

1.5 Housing

1.5.1 Home Ownership

In Kalamazoo County on average per year from 2008-2010, there were an estimated 99,465 occupied housing units. Housing units may be a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters.

Housing tenure refers to whether an occupied housing unit is owner- or renter-occupied. The percentage of housing units that were owner-occupied in Kalamazoo County (64.9%) was lower than the percentage in Michigan (73.4%) and similar to the percentage in the United States (65.9%) estimated per year from 2008-2010.

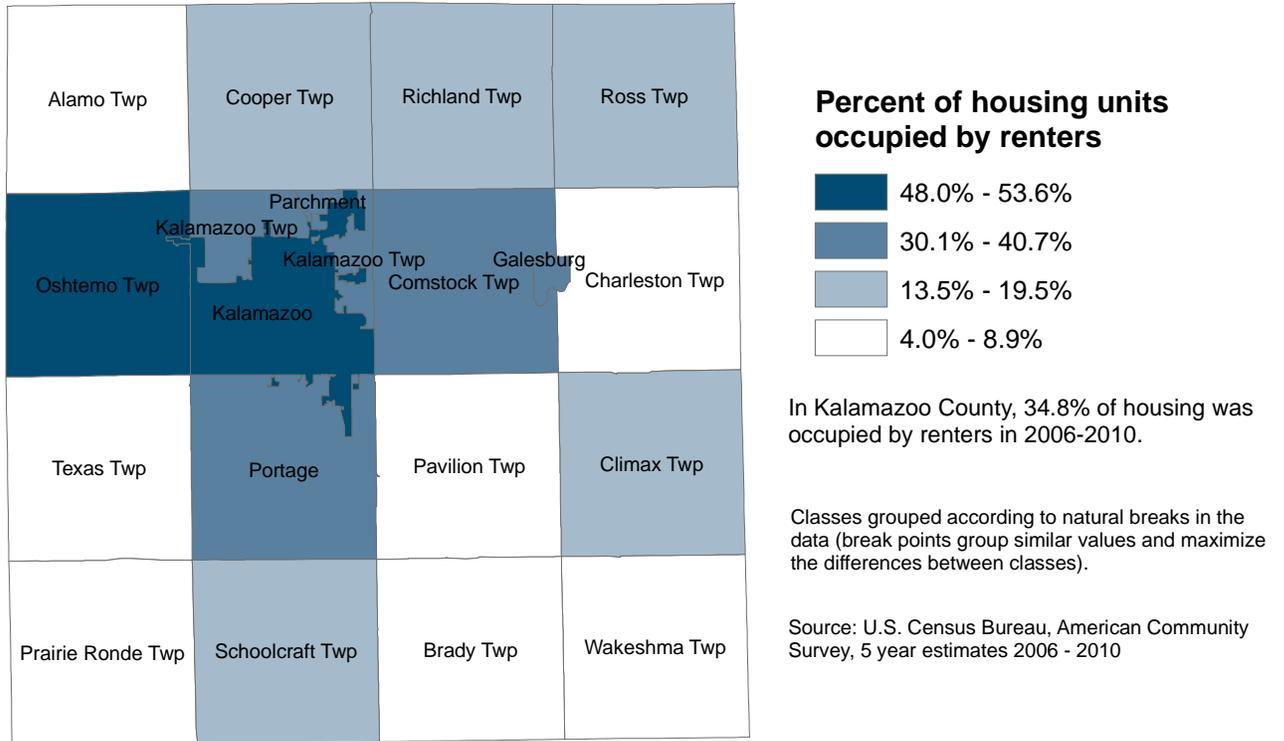
Kalamazoo County Townships and Cities: Housing Tenure Among Occupied Units, Yearly Average 2008-2010

Geography	Total occupied	Owner occupied	Renter occupied	Proportion of occupied that are rented
United States	114,596,927	75,557,656	39,039,271	34.1%
Michigan	3,815,248	2,798,967	1,016,281	26.6%
Kalamazoo County	99,465	64,595	34,870	35.1%
Kalamazoo City	28,745	13,575	15,170	52.8%
Kalamazoo Charter Township	9,895	6,430	3,465	35.0%
Oshtemo Charter Township	9,885	5,231	4,654	47.1%
Portage City	18,803	13,149	5,654	30.1%

Source: American Community Survey, 3-year Estimates, 2008-2010, B25003

The percentage of units that were renter-occupied in Kalamazoo County is available by city and township as an average percentage between 2006 and 2010. The areas with the highest proportion of renter-occupied housing units in this time period were the City of Kalamazoo, Oshtemo Township, and the City of Parchment.

