

City of Battle Creek, Michigan  
Community Development

Annual Action Plan  
2017-2018

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



# 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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic 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.
- Reduce the number of people experiencing housing instability by using HOME to fund a tenant-based rental assistance program.
- Develop strategies that keep tipping point properties occupied so they do not become vacant and deteriorate as rapidly.
- Partner the minor home repair program with 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".
- Partner self-sufficiency programs with Tenant-Based Rental Assistance to help participants with housing instability to be successful.
- Develop transportation alternative for people needing transportation to work and school.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the 2015-2016 Program Year in addition to code enforcement, general administration and strategic planning, the City completed 47 Minor Home Repair projects, 3 HOME-funded homeowner rehabilitations, 7 CDBG-funded demolitions of vacant and abandoned properties, and one major reconstruction of a street and sidewalk project.

The map given below documents that almost all this activity occurred in CDBG low- and moderate-income target areas. The 2015 Accomplishments Fact Sheet details activities undertaken in the 2015-2016 Program Year. Some Minor Home Repair projects occurred in other areas of the City but all assistance provided assisted households at or below 80% of area median income.

The City of Battle Creek continued to use CDBG funding for code compliance in low- and moderate-income areas around the downtown as part of a strategy to stabilize neighborhood housing conditions and to improve housing values; fund housing rehabilitation for low- and moderate-income homeowners and homebuyers; demolish vacant, blighted buildings; and conduct neighborhood planning. Code Compliance, the Vacant and Abandoned Buildings Ordinance, and Dangerous Building Ordinance are tools the City uses to address blight in neighborhoods. The City is currently engaging in a community process to have the City Commission strengthen the Vacant and Abandoned Buildings Ordinance.

The City has been aggressive in applying for demolition funds available through the State of Michigan. In March 2016, the City received \$99,300 to tear down eight residential structures from a Blight Elimination grant awarded by the Michigan Land Bank Fast Track Authority. Five buildings targeted for demolition are in the Washington Height, North Central Revitalization area and three are in the Post Franklin Neighborhood.

In September 2016, the City in partnership with the Calhoun County Land Bank Authority applied to the State of Michigan for additional demolition funding and the Land Bank received \$3.8 million to combat blight. The funding will tear down 250 vacant and abandoned homes in Battle Creek and surrounding areas.

In the 2016-2017 program year, Community Development worked with a Community Development Advisory Committee made up of City staff, Land Bank staff and community members from the North Central Neighborhood Planning Council 2 to move the HOME-funded Homeowner Rehab program from the Urbandale Neighborhood to a target area in the historically African American neighborhood of Washington Heights. In December 2016, the City sent a letter to 200 homeowners in the new target area asking people to apply who are in need of homeowner rehab. Four homeowners have been qualified for the HOME-funded Homeowner Rehab program and the City is in the process of creating cost specifications to bid out the rehab work.

