs were invited to host a community conversation on needs during the year. For the 2019-20 Program Year, the City had a workshop about priority community needs with four of the City's eight NPCs and conducted one community workshop on fair housing at a local area church.

Various consultations were held during the program year about lead poisoning prevention, fair housing, relationships with local nonprofit organizations, community engagement and other affordable housing and community development work. The City Commission held a public hearing on community needs on December 4, 2018.

Community Conversations included the following:

March 13, 2018 – Second Missionary Baptist Church, 485 Washington Ave N – Number of attendees: 16 – Subject: fair housing needs, response to fair housing investigation findings, discussion of “what does accountability look like?”

December 6, 2018 – Post/Franklin Neighborhood Planning Council 1, Community Action Board Room, 175 Main St. – Number of attendees: 10 - Subject: community development needs, increasing housing resources targeted to the neighborhood, aligning CDBG & HOME spending with Byrne Grant activities & and community outreach from the NPC and Trinity Lutheran Church.

December 10, 2018 – Urbandale Neighborhood Planning Council 5, Christ United Methodist Church, 65 N. Bedford Rd. – Number of attendees: 22 - Subject: community development needs, neighborhood conditions.

January 16, 2018 - Northeast Neighborhood Planning Council 4, First Congregational Church, 145 NE Capital Ave – Number of attendees: 13 - Subject: community development needs

January 14, 2018 - North Central Neighborhood Planing Council 2, Neighborhoods, Inc. of Battle Creek, 47 N. Washington Ave. - Number of attendees: 14 - Subject: community development needs, neighborhood conditions.

## **5. Summary of public comments**

Numerous discussions regarding neighborhood conditions and community needs were had but the city did not receive any formal public comments at the workshops or public hearings that necessitated a response. Two issues from discussions with the Post/Franklin Neighborhood have lead to follow up action:

- a. Residents were concerned that eligible families were not accessing housing resources commensurate with the need over the past few years. We explored reasons for this and determined that delinquency on taxes is a major barrier to access. It was determined that there is likely broad misunderstanding about program requirements and that a campaign to educate homeowners about the availability of funds and eligibility guidelines could have significant impact.
- b. Residents were concerned about the amount of demolition that has occurred in their neighborhood and expressed a desire to see more of the distressed properties rehabbed. We

reviewed data (demolition activity, vacant lots, etc.) and agreed to work together this spring on directing more housing resources to the neighborhood. The city will continue to work with Post/Franklin residents to monitor the impact of demolition activities in the neighborhood.

## **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 a local English language newspaper, The SHOPPER News, and a local Spanish language newspaper, The New Opinion. 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 as part of the public engagement process, one on the budget and proposed activities, and a fourth one on the Annual Action Plan.

## **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.

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

**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.

### **Consolidated Plan Public Contact Information**

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website: [www.battlecreekmi.gov/181](http://www.battlecreekmi.gov/181)

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

### **1. Introduction**

During the past program year, Community Development staff played a leadership role in efforts to elevate and address fair housing concerns in the community, increase awareness of the risks of poisoning from lead paint, further the work of Homeless Coalition, engage area landlords, and increase neighborhood engagement through work with the City's eight Neighborhood Planning Councils. This work involved both informal and formal consultations with dozens of community organizations and is integral to achieving the ambitious goals of the 2015-19 Consolidated Plan. Evidence of this can be seen in the many new and growing collaborative groups in the last couple years including; Truth, Racial Healing, and Transformation, a collaborative that formed during the past program year with over two dozen organizations committed to equity work; the Rental Round table, a group of landlords and service providers that has grown to over 50 participants; BC Vision, a comprehensive broadly supported economic development initiative that is growing to include housing and community development sectors.

Community Development continues to fund the Fair Housing Center of Southwest Michigan to conduct systemic Fair Housing investigations and community education. The results of Fair Housing investigations into discrimination in the real estate market resulted in new opportunities for relationship building between the City Commission's Human Relations Board, area pastors, the Fair Housing Center, the Center for Diversity and Innovation, and the Battle Creek Area Association of Realtors

Other consultations continued to expand the work of the Calhoun County Lead Poisoning Prevention Task Force to expand lead testing among children under age six, to create public understanding of the risks for lead poisoning, and to increase resources for lead remediation in housing built before 1978. The Calhoun County Public Health Department is a key partner in this effort. Many community partners have been involved in the Lead Task Force.

### **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 being a member of The Coordinating Council of Calhoun County. Community Development is also involved in 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 of which the City of Battle Creek is an active partner.

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 created 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 affect 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.

City staff serve as co-chair of the Calhoun County Lead Poisoning Prevention Task Force, which hosted numerous community events, organized a public awareness campaign and successfully applied for a \$1.5 million dollar lead abatement grant from the Michigan Department of Health and Human Services in the past year. The City is the grant recipient, but is partnered with other task force partners to provide lead testing and abatement services throughout the county.

**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 attend Homeless Coalition meetings and serve on coalition sub-committees.