Housing Tenure in Kalamazoo County by City and Township, 2006 - 2010

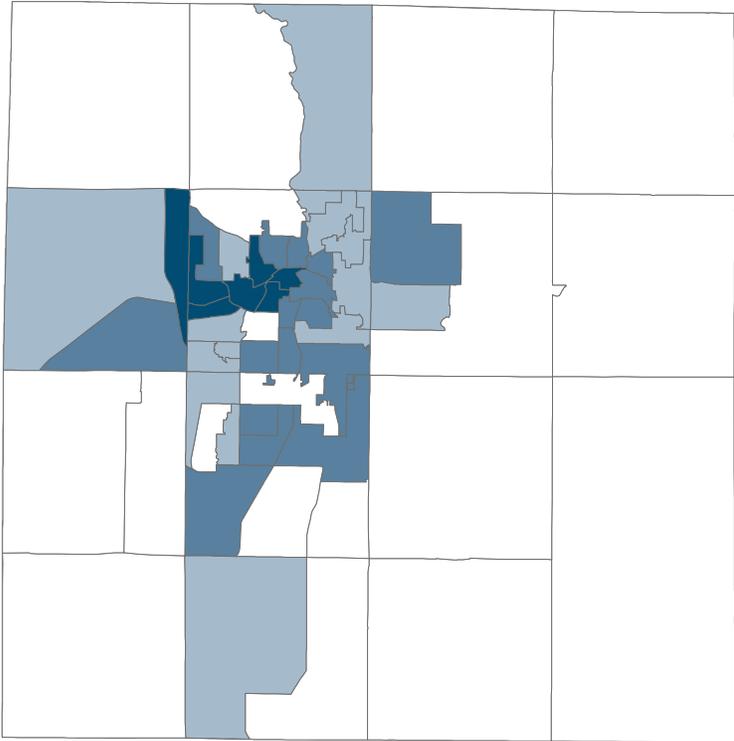


**Kalamazoo County Townships and Cities:
Housing Tenure Among Occupied Units, 2006-2010**

Geography	Total Number of Occupied Units	Proportion of Occupied Units that are Renter-Occupied
United States	114,235,996	33.4%
Michigan	3,843,997	25.8%
Kalamazoo County	99,456	34.8%
Alamo Township	1,381	6.2%
Brady Township	1,593	8.9%
Charleston Township	751	8.4%
Climax Township	858	13.5%
Comstock Charter Township	6,000	30.1%
Cooper Charter Township	3,852	19.1%
Galesburg City	779	33.6%
Kalamazoo City	29,047	53.6%
Kalamazoo Charter Township	9,853	32.5%
Oshtemo Charter Township	9,492	48.0%
Parchment City	878	40.7%
Pavilion Township	2,232	6.1%
Portage City	18,911	30.3%
Prairie Ronde Township	819	4.0%
Richland Township	2,837	19.5%
Ross Township	1,928	16.2%
Schoolcraft Township	3,138	19.0%
Texas Charter Township	4,584	7.4%
Wakeshma Township	523	8.2%

Source: American Community Survey, 5-year Estimates, 2006-2010, B25003

Housing Tenure in Kalamazoo County by Census Tract, 2006-2010



Percent of housing units occupied by renters

- 70.6% - 90.5%
- 40.7% - 56.8%
- 23.0% - 38.4%
- 6.1% - 20.0%

In Kalamazoo County 36.1% of housing was occupied by renters in 2006-2010.

Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

Source: US Census Bureau, American Community Survey, 5-year estimates, 2006-2010

Housing tenure also varies by race and Hispanic/Latino ethnicity. In Kalamazoo County, estimated on average per year 2008-2010, 59.3% of householders who described themselves as black or African American alone were in renter-occupied housing units, and 51.6% of householders who described themselves as Hispanic/Latino were renters. In comparison, only 31.4% of householders who described themselves as white alone were in renter-occupied housing units.

Percentage of Householders Living in Renter-Occupied Housing Units by Race and Hispanic/Latino Ethnicity, Kalamazoo County, Michigan, and the United States, Yearly Average 2008-2010

Householder Race or Ethnicity	Percentage in Renter-Occupied Housing						
	United States	Michigan	Kalamazoo County	Kalamazoo city	Kalamazoo charter township	Oshtemo charter township	Portage city
All Householders	34.1%	26.6%	35.1%	52.8%	35.0%	47.1%	30.1%
Householder who is white alone	29.0%	21.4%	31.4%	50.0%	32.3%	42.6%	28.5%
Householder who is black or African American alone	55.1%	53.3%	59.3%	62.5%	46.2%	73.7%	57.4%
Householder who is Hispanic or Latino	52.2%	42.7%	51.6%	57.4%	N/A	N/A	24.3%

Source: American Community Survey 3-year Estimates, 2008-2010, B25003

1.5.2 Age of Housing

During the 2008-2010 time period, an estimated 48.4% of homes in Kalamazoo County were built prior to 1970. This fell beneath the estimated proportion for the state of Michigan (52.0%), but was higher than the estimated national proportion (42.0%). Older homes are more concentrated in some areas of Kalamazoo County than others. The City of Kalamazoo, specifically, has a large proportion of housing units built prior to 1970 (67.9%).

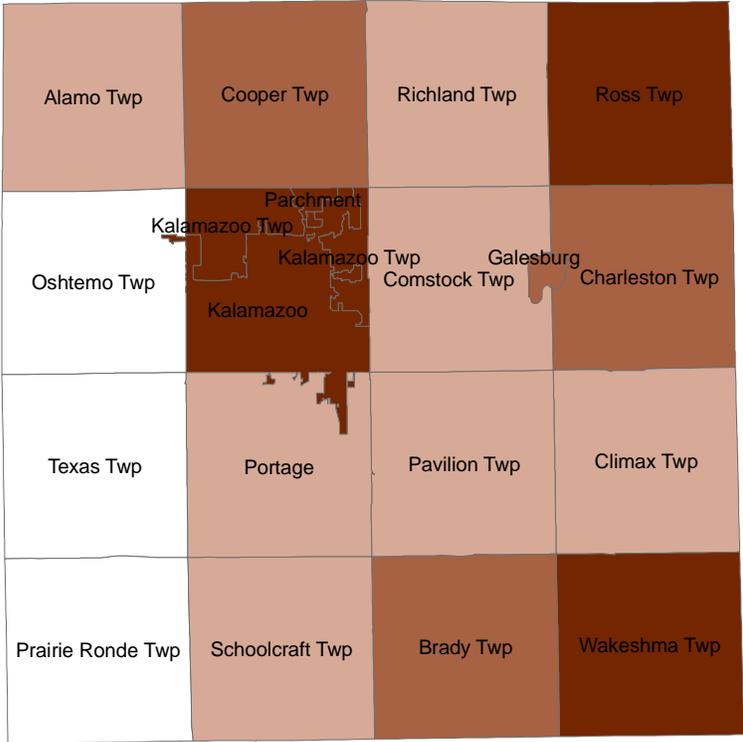
Housing Units Built Prior to 1970 in Kalamazoo County Townships and Cities, Yearly Average 2008-2010

Geography	Total Housing Units	Proportion of All Units Built Prior to 1970
United States	131,210,606	42.0%
Michigan	4,535,052	52.0%
Kalamazoo County	109,814	48.4%
Kalamazoo City	33,329	67.9%
Kalamazoo Charter Township	10,559	60.5%
Oshtemo Charter Township	10,744	14.4%
Portage City	20,202	39.6%

Source: U.S. Census Bureau, American Community Survey, 3-Year Estimates, 2008-2010, B25034

Among all housing units in Kalamazoo County during the 2008-2010 time period, the median year of construction was 1971. The median year of construction for housing units in Michigan and in the United States were 1969 and 1975, respectively.

Housing Age: Occupied Units Built Prior to 1970 in Kalamazoo County by City and Township, 2006 - 2010



Percent of occupied housing units built prior to 1970

- 61.9% - 82.5%
- 49.9% - 58.5%
- 30.8% - 45.0%
- 13.7% - 23.2%

In Kalamazoo County, 48.3% of housing was built prior to 1970 (as surveyed in 2006-2010).

Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

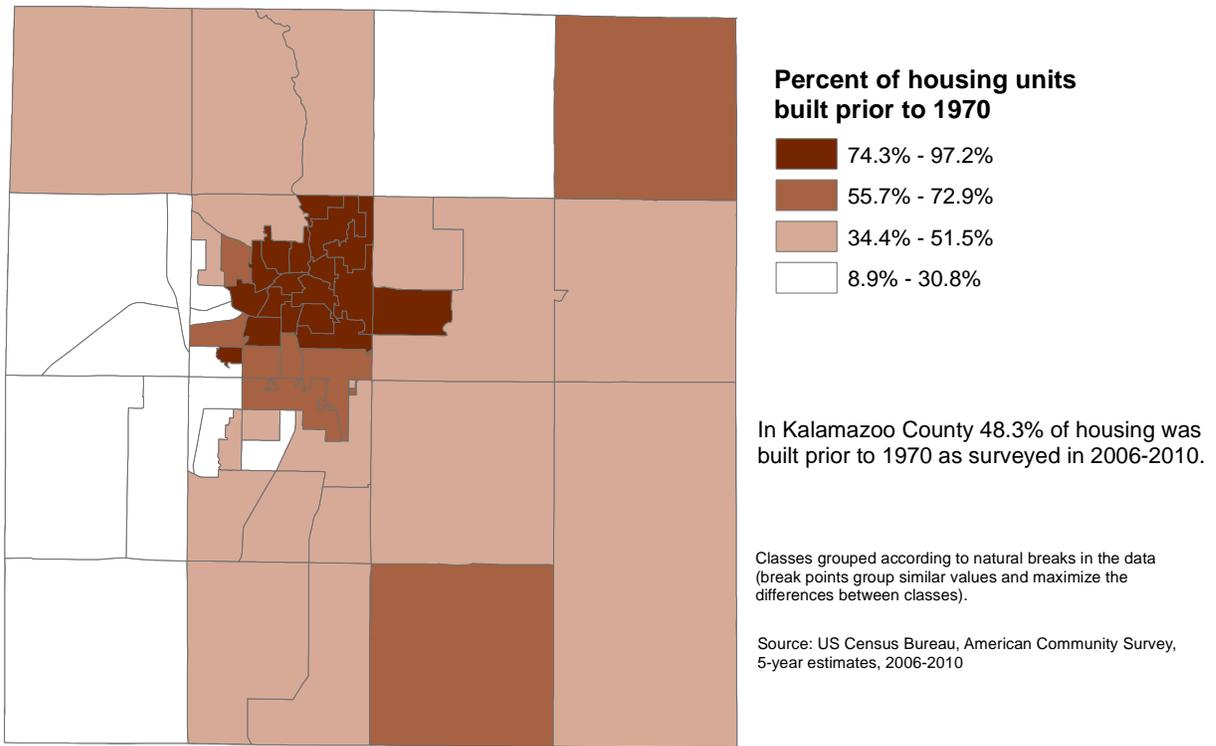
Source: U.S. Census Bureau, American Community Survey, 5 year estimates 2006 - 2010

**Housing Units Built Prior to 1970 in
Kalamazoo County Townships and Cities, 2006-2010**

City or Township	Total Housing Units	Proportion of All Housing Units Built Before 1970
Alamo Township	1,416	40.5%
Brady Township	1,768	55.7%
Charleston Township	810	52.7%
Climax Township	971	45.0%
Comstock Charter Township	6,316	41.4%
Cooper Charter Township	4,025	49.9%
Galesburg City	937	58.5%
Kalamazoo City	33,161	66.3%
Kalamazoo Charter Township	10,691	61.9%
Oshtemo Charter Township	10,336	13.7%
Parchment City	907	82.5%
Pavilion Township	2,426	42.3%
Portage City	20,104	39.2%
Prairie Ronde Township	844	23.2%
Richland Township	3,123	30.8%
Ross Township	2,338	64.5%
Schoolcraft Township	3,540	44.7%
Texas Charter Township	4,966	18.4%
Wakeshma Township	554	62.3%

Source: American Community Survey, 5-Year Estimates, 2006-2010, B25034

Housing Age: Occupied Units Built Prior to 1970 in Kalamazoo County by Census Tract, 2006-2010



1.5.3 Housing Value of Owner-Occupied Homes

Estimated per year from 2008-2010, the median value among owner-occupied housing units in Kalamazoo County was \$145,300. The value reflects what the owner believed the value of the property to be at the time of the Census, and the median value means that half of reported values were less than \$145,300, and half were above \$145,300.

The median value in Kalamazoo County was lower than the national median value of \$187,500 and the median value in Michigan of \$136,600. Note that these median values are not adjusted for regional cost-of-living differences.

Median Value of Owner-Occupied Homes, Kalamazoo County Townships and Cities, Yearly Average 2008-2010

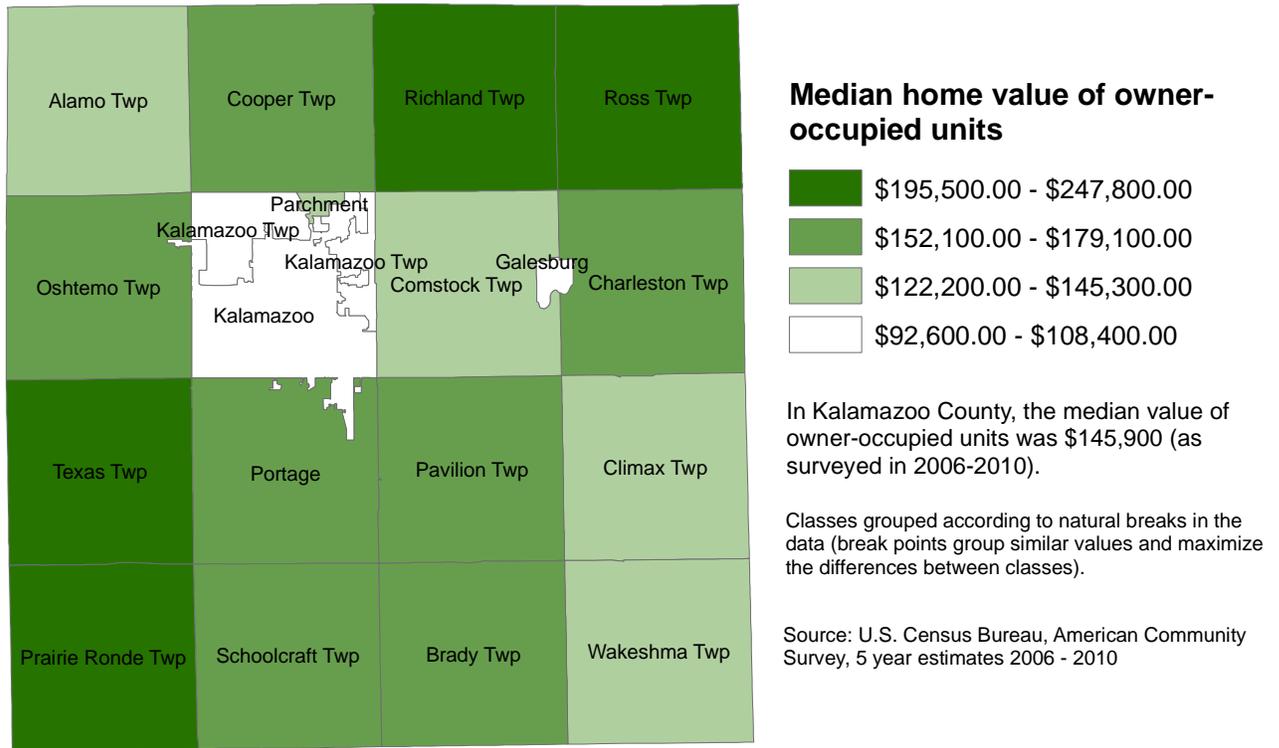
Geography	Median value (dollars) (Estimate)
United States	\$187,500
Michigan	\$136,600
Kalamazoo County	\$145,300
Kalamazoo City	\$103,600
Kalamazoo Charter Township	\$103,600
Oshtemo Charter Township	\$174,000
Portage City	\$156,300