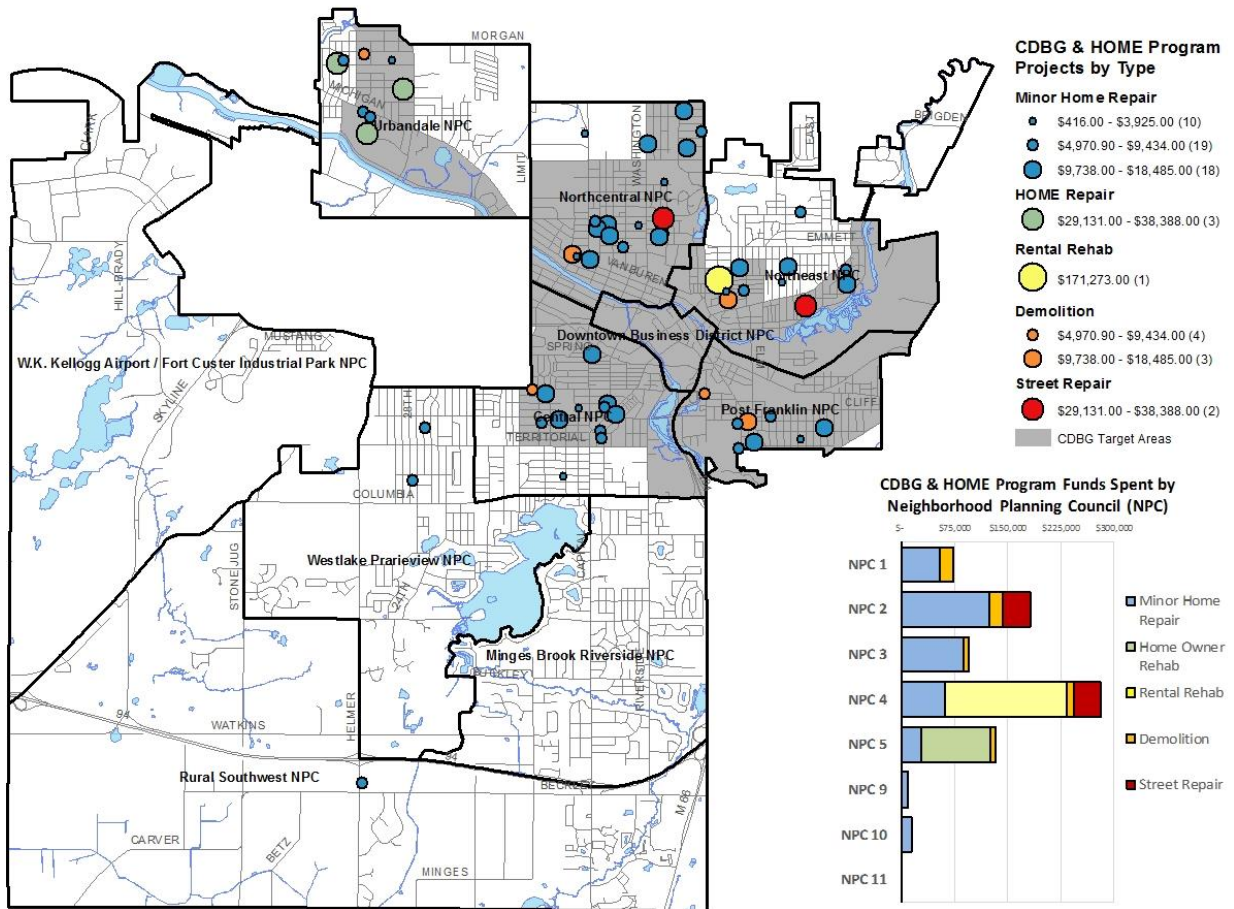
The City continues to support its eight Neighborhood Planning Councils as a means of communicating with neighborhoods and an engaging with the Battle Creek community. Neighborhood Planning Councils provide an open, inclusive and diverse forum for deliberation on neighborhood issues for the City including:

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

The City's work with Neighborhood Planning Councils which were first established by City Commission resolution in 1979 is discussed more fully in other areas of the Annual Action Plan.

# 2015-2016 Community Development Projects Map

## 2015-16 Community Development Target Areas: CDBG and HOME Funded Projects by Type, Amount, and NPC

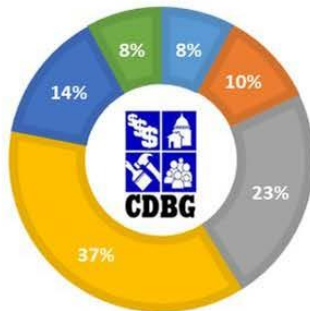


# City of Battle Creek Community Development

## Administering Community Development Block Grant (CDBG), HOME Investment Partnership and other federal funding to strengthen Battle Creek's neighborhoods

### 2016-17 CDBG FUNDING \$1,255,000

- Administration \$98,500
- Code Enforcement \$290,000
- Rental Rehabilitation \$175,000
- Strategic Planning \$127,500
- Minor Home Repair \$ 464,000
- Demolition \$100,000



