



Community Visioning Session

Under the leadership of the Honorable Tracy Hall Board Chair,
Tami Rey, Vice Chair and the entire BOC
Facilitated by: Teresa Bingman

2/23/2021 @ 4:00 via ZOOM

Welcome



Housing Department



- ▶ Framework for Discussion
- ▶ What the millage can be used for and what it cannot be used for.
- ▶ Millage dollars are under the approval and guidance of the Kalamazoo County Board of Commissioners. **They have sole budget and approval authority.**
- ▶ The millage funds cannot be given to an individual directly. The method of disbursement is thru the non-profit, public or private developer model.





MISSION

- ▶ *To ensure that all residents in Kalamazoo County have access to healthy, quality, affordable housing in vibrant neighborhoods.*





WHAT IS AFFORDABLE HOUSING?

Housing that costs 30% or less of a household's gross annual income.

If housing costs exceed 30%, it is considered a cost burden.

(rent and utilities or mortgage, taxes, insurance & utilities)





- ▶ ***A typical median household should be paying no more than 30% or \$1,412 monthly on rent/utilities or Principal, Interest, Taxes, Insurance (PITI) and utilities.***
- ▶ **Median Household Income for Kalamazoo County 2019 Us Census is 56,511 for a family of 4**





Example of wage earner A:

- ▶ **CUSTODIAN**

- ▶ **Building & Grounds**

Starting Salary (S07N):\$11.42/hr.

Union Position: AFSCME

Full-time – 5:00 p.m.–1:00 a.m.

- ▶ **Yearly Wages: 23,753.60** 30% on housing would equal \$593.84 per month on rent/utilities. Median gross rent in Kalamazoo County = \$812 per month

- ▶ This person would not be able to afford market rate rental housing in the County.





If there is such a huge demand for affordable housing, why isn't the private sector building it?

- ▶ Requires Substantial Subsidy (difference between the cost of construction and the sales price)
- ▶ Limited Resources – until 2021, there has not been a housing millage
- ▶ Competitive – housing tax credit deals are very competitive
- ▶ Market Driven – the fastest growth in housing in the county is in Texas Township and Richland Township
- ▶ High Risk – credit scores, not bankable, little to no down payment
- ▶ Site Specific – most affordable housing is built around existing resources including transit and services. Most urban cities are built out.





Millage Language – will raise approximately \$6,375,000 in the first year of levy. Tax bills will be sent out December 1, 2021

The millage language specifically provides for:

- ▶ Rent Subsidy
- ▶ Permanent Housing Units
- ▶ Supportive Services





Introduction of Guests:

- ▶ Stephanie Hoffman Open Doors – Kalamazoo
- ▶ Matt Hollander – Hollander Development Corporation
- ▶ Chris Shepherd – Pinegrove Properties LLC
- ▶ (They will speak for 4 minutes each on rent subsidy, Housing Choice Vouchers, permanent housing and supportive services)





What would you like to see in the County in the next 8 years:

- ▶ Break out into three groups:
- ▶ Group 1 – What do you envision in Rent Subsidy?
- ▶ Group 2 – What types of permanent housing would you like to see?
- ▶ Group 3 – What supportive services are necessary?



Rent subsidy examples:



Vouchers



Project based rental subsidy



Permanent housing examples:

New Multi Family



New Single Family –
Owner Occupied





Supportive Services:





Timeline for Millage Implementation

- ▶ November 3, 2020 Housing Millage passed
- ▶ February 23, 2021 Community Conversation with BOC
- ▶ March 2021 Feedback is provided to BOC via written communication
- ▶ April 2021 Housing Director schedules meetings with Millage Steering Committee and Housing organizations providing direct services
- ▶ June 2021 Vision and Plan are developed and articulated by BOC
- ▶ July 2021 Open RFP window and take proposals
- ▶ August 2021 BOC approves proposals for funding
- ▶ December 1, 2021 Millage levied on the winter bill
- ▶ February 14, 2022 Tax bills are due and millage monies are collected
- ▶ March 2022 Funds are released as submitted for approved projects and related services





Partners in this work:

Private Developers (Hollander Group, NOMI, Jamari Bogen, Full Circle, AVB)

Rental Housing owners/developers

Labor

KNHS

LIFT Foundation

LISC

Open Doors Kalamazoo, Ministry with Community

Continuum of Care - United Way

Homes for All - millage group

ISAAC

Fair Housing Center of SW Michigan

Philanthropy

MSHDA, HUD

Kalamazoo Public Library

Home School Groups, Community Action Agency





Partners Continued:

General Public

Home Builders of Greater Kalamazoo

Kalamazoo Area Realtors Association

Pinegrove Properties

Kalamazoo Collective Housing, Community Homeworks

Northside, Eastside, Edison and Vine Neighborhood Associations

Housing Resources Inc. (HRI)

Habitat for Humanity

TRHT - Kalamazoo Community Foundation

Integrated Services of Kalamazoo

Public Housing Commission

Kalamazoo County Land Bank Authority

Cities of Kalamazoo, Portage, Galesburg and Parchment

All Townships and Villages

Cares and Out front

Veterans Groups and all other interested parties