Source: American Community Survey, 3-Year Estimates, 2008-2010, B25077

City and township data of Kalamazoo County was estimated by the American Community Survey during the 2006-2010 time period. During this time, the median value among owner-occupied housing units in Kalamazoo County was \$145,900.

The median value in Kalamazoo County was lower than the median value nationally of \$188,400 and higher than the median value in Michigan of \$144,200.

Median Home Value of Owner-Occupied Units in Kalamazoo County by City and Township, 2006 - 2010



**Median Value of Owner-Occupied Homes,
Kalamazoo County Townships and Cities, 2006-2010**

City or Township	Median value of Owner Occupied Homes
Alamo Township	\$145,300
Brady Township	\$159,500
Charleston Township	\$157,100
Climax Township	\$142,100
Comstock Charter Township	\$143,400
Cooper Charter Township	\$152,100
Galesburg City	\$92,600
Kalamazoo City	\$107,500
Kalamazoo Charter Township	\$108,400
Oshtemo Charter Township	\$179,100
Parchment City	\$122,200
Pavilion Township	\$156,900
Portage City	\$156,600
Prairie Ronde Township	\$211,800
Richland Township	\$195,500
Ross Township	\$209,700
Schoolcraft Township	\$153,100
Texas Charter Township	\$247,800
Wakeshma Township	\$129,800

Source: American Community Survey, 5-Year Estimates, 2006-2010, B25077

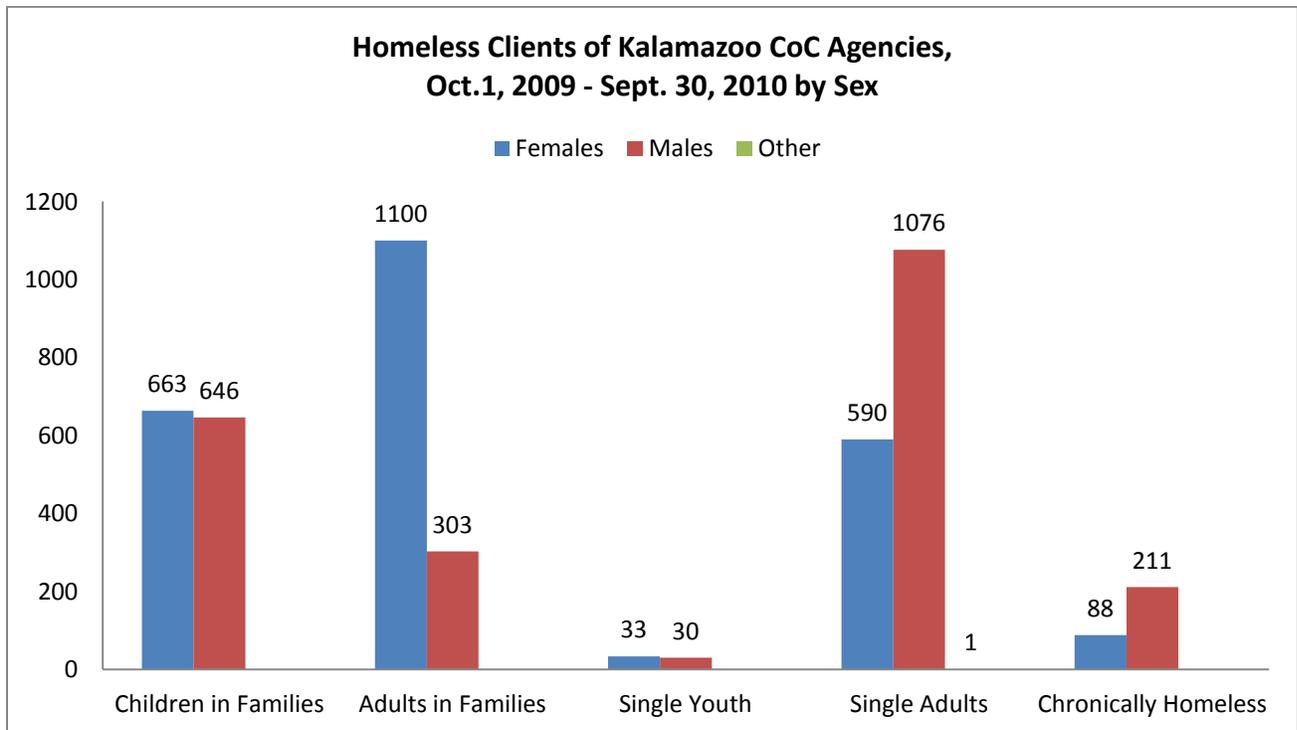
1.5.4 Homelessness

The Kalamazoo County Continuum of Care (CoC), which is locally referred to as the Affordable Housing Partnership or AHP, is federally mandated to track and report data on homelessness. This data is collected at a state and national level and utilized to inform congress on an annual basis regarding the state of homelessness in America. Agencies providing housing and services to homeless individuals and families report through a statewide database called the Homeless Management Information System (HMIS).