### 2016-17 HOME FUNDING \$256,109

- Administration \$22,109
- Homeowner Rehab \$127,500
- Homebuyer Rehab \$80,000
- Tenant Based Rental Assistance \$26,500



### 2015 ACCOMPLISHMENTS

#### 1) Improve property conditions in low and moderate income (LMI) neighborhoods

- 4,430 code enforcements in CDBG target areas (3,122 unique addresses)

#### 2) Ensure the safety of rental housing

- 1,726 rental inspections in CDBG target areas
- 4 Landlord Dinner & Discussions hosted by the Rental Housing Roundtable
- 94% of all rentals registered (nearly 8000)

### 2015 ACCOMPLISHMENTS

#### 3) Reduce blighted vacant and abandoned buildings

- 309 new enforcements on vacant building in CDBG target areas.
- 800 vacant or abandoned buildings monitored
- 9 Demolitions completed with Hardest Hit funds
- 7 Demolitions completed with CDBG funds
- Additional \$99,000 awarded by the state for demolition

#### 4) Develop, preserve, and help people access quality, affordable housing

- 47 minor home repair projects completed
- 3 homeowner rehab projects completed
- 12 households provided tenant-based rental assistance
- 2 Neighborhood Stabilization Program rehabs completed and sold to eligible buyers
- 1 duplex rental rehabbed and rented

#### 5) Improve fair housing awareness and accountability

- 8 fair housing trainings conducted
- 3 systemic investigations completed: real estate sales, small investor rental property & companion animal acceptance
- Reconstituted the City's Human Relations Board
- Staff participation in equity trainings

#### 6) Increase community engagement

- 7 workshops completed with Neighborhood Planning Council's (NPC's) on community needs
- 4 City Commission public hearings
- Worked with NPC members to write Blight Elimination Grants to fund demolitions
- Created advisory committee that included NPC representatives to determine where within NPC 2, HOME resources will be targeted in 2017

#### 7) Improve amenities and infrastructure in LMI areas through place-making

- 1 street reconstruction project was completed

#### 8) Support collaborative homelessness efforts

- Staff participated in the Homeless Coalition
- Led and completed an organizational assessment of the Homeless Coalition
- Staff attended a state-wide Summit on Ending Homelessness
- City staff hosted and helped organize the 2015 Homeless Health Fair and VA Stand Down which was attended by 517 homeless individuals

#### **4. Summary of Citizen Participation Process and consultation process**

Each year Community Development reports to the Battle Creek community how the City has spent federal community development funding and meets with community groups, such as Neighborhood Planning Councils, to discuss community needs. This is part of the annual community engagement process described in the City's Citizen Participation Plan. For the 2017-18 Program Year, the City had a workshop about priority community needs with six of the City's eight Neighborhood Planning Councils (NPC) and conducted a community workshop at the SHARE Center, a drop-in center for homeless people, with staff and consumers focused on the priority needs of extremely low-income and homeless individuals and families. The workshop at Rural Southwest NPC 9 only included a presentation with no discussion. 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 6, 2016.

Community Development summarized its funding and planning activities for the 2015 program year in a one-page fact sheet and held a discussion about community needs with citizens attending Neighborhood Planning Council meetings. Most of Battle Creek's low- and moderate-income areas are contained in Neighborhood Planning Councils 1, 2, 3 and 4. The goal of these Community Development conversations was to discuss needs and obtain community input. Each workshop was a unique conversation and had a different character.