The Haven of Rest provides emergency shelter services in Battle Creek and Calhoun County. 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. The ARK of Kalamazoo provides youth programing and shelter. 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.

**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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Human Relations Board
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This is a City Commission appointed board that advises the City Commission and Administration on equity and human relations matters. Community Development presented results of Fair Housing investigations to the board to get input and guidance regarding how to proceed with engaging the community and other next steps.
2	<b>Agency/Group/Organization</b>	Urban League of Battle Creek
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Equity and Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	2018 - Held periodic meetings to discuss the organizations work around equity and anti-poverty issues.
3	<b>Agency/Group/Organization</b>	NEIGHBORHOODS, INC
	<b>Agency/Group/Organization Type</b>	Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meeting with Neighborhoods, Inc. of Battle Creek to discuss its neighborhood work and collaborating on work in the North Central and Post/Franklin Neighborhood Planning Councils.
4	<b>Agency/Group/Organization</b>	Calhoun County Public Health Department
	<b>Agency/Group/Organization Type</b>	Housing Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meeting with staff from the Calhoun County Public Health Department to discuss coordination between nurse visits and lead abatement services. Gathered information about how to improve our outreach efforts to families impacted by lead hazards.

#### **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 2019-20 Annual Action Plan, Community Development staff conducted 4 consultations.

During the 2018-19 Program year the City hired Paul Fate Associates conduct an assessment of the community development delivery system in Battle Creek this included consultations with representatives of the following organizations: NeighborWorks America, WK Kellogg Foundation, HR&A Advisors, RE/Max Perrett, BC Housing Commission, Haven of Rest, Neighborhoods Inc., HelpNet, Bronson Health, United Way of Battle Creek and Kalamazoo, Battle Creek Unlimited, Battle Creek Community Foundation, First Level Sports, Neighborhood Housing Services of Kalamazoo, CEDAM, Cinnaire, Calhoun County Land Bank, MAEDA, Battle Creek Chamber of Commerce, Community Action Agency of Southwest Michigan, Kellogg Community Development Credit Union, Michigan Habitat for Humanity, GWJ LLC, and Michigan Economic Development Corporation.

**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 Coordinating 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. City staff provide support to the Homeless Coalition and the Rental Housing Roundtable.
City of Battle Creek Master Plan	City of Battle Creek Planning Division	The Strategic Plan goals are nested within the City's Master Plan. Both plans prioritize investments in downtown neighborhood housing and improving conditions in low and moderate income areas.

**Table 3 – 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 2019-2020 Annual Action Plan included consultations with community stakeholders, five public workshops, 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.

Some specific impacts of how the citizen participation process impacted goal setting for the coming year include:

- Fair housing session was the culmination of a much longer process to engage the community around problems that surfaced in a 2016 fair housing investigation and resulted in a set of community goals supported by a broad group of stakeholders. This included new educational opportunities, training for housing professionals and homebuyer information sessions in CDBG target areas. Over 400 individuals participated in one or more related events during the program year.
- Improved targeting of CDBG and HOME resources in NPC 1. NPC 1 members worked with city staff to identify barriers to participation in housing programs and developed an outreach strategy for the coming spring and summer. This strategy is similar to the one implemented in NPC 2 in the previous year that led to residents accessing over \$300,000 in housing resources from various, local, state, and federal sources.
- In a number of sessions we discussed vacant buildings and concerns about demolitions beginning to compromise the character of some neighborhoods. Data was reviewed at these sessions related to the number and location of demolitions as well as their impact on surrounding property values compared to more expensive rehabilitation projects. An understanding was reached to proceed with caution and to look for opportunities for rehab when possible. This discussion is ongoing. The demolition budget was limited to \$10,000 for a second year in a row, down significantly from previous years.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
1	Public Meeting	Minorities	March 13, 2018 – Second Missionary Baptist Church, 485 Washington Ave N – Number of attendees: 16	Subject: fair housing needs, response to fair housing investigation findings, discussion of “what does accountability look like?”	None.	
2	Public Meeting	Non-targeted/broad community	December 6, 2018 – Post/Franklin Neighborhood Planning Council 1, Community Action Board Room, 175 Main St.	Subject: community development needs, increasing housing resources targeted to the neighborhood, aligning CDBG & HOME spending with Byrne Grant activities & and community outreach from the NPC and Trinity Lutheran Church.	None.	
3	Public Meeting	Non-targeted/broad community	December 10, 2018 – Urbandale Neighborhood Planning Council 5, Christ United Methodist Church, 65 N. Bedford Rd. – Number of attendees: 22	Subject: community development needs, neighborhood conditions.	None.	
4	Public Meeting	Non-targeted/broad community	January 16, 2018 - Northeast Neighborhood Planning Council 4, First Congregational Church, 145 NE Capital Ave – Number of attendees: 13	Subject: community development needs	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	January 14, 2018 - North Central Neighborhood Planning Council 2, Neighborhoods, Inc. of Battle Creek, 47 N. Washington Ave. - Number of attendees: 14	Subject: community development needs, neighborhood conditions.	None.	
6	Newspaper Ad	Non-targeted/broad community	Newspaper public notice, 8/16/2018, in the SHOPPER NEWS for the 2018 CAPER, publicizing the Sept. 4, 2018 City Commission Public Hearing on the CAPER.	No comments received.	None.	
7	Public Hearing	Non-targeted/broad community	Public Hearing on the CAPER at a regular City Commission meeting, 9/4/2018	No comments received.	None.	<a href="https://battlecreek.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=398&amp;MinutesMeetingID=662&amp;doctype=Minutes">https://battlecreek.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=398&amp;MinutesMeetingID=662&amp;doctype=Minutes</a>
8	Newspaper Ad	Non-targeted/broad community	Notice of March 5, 2019 Public Hearing on proposed 2019-20 CDBG and HOME budget in the Shopper, a local newspaper, on February 21, 2019.	No comments received.	None..	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
9	Newspaper Ad	Minority Non-English Speaking - Specify other language: Spanish	Notice of March 5, 2019 Public Hearing on proposed 2019-20 CDBG and HOME budget in the New Opinion, a local Spanish-language newspaper, in February issue.	No comments received.	None.	
10	Public Hearing	Non-targeted/broad community	3/5/2019 Public hearing on the proposed 2019-20 CDBG and HOME budget at a regular City Commission meeting.	David Moore asked if the grant funds have assisted any of the City's homeless, and stated the grant funds helped him in the past.	None.	<a href="https://battlecreek.novusagenda.com/agendapublic/DisplayAgendaPDF.ashx?MinutesMeetingID=683">https://battlecreek.novusagenda.com/agendapublic/DisplayAgendaPDF.ashx?MinutesMeetingID=683</a>
11	Newspaper Ad	Non-targeted/broad community	Notice of April 16, 2019 Public Hearing on 2019-20 Annual Action Plan in the Shopper, a local newspaper, on March 21, 2019.	No comments received.	None..	
12	Newspaper Ad	Minority Non-English Speaking - Specify other language: Spanish	Notice of April 16, 2019 Public Hearing on 2019-20 Annual Action Plan in the New Opinion, a local Spanish-language newspaper, in March issue.	No comments received.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
13	Public Hearing	Non-targeted/broad community	Public hearing on housing and community development needs at a regular City Commission meeting on April 16, 2019.	No comments received.	None.	<a href="https://battlecreek.novusagenda.com/agendapublic/DisplayAgendaPDF.ashx?MinutesMeetingID=688">https://battlecreek.novusagenda.com/agendapublic/DisplayAgendaPDF.ashx?MinutesMeetingID=688</a>
14	Newspaper Ad	Non-targeted/broad community	Notice of May 19, 2020 Public Hearing on 2019-20 Annual Action Plan Substantial Amendment in the Shopper, a local newspaper, on May 14, 2020.	No comments received.	None..	
15	Newspaper Ad	Minority Non-English Speaking - Specify other language: Spanish	Notice of May 19, 2020 Public Hearing on 2019-20 Annual Action Plan Substantial Amendment in the New Opinion, a local Spanish-language newspaper, in May issue.	No comments received.	None.	
16	Public Hearing	Non-targeted/broad community	Public hearing on housing and community development needs at a regular City Commission meeting on May 19, 2020.	Dr. Sharo Yaskulskli stated that the City should consult Legal Services and Judge Tomak regarding services to provide.	None.	<a href="https://battlecreek.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=506&amp;MinutesMeetingID=734&amp;doctype=Agenda">https://battlecreek.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=506&amp;MinutesMeetingID=734&amp;doctype=Agenda</a>

Table 4 – Citizen Participation Outreach

## **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, and public housing and rental vouchers provided through the Battle Creek Housing Commission.

The City's CDBG and HOME allocations are subject to change each year and notification of funding amounts doesn't typically occur until April. For the purpose of preparing a budget for the public and the City Commission to review, City staff assumed funding levels on par with the previous year with the understanding that adjustments will be made when allocations are finalized.

To that end, should the actual HUD allocation to the City differ from the above anticipated amounts, City Community Development Staff shall make adjustments to the funding levels for the programs approved by the City Commission to receive funding. Increases in funding will prioritize the funding for housing rehab and repair activities. Reductions in funding will be applied in the following order to CDBG programs:

- 1.) Reduce Administration and Planning funds to stay consistent with the 20% cap.
- 2.) Reduce funding for the Demolition up to elimination of the program.
- 3.) Reduce Code Enforcement by \$30,000.
- 4.) Reduce Rental Rehab by \$25,000.
- 5.) Reduce all programs at an equal rate.

Reductions in funding will be applied in the following order to HOME programs:

- 1.) Reduce Administration funds to stay consistent with the 10% cap.
- 2.) Reduce funding for Tenant Based Rental Assistance up to elimination of the program.
- 3.) Reduce all programs at an equal rate.