This data collection is a component of the Kalamazoo County Ten Year Plan to End Homelessness, which aims to change the homeless service delivery system to prevent homelessness wherever possible and to rapidly re-house any individual or family that becomes homeless.

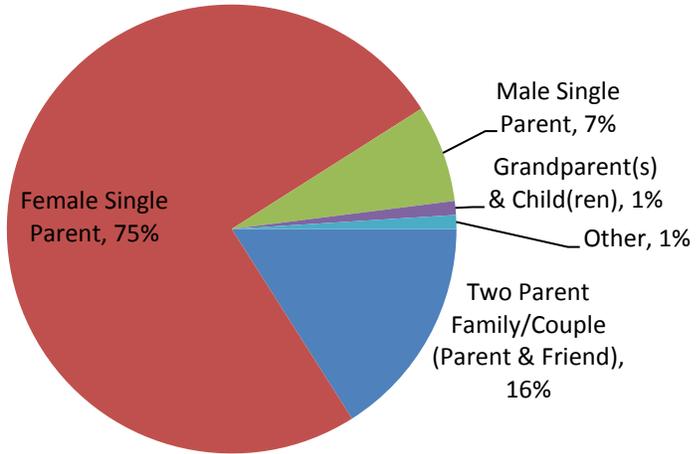
The charts below include number of clients by sex and client category and percentage of households in each household category. Among families, most adults are females; among single adults, the number of males is almost double the number of females. Among the chronically homeless (those who have a disabling condition and have been homeless for at least one year or who have experienced at least four homeless episodes within the past three years), more females are clients than males.

Female single parents comprise the greatest proportion of households with at least two members.



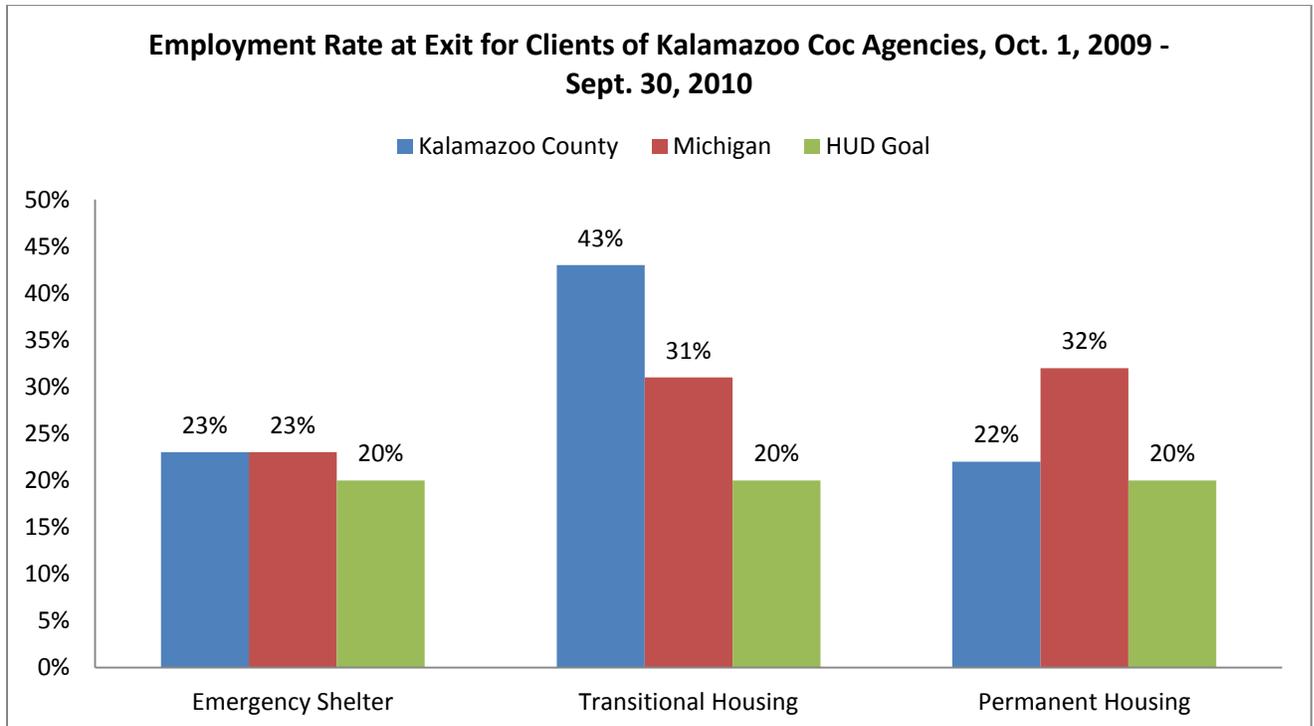
Source: Homeless Management Information System (HMIS)/Service Point, 2010-2011

**Household Types Among Clients of Kalamazoo CoC Agencies,
Oct. 1, 2009 - Sept. 30, 2010**



Source: Homeless Management Information System (HMIS)/Service Point, 2009-2010

Employment at exit from a program indicates a greater likelihood than an individual or family will be able to maintain housing in the future and avoid becoming homeless again. Among clients exiting an agency providing service (no longer receiving the service or housing support), 43% of clients leaving transitional housing in Kalamazoo County were employed. This exceeds the employment rate at exit in Michigan for this category of housing, and is more than double the HUD goal of 20%. The rate of employment for clients exiting emergency shelter (23%) and permanent supportive housing (22%) in Kalamazoo County also exceeded the HUD goal of 20%.



Source: Homeless Management Information System (HMIS)/Service Point, 2009-2010

The following pages in this report are analyses provided by the Kalamazoo County Affordable Housing Partnership (AHP). The first report provides data from the Point In Time (PIT) Homeless Count, a standardized data collection that is required of all Continuums of Care throughout the country. The PIT is conducted the last week of January and provides a snapshot of homelessness at the time of the count.

The subsequent section is a report on clients utilizing Kalamazoo’s emergency shelters: Catholic Family Services – The Ark; Housing Resources, Inc. – Eleanor House; Kalamazoo Gospel Mission; Kalamazoo Community Mental Health Services – Oakland House; Open Door and Next Door Shelters; YWCA – Domestic Assault Program. The number of shelter nights provided and the number of individuals and households sheltered are included in this report.