The conversations are part of the process for developing the Annual Action Plan, which lays out to HUD how the City will spend funds in the coming year. The participation part of this report summarizes comments recorded. Community Development Conversations were held:

October 6, 2016 - Post/Franklin Neighborhood Planning Council 1, Community Action Board Room, 175 Main St. Attending: 8 NPC members, 6 guests

October 11, 2016 - Rural Southwest Neighborhood Planning Council 9, Southside Bible Church, 4515 Beckley Road Attending: 8 NPC members, 7 guests

October 13, 2016 - Central Neighborhood Planning Council 3, Michigan Tile & Carpet Community Room, 99 E. Columbia Ave. Attending: 7 NPC members, 5 guests

October 19, 2016 - Northeast Neighborhood Planning Council 4, First Congregational Church, 65 N. Bedford Road Attending: 8 NPC members, 6 guests

October 24, 2016 - Westlake/Prairieview Neighborhood Planning Council 10, Lakeview Senior Living, 14661 S. Helmer Road Attending: 9 NPC members, 9 guests



November 8, 2016 - The SHARE Center, drop-in day center for homeless people, 120 Grove Street,  
Attending: 35 SHARE Center consumers, 3 SHARE Center staff

November 14, 2016- North Central Neighborhood Planning Council 2, Southwest Michigan Community  
Development Corporation (formerly Neighborhoods, Inc. of Battle Creek), 47 N. Washington Ave  
Attending: 11 NPC members, 3 guests

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

A summary of public comments received at workshops and public hearings in preparation for 2017 Annual Action Plan is attached to this report, under Citizen Participation comments with the title, Community Needs Workshops 2016.

## **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.

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

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

### **1. Introduction**

For the past program year, Community Development conducted local planning efforts about how to address fair housing concerns, increase awareness of the risks of poisoning from lead paint, continue work with the Homeless Coalition and area landlords, and increase engagements with neighborhoods through work with the City's eight Neighborhood Planning Councils. Work also continued to rehab homes in the community and continue to address vacant buildings by promoting demolition. During the program year, Community Development held 18 consultations.

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 Battle Creek Urban League, and the local chapter of the National Association for the Advancement of Colored People (NAACP).

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 build 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(I))**

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 including serving on the executive decision making group, the Housing Solutions Board; 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.

**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 Homeless Coalition meetings and serve on the Housing Solutions Board and coalition sub-committees. The Michigan State Housing

Development Authority organizes yearly Summits to End Homelessness to coordinate and educate providers and governments serving homeless people, Community Development staff attended in 2015 and 2016. Community Development has encouraged other Battle Creek providers to attend these conferences.

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 programming 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. The board appointed a sub-committee to work with Community Development staff to develop a follow up plan that addressed concerns raised in during the investigation.
2	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness 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>	Aug. 31, 2017 Meeting with new commanding officer, Major Kevin Van Zee and Social Services Director, Suzi Gore about the implementation of utility and rental assistance in the community. The Salvation Army has been a host to landlord dinner & discussions, part of the Homeless Coalition's outreach to area landlords. Discussion of Salvation Army being able to administer a HOME-funded Tenant-Based Rental Assistance program.
3	<b>Agency/Group/Organization</b>	North Central Planning Council #2
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Neighborhood needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	September 22, 2015 - Members of North Central Neighborhood Planning Council #2 met with City staff and staff from the Calhoun County Land Bank Authority about neighborhood conditions and concern about the level of services being devoted to this neighborhood. Discussion of redirecting the HOME-funded Homeowner Rehabilitation Program from NPC #5, where demand for the program has slowed and marketing efforts have not been successful in increasing demand for the program, to NPC #2. Also discussed the City creating a paint voucher program, modifying the vacant and abandoned building ordinance, completing a new vacant building inventory, new efforts to address junk and trash on vacant property and public spaces, and strengthening the brand of downtown neighborhoods.
4	<b>Agency/Group/Organization</b>	Battle Creek Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness 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>	Fall 2016 - Series of meetings with City Commission Kate Flores, Community Development staff, members of the Police Department and members of the Homeless Coalition about the passage of a panhandling ordinance against aggressive solicitation of alms and an assessment of the root causes of homelessness.
5	<b>Agency/Group/Organization</b>	City of Battle Creek Community Services Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community Engagement
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	September 29, 2016 - Briefing with a Community Services college intern about research and recommendations about how to structure effective community engagement with the growing numbers of Burmese and Hispanic people in Battle Creek. These recommendations will inform Community Development's public participation activities moving forward.
9	<b>Agency/Group/Organization</b>	Battle Creek Area Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<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>	October 19, 2016 - Discussion with Battle Creek Area Habitat for Humanity about applying for additional funding from the Michigan State Housing Development Authority to expand Habitat's ability to rehab more housing.