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.

## **Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,188,872	0	90,000	1,287,774	0	\$1,188,872 CDBG funds administration, strategic planning, program delivery costs, code enforcement, minor home repair, rental rehabilitation, and demolition.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	254,827	0	0	254,827	0	HOME funds major homeowner rehabilitation, a CHDO Acquisition/Development/Resale project and tenant-based rental assistance.
Other CDBG-CV	Public-federal	Admin and Planning Housing Public Services	729,344			729,344		CDBG-CV funds will support general administration, housing case management, rental assistance, utility assistance, eviction diversion supplies and homeless day shelter improvements.

**Table 5 - 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 eligible match, a contribution must be from nonfederal sources 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 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 2018-2019 program year, match was provided through senior millage projects combining with HOME-funded Homeowner Rehab projects and the value of property and volunteer hours contributed to a Habitat project at 247 N McKinley.

In the 2019-20 program year, match is expected to be produced through Neighborhoods Incorporated's Federal Home Loan Bank Homeowner Assistance Program which will combine rehab funds on HOME-funded rehab projects. It is also expected that an Acquisition/Development/Resale project will produce match this year.

**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**

In 2017, the City applied for and was awarded a \$1.5 million Medicaid CHIP Lead Abatement Community Development Grant, renewable for five years, through the Michigan Department of Health and Human Services. This is expected to result in roughly 50 lead abatement projects a year in Calhoun County. In the 2019-20 program year it is expect that 29 lead abatement projects will occur in the City of Battle Creek within CDBG target areas.

In 2017, the City applied for and was awarded a three year grant from the W.K. Kellogg Foundation to provide \$10,000 of down payment assistance and \$10,000 of matching rehab funds to Battle Creek Public School District teachers and administrators as an incentive to get them to purchase and maintain housing in a targeted area in and around downtown Battle Creek. The target area is closely aligned with the City's CDBG target areas. While beneficiaries are not required to be low or moderate income, many will be, and all will be purchasing and fixing up homes in low/mod neighborhoods which will produce an area wide benefit.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### 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	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve Fair Housing awareness and accountability Improve property conditions in LMI neighborhoods. Increase community engagement Reduce blighted vacant and abandoned buildings Support collaborative homelessness efforts	CDBG: \$109,000 HOME: \$63,706 Other-CDBG-CV: \$91,534	
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 Support collaborative homelessness efforts	CDBG: \$131,000	

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		Ensure the safety of rental housing Improve property conditions in LMI neighborhoods. Improve vibrancy and amenities in LMI areas Preserve affordable housing Reduce blighted vacant and abandoned buildings	CDBG: \$230,000	Housing Code Enforcement/Foreclosed Property Care: 2800 Household Housing Unit
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. Improve vibrancy and amenities in LMI areas Preserve affordable housing Reduce blighted vacant and abandoned buildings	CDBG: \$635,000 HOME: \$124,000	Homeowner units rehabilitated: 60 Household Housing Unit
5	Rehabilitation of existing rental units	2015	2015	Affordable Housing	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Help people access affordable housing Preserve affordable housing Reduce blighted vacant and abandoned buildings	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: \$10,000	Buildings Demolished: 1 Buildings
7	Rental Assistance	2015	2019	Affordable Housing Homeless	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Ensure safety of rental housing Help people access affordable housing Support collaborative homelessness efforts	HOME: \$191,121	Tenant-based rental assistance/rapid rehousing: 100 households assisted
8	Public Services	2018	2019	Homeless Non-homeless Special Needs Non-housing Community Development	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Help LMI households sustain their housing Help people access affordable housing Public services to access housing and employment Support collaborative homelessness efforts Improve Fair Housing awareness and accountability	Other CDBG-CV: \$637,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons assisted Public service activities other than Low/Moderate Income Housing Benefit: 25 persons assisted Public service activities for Low/Moderate Income Housing Benefit: 1,428 Households assisted

**Table 6 – Goals Summary**

## **Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Program Delivery
	<b>Goal Description</b>	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 programs within the City.
<b>2</b>	<b>Goal Name</b>	Placemaking and strategic planning
	<b>Goal Description</b>	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.
<b>3</b>	<b>Goal Name</b>	Housing Code Enforcement
	<b>Goal Description</b>	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 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.
<b>4</b>	<b>Goal Name</b>	Rehabilitation and repair of homeowner housing
	<b>Goal Description</b>	This goal includes providing 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 goal also includes providing 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.

<b>5</b>	<b>Goal Name</b>	Rehabilitation of existing rental units
	<b>Goal Description</b>	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 prioritize that increase the housing density and enhance the vibrancy of mixed use neighborhoods, providing housing that is walkably connected to shopping, parks, jobs, schools and other community amenities.
<b>6</b>	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	This proposed project will provide funds for the demolition of a blighted vacant or abandoned building. 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.
<b>7</b>	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	This proposed activity will provide 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.
<b>8</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	This proposed funding of supportive services to promote housing access, housing stability, access to employment and improved neighborhood conditions.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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 a vacant and/or abandoned properties in a targeted low- and moderate-income area. In the HOME program, the City will rehabilitate affordable housing.