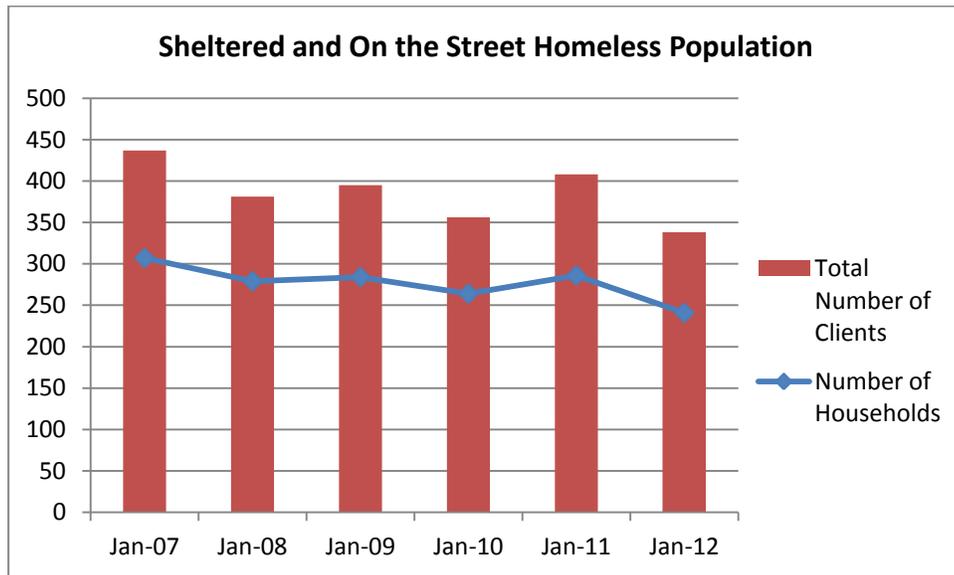
Point In Time (PIT) Homeless Count Summary

On the night of January 25, 2012, the Affordable Housing Partnership (AHP) and its partner agencies conducted interviews with 419 heads of household (representing 729 total persons) that were staying in shelters and on the streets or who were transitional housing participants. Individuals living with friends or family (“doubled up”) or those who chose not to be counted are not included in these numbers.

Homeless Point in Time Count Totals, Individuals in Shelters or On the Street, Kalamazoo County

	Jan-07	Jan-08	Jan-09	Jan-10	Jan-11	Jan-12
Number of Households	307	279	284	264	286	241
Total Number of Clients	437	381	395	356	408	338
Number of Adults	304	289	290	266	291	239
Number of Children	133	92	93	90	117	99
Percent Children of Total	33%	24%	24%	25%	28%	29%

*For the purposes of comparisons over time, in addition to those living with friends or family and those who chose not to be counted, individuals in Transitional housing are not included (numbers in table differ from total numbers provided in the narrative above for 2012 PIT)



Households with children comprised 38.2% of households counted (160 households included children). Veterans comprised 4.1% of individuals counted (30 individuals). Other subpopulations counted include severely mentally ill (13.0%, or 95 individuals), chronic substance abuse clients (3.8% or 28 individuals), persons with HIV/AIDS (0.2% or 2 individuals), victims of domestic violence (15.5% or 113 individuals) and unaccompanied children under 18 years (0.8% or 6 individuals).

The count completed in January 2012 showed a decrease in households and individuals in all categories (Emergency shelter, Transitional Housing and Unsheltered). Comparing 2012 to 2011 there was a decrease of 90 households and 132 individuals counted. This can be attributed to the following:

- **Transitional housing programs:** Decrease of 42 households/49 individuals. This represents 47% of the decrease in households and 37% of the decrease in individuals. The decrease in transitional housing is most likely attributed to a decrease of funding sources in the community such as TBRA.
- **Emergency shelter households:** Decrease of 21 households/50 individuals. This represents 23% of the decrease in households and 38% of the decrease in individuals. Fluctuations can occur in emergency shelters during the course of each month due to a number of variables.
- **Unsheltered:** Decrease of 27 households/33 individuals. This represents 30% of the decrease in households and 25% of the decrease in individuals. There was a decrease in the number of unsheltered counted in all locations (Ministry with Community and Keystone drop in shelters, the hospitals and the police department counts).

It is important to note that this count is a snapshot of homelessness and not a comprehensive total of those experiencing homelessness. Due to a number of variables, there is regular fluctuation within the housing systems during the course of each month.



AHP Data Team

Kalamazoo County Emergency Shelter Providers 2010 Annual Report January 1, 2010 to December 31, 2010

This annual report is produced and reported by the Affordable Housing Partnership (AHP) Data Team. The information contained includes monthly data collected independently from each of the emergency shelter programs operating in Kalamazoo County including:

- Catholic Family Services-The ARK
- Housing Resources, Inc. Family Shelter
- Kalamazoo Gospel Mission
- Kalamazoo Community Mental Health Services- Oakland House
- Open Door and Next Door Shelters
- YWCA-Domestic Assault Program

The goal of the LISC Affordable Housing Partnership Data Team is to utilize the community's homeless management information system (HMIS) to produce an accurate unduplicated count of the community's homeless population. The attached report provides a limited month-by-month snapshot of our collective emergency shelter efforts and may provide insufficient information to make service or demographic conclusions beyond those outlined below.