11	<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>	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>	Fall 2016 - Initiated a series of meetings with pastors of area churches serving the African-American community, the Urban League and the local chapter of the National Association for the Advancement of Colored People (NAACP) about engaging the community in Fair Housing and Racial Equity work. This work is ongoing.
12	<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>	October 21, 2016 - Meeting with Neighborhoods, Inc. of Battle Creek (dba Southwest Michigan Community Development Corporation) to discuss its neighborhood work and collaborating on work in the North Central Neighborhood Planning Council #2.
14	<b>Agency/Group/Organization</b>	Battle Creek Community Foundation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - County Foundation

	<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>	December 15, 2016 - Meeting with the Battle Creek Community Foundation, Community Development and the Calhoun County Department of Public Health about a possible grant opportunity to fund lead risk assessments and a public awareness campaign about the risks of lead poisoning from lead-based paint.
15	<b>Agency/Group/Organization</b>	COMMUNITY ACTION AGENCY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health Regional organization
	<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>	December 27, 2016 - Initiated a series of meetings with the Director of Housing Services about Community Action participating in a lead remediation program county wide as part of the Calhoun County Lead Poisoning Prevention Task Force.
16	<b>Agency/Group/Organization</b>	United Way of the Battle Creek and Kalamazoo Region
	<b>Agency/Group/Organization Type</b>	Regional organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Community Engagement
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	November 2016 through present - Series of meetings with representatives of the United Way to discuss how to engage Neighborhood Planning Councils leadership and membership in BC Vision's community and neighborhood engagement. This work is ongoing.

17	<b>Agency/Group/Organization</b>	WK Kellogg Foundation
	<b>Agency/Group/Organization Type</b>	Planning organization Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Community Engagement
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	January 11, 2017 - Meeting with Battle Creek Foundation program officers about BC Vision and community engagement in neighborhoods through Neighborhood Planning Councils.
18	<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>	January 23, 2017 - Meeting with staff from the Calhoun County Public Health Department, Community Development staff and a marketing professional to discuss ways to promote a public awareness campaign about the risks of lead poisoning.

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

During the development of the 2015-19 Consolidated Plan, Community Services managers conducted one-on-one interviews with 50 nonprofit and community groups to discuss community development needs. For the 2016-17 Annual Action Plan, Community Development staff conducted 18 consultations.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	The Coordination Council	The Annual Action Plan and the Consolidated Plan identifies supporting collaborative homelessness efforts as a high priority community need. Community Development staff participate fully in the Homeless Coalition. The City played a lead in developing the Nov. 9, 2015 Organizational Assessment of the Homeless Coalition. The Community Development Manager serves on the Housing Solutions Board, which is the Continuum of Care governance board for the City of Battle Creek and Calhoun County. The Community Development Specialist provides support to the Homeless Coalition and the Rental Housing Roundtable.
City of Battle Creek Master Plan	City of Battle Creek Planning Division	The City of Battle Creek continues to participate in the process of developing the City's new Master Plan. In the past year this has included reviewing drafts of the plan to ensure alignment with neighborhood goals and strategies detailed in the Consolidated Plan. The new Master Plan is expected to be finalized in 2017.

**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 2017-2018 Annual Action Plan included consultations with community stakeholders, seven 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.