#### Projects

#	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	General Administration and Planning (HOME)
9	Home Owner Rehabilitation
10	Acquisition/Development/Resale
12	Tenant-Based Rental Assistance
20	CV-General Administration
21	CV-Housing Case Management
22	CV-Rental Assistance
23	CV-Case Management
24	CV-Emergency Hotel Vouchers (DV)
25	CV-Utility Assistance
26	CV-Eviction Assistance
27	CV-Emergency Homeless Shelter

Table 7 - 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 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 731 vacant buildings; roughly 1,000 people experienced homelessness in 2017; 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 2018-19 Annual Action Plan informed these allocation priorities and the strategies to address priority needs.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	General Administration (CDBG)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Program Delivery
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Improve Fair Housing awareness and accountability Increase community engagement Support collaborative homelessness efforts
	<b>Funding</b>	CDBG: \$109,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2020
	<b>Number and type of families that will benefit</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	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.
	<b>Project Name</b>	Strategic Planning

<b>2</b>	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Program Delivery Placemaking and strategic planning
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Improve Fair Housing awareness and accountability Increase community engagement Support collaborative homelessness efforts
	<b>Funding</b>	CDBG: \$131,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2020
	<b>Number and type of families that will benefit</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	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.
<b>3</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Housing Code Enforcement
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Ensure the safety of rental housing
	<b>Funding</b>	CDBG: \$230,000
	<b>Description</b>	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.

	<b>Target Date</b>	
	<b>Number and type of families that will benefit</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	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.
<b>4</b>	<b>Project Name</b>	Housing Rehabilitation Administration
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Program Delivery
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help LMI households sustain their housing
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2020
	<b>Location Description</b>	
	<b>Planned Activities</b>	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.
<b>5</b>	<b>Project Name</b>	Housing Rehabilitation Minor Home Repair
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Rehabilitation and repair of homeowner housing
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help LMI households sustain their housing
	<b>Funding</b>	CDBG: \$510,000

	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2020
	<b>Number and type of families that will benefit</b>	55 low- or moderate-income families will be served.
	<b>Location Description</b>	This program will be offered citywide to low- or moderate-income families.
	<b>Planned Activities</b>	The Minor Home Repair Program provides matching grants that cover half the cost of repairs to fix exterior Code Compliance violations or other housing health and safety issues up to \$5,000 for eligible, low-income homeowners. For roofs and lead abatement work the program will cover half the cost of the project 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. If an eligible homeowner does not have the match amount, the City provides a deferred, no payment, no interest loan in the amount of the homeowners match obligation. The deferred loan is recorded in a mortgage and is due upon transfer of ownership. The mortgage may be paid off at any time to clear the deed.
6	<b>Project Name</b>	Rental Rehabilitation Program
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Rehabilitation of existing rental units
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Increase affordable housing through new units Ensure the safety of rental housing
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	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 prioritize 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.
	<b>Target Date</b>	6/30/2020
	<b>Number and type of families that will benefit</b>	3 low- or moderate-income families are expected to be assisted.
	<b>Planned Activities</b>	Rental rehabilitation of housing units located in the downtown area or along mixed use corridors into the downtown will be funded.
	<b>Project Name</b>	Demolition Program

<b>7</b>	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This proposed project will provide funds for the demolition of a blighted vacant or abandoned building. These funds will be used in conjunction with code and housing rehab activities with the goal of arresting decline in an area targeted by the City as blighted and distressed.
	<b>Target Date</b>	6/30/2020
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities associated with this program include environmental testing, asbestos abatement, and demolition.
<b>8</b>	<b>Project Name</b>	General Administration and Planning (HOME)
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Program Delivery Placemaking and strategic planning
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Help people access affordable housing Improve Fair Housing awareness and accountability Increase community engagement Support collaborative homelessness efforts
	<b>Funding</b>	HOME: \$63,706
	<b>Description</b>	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all HOME programs.
	<b>Target Date</b>	6/30/2020
	<b>Planned Activities</b>	This project supports all the HOME funded projects.
<b>9</b>	<b>Project Name</b>	Home Owner Rehabilitation
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Rehabilitation and repair of homeowner housing

	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help LMI households sustain their housing
	<b>Funding</b>	HOME: \$0
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 low- or moderate-income families are expected to be assisted.
	<b>Location Description</b>	The target area for this program is a roughly 10 block area within the Post/Franklin Revitalization Area. Individual sites have not yet been chosen.
	<b>Planned Activities</b>	Up to 4 homes will be rehabilitated.
10	<b>Project Name</b>	Acquisition/Development/Resale
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/Mckinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Rehabilitation and repair of homeowner housing
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing
	<b>Funding</b>	HOME: \$0
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 low- or moderate-income family is expected to be assisted.
	<b>Planned Activities</b>	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.
	<b>Project Name</b>	CV-General Administration