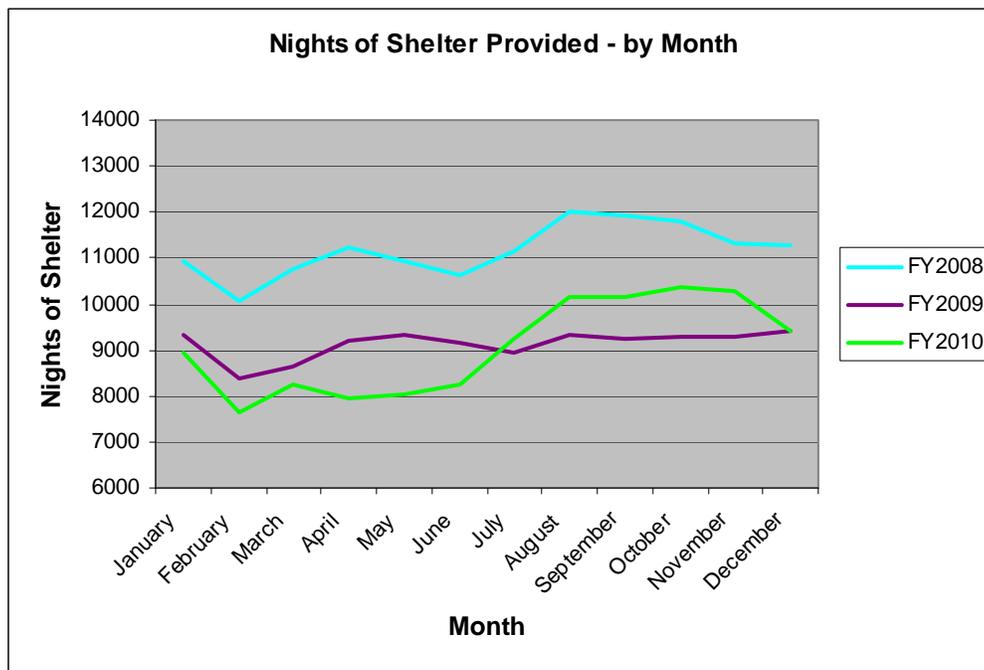
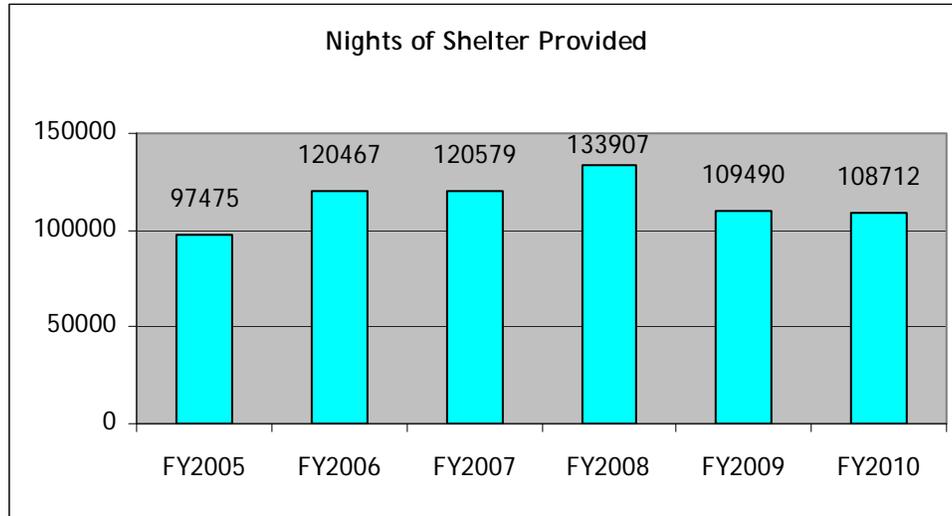
The Affordable Housing Partnership implemented its Ten Year Plan to End Homelessness in 2006. Interagency collaboration, pilot programming (such as Eviction Diversion, the Foreclosure Rescue Fund, and Rapid Re-Housing test sites), and continued funding through federal and state sources are a few of the likely causes for the decreases in shelter nights reported since 2006.

Annual Comparison

	FY2010	FY2009	Change
Number of Individuals Sheltered	3790	3830	-1.0%
Number of Adult Men Sheltered	1248	1319	-5.4%
Number of Adult Women	1260	1248	1.0%
Number of Children (0-18 years)	1282	1263	1.5%
Nights of Shelter Provided for all	108712	109490	-0.7%

Statistics prepared by Housing Resources, Inc. Please contact Chris Worden at (269) 382-0287 ext 124 for further explanation.

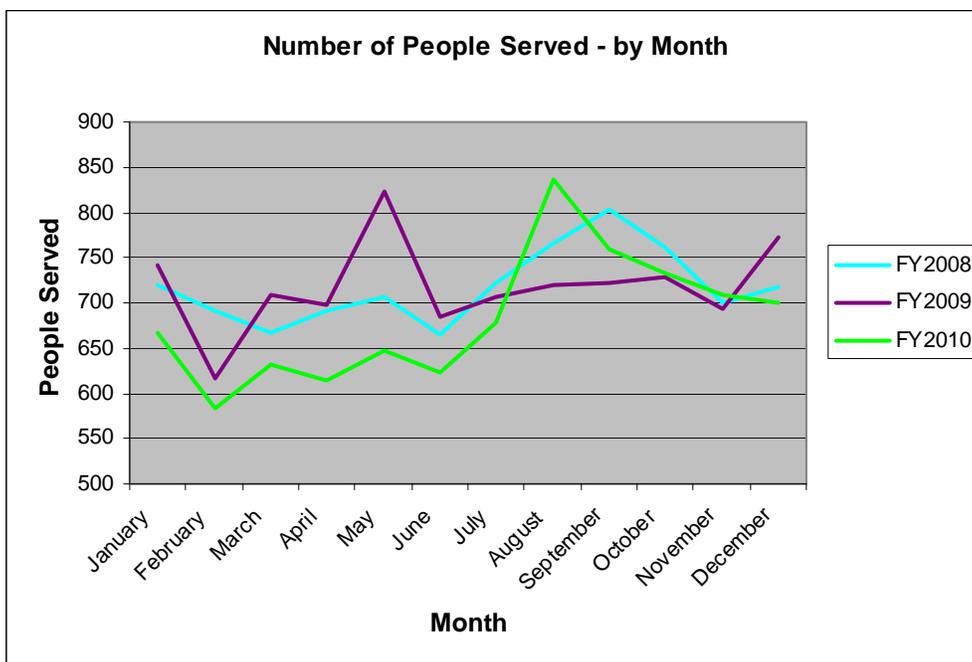
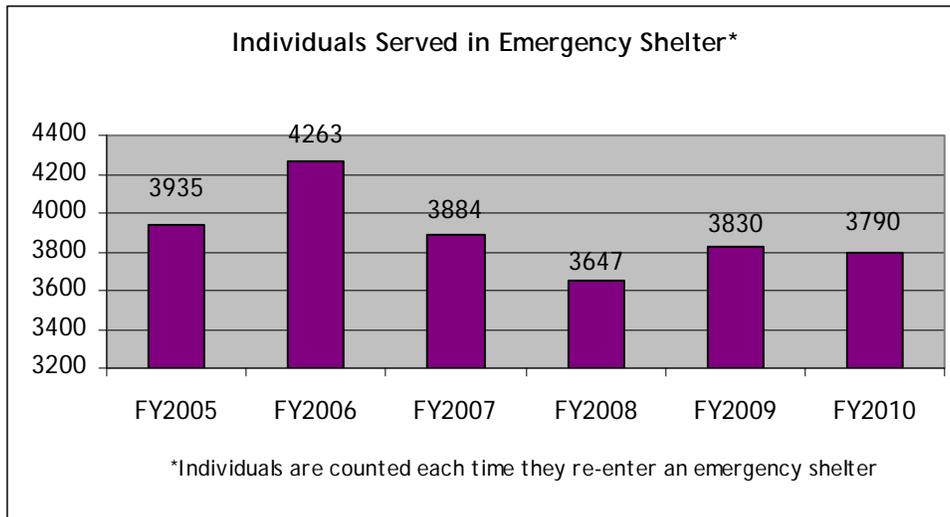
Detailed Kalamazoo County statistics follow:



The above graphs detail the nights of shelter provided both on a yearly basis and as a month by month comparison. These figures capture each night that adults and/or children reside each year in an emergency shelter environment.