#### **Public Meetings:**

For the public meetings, Community Development staff summarized its activities in a fact sheet handout and led a discussion at six of Battle Creek's eight Neighborhood Planning Councils (NPCs), and a workshop with homeless people at a local provider's facility, during October and November 2016:

October 6, 2016 - Post/Franklin Neighborhood Planning Council

October 11, 2016 - Rural Southwest Neighborhood Planning Council

October 13, 2016 - Central Neighborhood Planning Council

October 19, 2016 - Northeast Neighborhood Planning Council

October 24, 2016 - Westlake/Prairieview Neighborhood Planning Council

November 8, 2016 - The SHARE Center, drop-in day center for homeless people

November 14, 2016- North Central Neighborhood Planning Council

**Public Hearings:**

The following public hearings contributed to the creation of the Annual Action Plan:

Sept. 6, 2016 Public hearing on the City’s 2015-2016 CAPER

Dec. 6, 2016 Public hearing on community needs

March 7, 2016 Public hearing on the 2017-2018 CDBG and HOME proposed budget and use of funds

April 4, 2016 Public hearing on the Annual Action Plan

**Citizen Participation Outreach**

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted</b>	<b>URL (If applicable)</b>
Newspaper Ad	Non-targeted/broad community	Newspaper public notice, 9/8/2016, in the SHOPPER NEWS for the 2015 CAPER, publicizing the Sept. 20, 2016 City Commission Public Hearing on the CAPER.	No comments received.	No comments received.	
Media Release	Non-targeted/broad community	City issued a media release, 9/14/2016, on the publishing of the 2015 CAPER and the Sept. 20, 2016 Public Hearing.	No comment received.	No comment received.	
Public Hearing	Non-targeted/broad community	Public hearing at a regular City Commission meeting, 9/20/2016.	No comments were made.	No comments were made.	<a href="http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes">http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes</a>

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted</b>	<b>URL (If applicable)</b>
Public Meeting	Post/Franklin NPC 1, 10/6/2016	14 attending: Eight NPC members and six guests.	36 comments were made. See Community Workshops 2016 attachment. Comments were supportive of code compliance and requested more resources for rehab of neighborhood homes.	All comments were accepted.	
Public Meeting	Rural Southwest NPC 9, 10/11/2016	15 people attending: Eight NPC members and seven guests. Presentation made but no comments captured.	No comments were made.	No comments were made.	
Public Meeting	Central NPC 3, 10/13/2016	12 attending: seven NPC members and five guests.	37 comments were received. See Community Workshops 2016 attachment. Concern voiced about decline in business area and support for more demolitions of vacant property.	All comments were accepted.	
Public Meeting	Northeast NPC 4, 10/19/2016	14 attending: eight NPC members and six guests.	9 comments received. See Community Workshops 2016 attachment. Concern was voiced over vacant commercial properties and the need for corridor improvement/development.	All comments were accepted.	

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted</b>	<b>URL (If applicable)</b>
Public Meeting	Westlake/Prairieview NPC 10, 10/24/2016	18 attending: Nine NPC members and nine guests.	Eight comments received. See Community Workshops 2016 attachment. Concern voiced for the development of more affordable housing especially for the disabled and the elderly.	All comments were accepted.	
Public Meeting	Persons with disabilities Homeless and extremely low-income persons	Community Needs workshop, 11/8/2016 held at the SHARE Center, a drop-in day shelter for homeless people. 35 SHARE Center consumers and three SHARE Center staff.	17 comments received. See Community Workshops 2016 attachment. Concern about vacant buildings, need for more rental assistance/affordable housing and more help for people with felonies.	All comments were accepted.	
Public Meeting	North Central NPC 2, 11/14/2016	14 attending: Eleven NPC members and three guests.	No comments were received. Discussion time was used by NPC members to discuss the targeting of HOME Homeowner Rehab funds within the Neighborhood Planning Council geography.	No comments were made.	