<b>20</b>	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Program Delivery
	<b>Needs Addressed</b>	Preserve affordable housing Ensure the safety of rental housing Help LMI households sustain their housing Help people access affordable housing Improve Fair Housing awareness and accountability Public services to access housing and employment Support collaborative homelessness efforts
	<b>Funding</b>	Other – CDBG-CV: \$142,166
	<b>Description</b>	The function of this activity is to provide necessary staffing to develop, implement and monitor the overall performance of all CDBG-CV programs within the City.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Planned Activities</b>	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 - Coronavirus response programs within the City.
<b>21</b>	<b>Project Name</b>	CV-Housing Case Management
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Ensure the safety of rental housing Help LMI households sustain their housing Help people access affordable housing Improve Fair Housing awareness and accountability Public services to access housing and employment Support collaborative homelessness efforts
	<b>Funding</b>	Other – CDBG-CV: \$60,000
	<b>Description</b>	Provides individualized wraparound services to assist clients with obtaining housing, stabilizing housing, and providing connection to a range of community services. Housing case managers manage the prevention and rehousing programs through referrals from the eviction assistance program.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 330 families will be assisted.
	<b>Planned Activities</b>	Provides individualized wraparound services to assist clients with obtaining housing, stabilizing housing, and providing connection to a range of community services. Housing case managers manage the prevention and rehousing programs through referrals from the eviction assistance program.
<b>22</b>	<b>Project Name</b>	CV-Rental Assistance
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Public Services Rental Assistance
	<b>Needs Addressed</b>	Ensure the safety of rental housing Help LMI households sustain their housing Help people access affordable housing Improve Fair Housing awareness and accountability Public services to access housing and employment Support collaborative homelessness efforts
	<b>Funding</b>	Other – CDBG-CV: \$383,800
	<b>Description</b>	Focused on providing services for clients who have had a change of circumstance due to Covid-19 and are faced with eviction. In these cases, an agreement may be reached with the landlord to cover past-due rent and prevent homelessness from occurring. Qualifying clients may be eligible for 1-3 months of rental assistance to cover past-due rent in order to stabilize their household and prevent homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 440 families will be assisted.
	<b>Planned Activities</b>	Focused on providing services for clients who have had a change of circumstance due to Covid-19 and are faced with eviction. In these cases, an agreement may be reached with the landlord to cover past-due rent and prevent homelessness from occurring. Qualifying clients may be eligible for 1-3 months of rental assistance to cover past-due rent in order to stabilize their household and prevent homelessness.
	<b>Project Name</b>	CV-Case Management

<b>23</b>	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Help LMI households sustain their housing Help people access affordable housing Public services to access housing and employment Support collaborative homelessness efforts
	<b>Funding</b>	Other – CDBG-CV: \$45,000
	<b>Description</b>	Provides individualized wraparound services to assist clients with obtaining housing, stabilizing housing, and providing connection to a range of community services. Housing case managers manage the prevention and rehousing programs through referrals from the eviction assistance program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 20 families will be assisted.
	<b>Planned Activities</b>	Provides individualized wraparound services to assist clients with obtaining housing, stabilizing housing, and providing connection to a range of community services. Housing case managers manage the prevention and rehousing programs through referrals from the eviction assistance program.
	<b>Project Name</b>	CV-Emergency Hotel Vouchers (DV)
<b>24</b>	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public services to access housing and employment Support collaborative homelessness efforts
	<b>Funding</b>	Other – CDBG-CV: \$20,000
	<b>Description</b>	Focused on providing safe and accessible temporary emergency housing for victims of domestic violence as a supplement to meet the increasing need for domestic violence emergency shelter services while also managing the reduced capacity of the domestic violence emergency shelter due to Covid-19 distancing measures.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 25 families will be assisted.
	<b>Planned Activities</b>	Focused on providing safe and accessible temporary emergency housing for victims of domestic violence as a supplement to meet the increasing need for domestic violence emergency shelter services while also managing the reduced capacity of the domestic violence emergency shelter due to Covid-19 distancing measures.
<b>25</b>	<b>Project Name</b>	CV-Utility Assistance
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Help LMI households sustain their housing Public services to access housing and employment Infrastructure that supports affordable housing Support collaborative homelessness efforts
	<b>Funding</b>	Other – CDBG-CV: \$54,000
	<b>Description</b>	Focused on providing utilities payments to qualifying clients who have experienced a change in circumstances due to Covid-19. Eligible utilities include electricity, gas, deliverable fuels and water.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 108 families will be assisted.
	<b>Planned Activities</b>	Focused on providing utilities payments to qualifying clients who have experienced a change in circumstances due to Covid-19. Eligible utilities include electricity, gas, deliverable fuels and water.
<b>26</b>	<b>Project Name</b>	CV-Eviction Assistance
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Help LMI households sustain their housing Public services to access housing and employment Improve Fair Housing awareness and accountability Support collaborative homelessness efforts