As can be seen, decrease of 23 percent was observed in nights of shelter provided between 2008 and 2010, which represents the peak of shelter use since 2005.

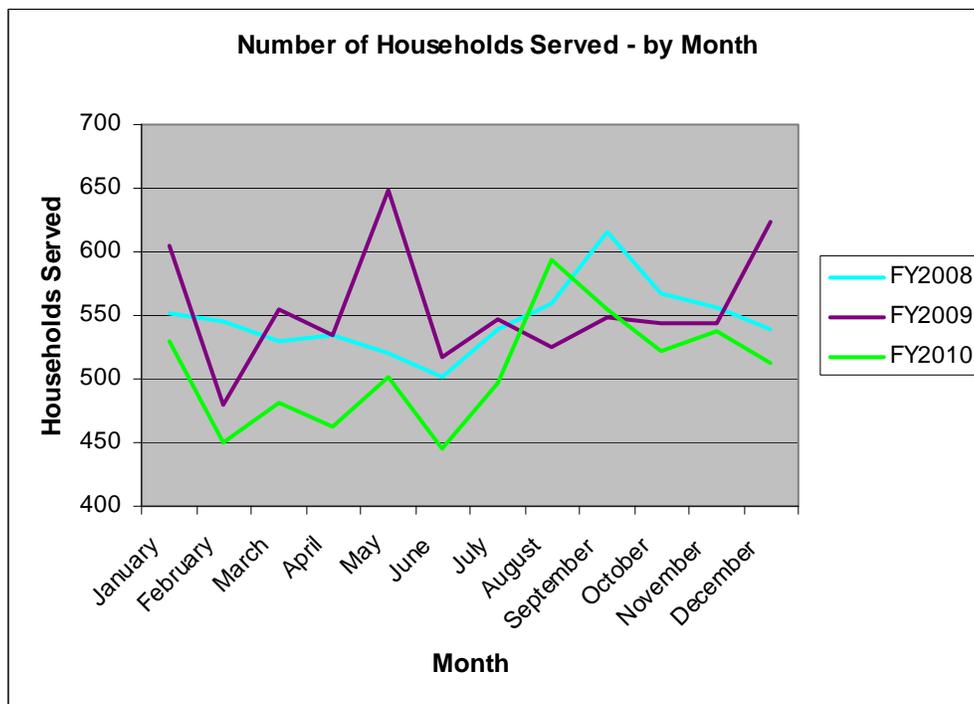
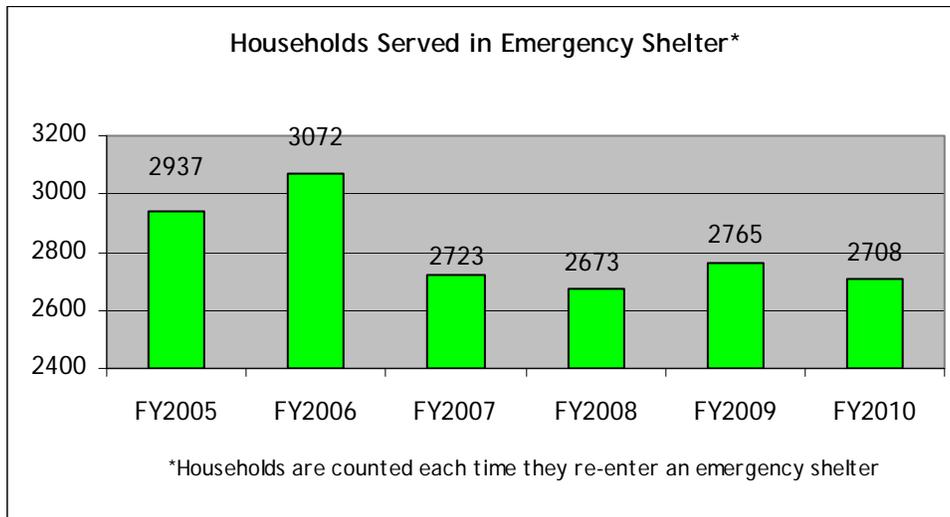
In reviewing the monthly reports, it is evident that the third and fourth quarters of the year typically show more active emergency shelter use, with this trend especially evident in 2010.



The above graphs represent the number of people served in emergency shelters each month. The first shows the unique number of individuals who entered into shelters. It is important to understand that if an individual left a shelter and two months later, returned to a shelter, they would be counted in this total twice, as they entered shelter twice.

The month by month comparison details the total number of individuals served each month in emergency shelters. Individuals are counted in each month for which they reside in the shelter environment.

When comparing this data to the previous data set, it is notable that as compared to 2008, in 2010 a higher number of individuals are experiencing homelessness despite the decrease in overall shelter nights utilized. More resources were available for rapidly re-housed homeless individuals in the community through programs like the Homeless Prevention and Rapid Re-Housing Program (HPRP), impacting the shelter system. As compared to 2006, when the Ten Year Plan to End Homelessness was implemented, there are fewer individuals in 2010 that experienced homelessness.



The above graphs represent the number of households served in emergency shelters each month. The first shows the unique number of households who entered into shelters. It is important to understand that if a household left a shelter and two months later, returned to a shelter, they would be counted in this total twice, as they entered shelter twice.

The month by month comparison details the total number of households served each month in emergency shelters. Households are counted in each month for which they reside in the shelter environment.

The first two quarters in 2010 showed the lowest number of households served in shelters in five years. As was the case in total shelter nights utilized, a higher utilization was observed in the second half of 2010.