<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted</b>	<b>URL (If applicable)</b>
Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Notice of 12/6/2016 Public Hearing on Battle Creek's Housing and Community Development Needs for the 2017-18 Program Year published in the English-language, The SHOPPER News, and the Spanish-language, New Opinion on 11/17/2016.	No comments received.	No comments received.	
Media Release	Non-targeted/broad community	City issued a media release on 12/2/2016 on the 12/6/2016 Public Hearing on Housing and Community Development Needs which resulted in a brief article in the Battle Creek Enquirer Newspaper and was distributed to the City's email distribution list.	No comments were received.	No comments were received.	
Public Hearing	Non-targeted/broad community	Public hearing on Housing and Community Development needs at a regular City Commission meeting, 12/6/2016.	Jim Moreno, 451 Main Street, testified that code compliance needs to be more proactive. He would like a paint blitz program again. He would like City funding to Southwest Michigan Community Development Corporation restored.	All comments were accepted.	<a href="http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes">http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes</a>

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted</b>	<b>URL (If applicable)</b>
City Commission Workshop	Non-targeted/broad community	1/17/2017, City Commission Workshop on Community Development Programs and the 2015-2019 Consolidated Plan.	Presentation to 8 of 9 City Commissioners. No public comment was given.	No public comment was received.	<a href="http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes">http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes</a>
City Commission Presentation	Non-targeted/broad community	1/17/2017, Staff report to the City Commission during a regular City Commission meeting on neighborhood indicators and program accomplishments by Community Development Manager, Chris Lussier.	No public comments received.	No public comments received.	<a href="http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes">http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes</a>
Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Notice of 2017-18 Proposed CDBG and HOME budget and the 3/7/2016 Public Hearing on proposed budget published in the English-language, The SHOPPER News, on 2/2/2017 and the Spanish-language, New Opinion on 2/9/2017.	No comment received.	No comment received.	
Public Hearig	Non-targeted/broad community	3/7/2017 Public hearing on the proposed 2017-18 CDBG and HOME budget at a regular City Commission meeting.	One comment received from John Kenefick, 234 South Avenue on the costs of CDBG funding and his dissatisfaction with Code Compliance.	All comments were accepted.	<a href="http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes">http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted	URL (If applicable)
Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Public notice for the 4/4/2017 for the City Commission Public Hearing on the 2017-18 Annual Action Plan.		All comments were accepted.	
Public Hearing	Non-targeted/broad community	4/4/2017, Public hearing at a regular City Commission meeting on the Annual Action Plan			<a href="http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes">http://mi-battlecreek.civicplus.com/420/Agendas-and-Minutes</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.

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.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing	991,955	0	90,000	1,081,955	CDBG funds administration, strategic planning, program delivery costs, code enforcement, minor home repair, rental rehabilitation, and demolition.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab New construction for ownership TBRA	198,980	0	0	198,980	HOME funds major homeowner rehabilitation, a CHDO Acquisition/Development/Resale project and tenant-based rental assistance.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Public Services	54,385	0	0	54,385	Federal competitive grant funds available through the Michigan Department of Education. Provides support to local shelters for a backpack program and funds to purchase homeless children needed school supplies and clothes.
Continuum of Care	public - federal	Public Services Other	365,000	0	0	365,000	This federal Continuum of Care funding is for S.A.F.E. Place - Rapid Rehousing \$79,915; Summit Pointe Housing - Homeless Housing Assistance Project \$42,000; The Haven - Life Recovery Program \$161,000; The Haven - Women and Families in New Life Program (WIN) \$81,500
HUD-VASH	public - federal	Housing TBRA	480,000	0	0	480,000	The HUD-VASH program combines HUD funded Housing Choice Vouchers for veterans with case management provided by social workers through the VA Medical Center. The Battle Creek Housing Commission administers the rental assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
Other	public - federal	Other	152,000	0	0	152,000	Federal funding available competitively through the Michigan Land Bank to fund the demolition of six high priority vacant and abandoned properties.
Other	public - federal	TBRA Other	104,000	0	0	104,000	ESG funding is provided through MSHDA. Homeless providers participate in Region 8 of the statewide Continuum of Care. Funding is provided to Summit Pointe Housing HARA \$18,000; Summit Pointe Housing Assistance, \$36,000; TCC Continuum of Care Administration \$7,600; Haven of Rest Case Management \$10,000; and the SHARE Center Case Management and Outreach program, \$35,000.