	<b>Funding</b>	Other – CDBG-CV: \$20,000
	<b>Description</b>	Focused on creating marketing materials and translating materials to promote the availability of the eviction assistance program to Battle Creek residents who are facing eviction.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 440 families will be assisted.
	<b>Planned Activities</b>	Focused on creating marketing materials and translating materials to promote the availability of the eviction assistance program to Battle Creek residents who are facing eviction.
27	<b>Project Name</b>	CV-Emergency Homeless Shelter
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Support collaborative homelessness efforts
	<b>Funding</b>	Other – CDBG-CV: \$215,393
	<b>Description</b>	Focused on providing shelter to clients experiencing homelessness. Providing shelter that meets COVID-safe socially distanced space for shelter and meals.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 600 individuals will be assisted.
	<b>Planned Activities</b>	A short-term emergency shelter program to provide services to clients experiencing homelessness. The day shelter is a location to receive meals, showers, personal care items in a safe location during the day, as well as sleeping accommodations overnight.  Additional activity covers operating costs associated with opening the Battle Creek Homeless Shelter to address COVID pandemic needs including providing safe socially distanced indoor space during evenings and weekends. These costs include increased staffing costs, lease of temporary air handling units until a permanent HVAC system could be installed, food costs, and temporary sanitation units.

## **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 program 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.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Post/Franklin Revitalization Area	40
Fremont/McKinley Revitalization Area	15
Northcentral Revitalization Area	20
Wilson/Coburn Revitalization Area	15
Urbandale Revitalization Area	10

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Most target areas of the City are receiving the same resources with the exception that the Post/Franklin Revitalization area is being targeted by the HOME-funded Home Repair program. Staff have noted that Post/Franklin has consistently had lower participation in housing programs over the first four years of the City's Five Year Consolidated Plan. Staff are working with community leaders from the area to implement an outreach strategy this spring and increase participation over the final year.

A site has not been selected for the Demolition program, but it will be located within a CDBG target area. 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 Consolidated Plan

and was invited to participate in the creation of the 2019-20 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 2019-2020 program year, it is estimated that 64 households will benefit from direct housing assistance for home repair and rehabilitation from the CDBG or HOME program. 55 households will be assisted with the CDBG-funded Minor Home Repair program, four in the CDBG-funded Rental Rehabilitation program, 4 households with the HOME-funded Homeowner Rehabilitation program, and 2 households with a HOME-funded homebuyer project conducted by a CHDO. 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 CDBG-funded Rental Rehabilitation Program will fund the renovation of 4 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 #1. Two vacant homes will be rehabilitated by a Community Housing Development Organization (CHDO) and be sold to a low- to moderate-income homebuyer.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	42
Special-Needs	22
Total	64

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	62
Acquisition of Existing Units	2
Total	64

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 not in forfeiture
- 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; Have owned and occupied the single family home for at least six months; 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 development that house families at Parkway Manor and Northside Homes, and two facilities that house elderly and disabled people at Cherry Hill Manor and Kellogg Manor. As of August of 2018, there were 77 families on the waiting list.

The Housing Commission also administers approximately 678 vouchers in Battle Creek, Albion, and Portage. The majority of vouchers are in Battle Creek (590). The current waiting list is estimated at 281.

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

### **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 serve 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.

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

During each program year, the Battle Creek Housing Commission conducts resident input meetings to obtain feedback regarding the most needed type of activities and improvements. The meetings inform residents of planned facility improvements and solicit public input on the expenditure of Capital Grant funds.

With housing built in the 1990s, 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. Residents have employment 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. Residents are responsible for all utilities and agree to perform all maintenance. Since the start of the homeownership program, one hundred forty-six homes

have been sold to low-income families.

**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 and has never been a troubled public housing agency. While older, the housing commissions housing stock is in good condition.

**Discussion**

For several years, 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.

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

### **Introduction**

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.

**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 2018, the annual outreach event was hosted at the City's

recreation facility, Full Blast and served over 600 people in need of housing and services.

### **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 SPDAT, 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. Neighborhoods, Inc 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.

**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:

- Neighborhoods, 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.

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

### **Introduction:**

In general, barriers and issues preventing fair housing from being accessed by vulnerable populations such as racial minorities, low- to moderate-income individuals and the disabled in Battle Creek include:

- Unequal socioeconomics by neighborhood limit access to housing, jobs, services, and transportation options.
- Residents are unable to find suitable housing for every life stage or income level within the same neighborhood, forcing residents to move from their neighborhood to a new neighborhood.
- Anecdotal information suggests that some employers recommend employees to live outside the City of Battle Creek and Calhoun County.
- In the findings of a systemic fair housing investigation of realtor practices in 2016, this was more often true for white homebuyers than for black homebuyers.
- Many landlords of lower cost scattered site single family rental homes or properties with between two and ten units often exhibit inconsistent business practices and offer sub-standard units.
- Public housing is only available in the northern section of the City, which may cause individuals unfamiliar with the neighborhood do not seek all housing options.
- City-appointed boards lack gender and geographic diversity, which may prevent a wide range of voices within the community from being heard on matters related to housing and city planning.
- Large swaths of the city feature homogeneous housing options, creating neighborhoods that are not responsive to changes in the housing market.
- Supply of public transportation and non-motorized transportsations may not be meeting the needs or desires of residents.
- Decreased funds from the US Department of Housing and Urban Development present challenges in providing assistance at the same level on an annual basis.

**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 it does not create hardships.

In 2016, the City continued its 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, including changes to the City's Vacant and Abandoned Buildings ordinance during the 2016-17 program year that relaxed some requirements in order to help get more properties back into productive use more quickly.

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 City of Battle Creek's strategy to address barriers to affordable housing includes:

- Continue to work with the Fair Housing Center 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 the Battle Creek Area Association of Realtors to encourage higher minority participation in the Battle Creek real estate market. Continue working with the Human Relations Board, which was reconstituted by the City Commission in 2015 and is examining equity issues in City practices including hiring and fair housing. Continue to use the Minor Home Repair and Home Repair programs to help low and moderate-income homeowners sustain themselves in affordable housing. Provide incentives for downtown property owners and developers to develop more diverse housing options by offering subsidies for the creation of affordable rental units in mixed-use walkable areas.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Federal community development funding spent by the City of Battle Creek improves neighborhood conditions for residents to feel safe and enjoy a vibrant, healthy community.

Funds and planning activities 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 included 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
- secure and demolish vacant and abandoned housing
- increase the supply of affordable housing by rehabbing vacant housing
- increase the numbers of registered rentals
- 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, or to assist low-and moderate- income households in not in LMI neighborhoods. Five neighborhoods are identified as revitalization areas 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 2017-18 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 recently updated its Master Plan. It provides 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 use 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 in partnership with the Calhoun County Department of Public Health convened a Lead Poisoning Prevention Task Force. The Task Force meets monthly and in October 2016 issued a strategic plan entitled: Get the Lead Out: A Plan of Action for Lead Poisoning Prevention & Remediation in Calhoun County, Michigan. The Task Force 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.

In 2017, the Lead Task Force was awarded and implemented a \$70,000 grant from the Battle Creek Community Foundation. The grant was administered by the Calhoun County Public Health Department and funded nurse interventions in homes of families with lead poisoned children and a public awareness campaign of the hazards of lead paint that reached over 44,000 individuals. Child lead testing was up more than 40% in 2017 compared to 2015.

Also in 2017, the Lead Task Force, with the City of Battle Creek as the lead grantee, was awarded \$1.5 million dollars to do outreach and lead abatement to families at risk of lead poisoning that have a child enrolled in the Medicaid CHIP program. It is estimated that 50 families per year will receive lead abatement on their homes to eliminate child exposure to lead.

### **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 with 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.

### **Actions planned to develop institutional structure**

The City has contracted with Paul Fate and Associates to conduct an assessment of the Community Development delivery system in Battle Creek. The assessment is expected to be complete by June of 2019 and will provide the City and its partners with an overview of the housing and community development ecosystem in Battle Creek. It will include observations about the existing and potential capacity of non-profit organizations working in the residential real estate and neighborhood revitalization space and provide national best practices with recommendations for further developing capacity.

### **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. In recent years community members have been 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, determining how the city and realtors can be accountable for addressing negative fair housing impacts and selecting 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.

An emerging example of this approach is the City's B-Safe program. The program is funded with a Byrne Criminal Justice grant and for the past two years has largely been comprised of a community policing effort, resident training, and small grants to fund community building activities in four targeted areas. These areas fall within the City's CDBG target areas and this summer CDGB and HOME funded housing programs will be targeted to align with B-Safe efforts. This will include neighborhood groups helping with both planning and outreach.

The City hired Dynamo Metrics to develop its "Neighborhood Intel System", a data and analysis web

application that enables housing and community development stakeholders to generate deep insights into the impacts of intervention strategies on surrounding property values and the neighborhood as a whole. This was developed as a tool for internal use, but has been opened up for use by the public. Community Development Division staff have held 4 demonstrations of the tool and 4 user group trainings to promote its use in the community. This is dramatically improving understanding of the conditions and needs in CDBG target areas and creating a new platform for shared knowledge about how to impact them. The tool can be accessed at: <https://mi-battlecreek.dynamo.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(I)(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 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(I)(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
<b>Total Program Income:</b>	<b>0</b>

#### **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.	100.00%

#### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(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. Sub recipients 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 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 not be used to rehabilitate multifamily housing in conjunction with any refinancing of existing debt.

## **Discussion**

To select sub-recipients 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) or renew existing sub recipient contracts for an additional year if performance has been satisfactory. 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 are 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 2015-2019 Consolidated Plan.