Table 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 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 2015 program year, HOME match by the Calhoun County Land Bank Authority with the "as is" condition of the property at 253 N. McKinley. The local Senior Millage program also provided match to Community Action's homeowner rehabilitation program. The United Way funding for Security Deposits in Community Action's Tenant-Based Rental Assistance Program was also a source of match.

In the 2016-2017 program year, the City received match from Community Action's Tenant-Based Rental Assistance program through security deposit and utility assistance provided through local funding. Habitat for Humanity also provided match with the value of property, 438 W Jackson, contributed to a homebuyer acquisition, development, and resale project. In the 2017-2018 program year, match is expected to be 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.

**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**

While the City of Battle Creek participates in the Calhoun County Continuum of Care and Homeless Coalition, besides funding a \$26,500 HOME-funded Tenant-Based Rental Assistance (TBRA) program through the Salvation Army, it does not provide direct funding to homeless service providers. The Calhoun County Intermediated School District administers the McKinney-Vento Homeless Assistance Act in partnership with the Haven and S.A.F.E. Place. Summit Pointe is the fiduciary for the Continuum of Care funding. The Housing Solutions Board of the Battle Creek Homeless Coalition, a work group of the Coordinating Council of Calhoun County, oversees the grant decision making and writing for the HUD Continuum of Care funding, and Emergency Solutions Grants. This federal funding has been flat funded for several years.

The City of Battle Creek Community Development has been working with the Calhoun County Land Bank Authority to apply for State and Federal funds for demolition. As discussed elsewhere in this report, the City and Land Bank has been successful in applying for Hardest Hit funds for demolition. Community Development has also been providing technical assistance to Battle Creek Area Habitat for Humanity and Southwest Michigan Community Development Corporation for these nonprofit organizations to apply for funds to rehab vacant buildings owned by themselves and the Land Bank. Habitat for Humanity recently received a Michigan State Housing Development Authority (MSHDA) state HOME CHDO grant to rehab a vacant home owned by the Land Bank at 52 Maple Grove.

Community Development plans to apply to the State of Michigan in partnership with the Calhoun County Lead Poisoning Prevention Task Force for funds to remediate lead in homes with families that have children that have been lead poisoned.



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

### Goals Summary Information

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Program Delivery	Program Administration	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	<p>Improve property conditions in LMI neighborhoods.</p> <p>Reduce blighted vacant and abandoned buildings</p> <p>Preserve affordable housing</p> <p>Increase affordable housing through new units</p> <p>Ensure the safety of rental housing</p> <p>Help LMI households sustain their housing</p> <p>Help people access affordable housing</p> <p>Improve Fair Housing awareness and accountability</p> <p>Improve vibrancy and amenities in LMI areas</p> <p>Public services to access housing and employment</p> <p>Increase community engagement</p> <p>Increase employment opportunities and training</p> <p>Infrastructure improvements: placemaking</p> <p>Infrastructure that supports affordable housing</p> <p>Support collaborative homelessness efforts</p>	<p>CDBG: \$95,000</p> <p>HOME: \$20,938</p>	

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Placemaking and strategic planning	Affordable Housing Non-Housing Community Development	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve Fair Housing awareness and accountability Increase community engagement Infrastructure improvements: placemaking Support collaborative homelessness efforts	CDBG: \$122,582	
Housing Code Enforcement	Affordable Housing Non-Housing Community Development	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Ensure the safety of rental housing Improve vibrancy and amenities in LMI areas	CDBG: \$270,000	Housing Code Enforcement/Foreclosed Property Care: 2800 Household Housing Unit
Rehabilitation and repair of homeowner housing	Affordable Housing	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Help LMI households sustain their housing Help people access affordable housing	CDBG: \$395,332 HOME: \$153,082 REALLOCATED CDBG: \$90,000	Homeowner Housing Rehabilitated: 55 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Rehabilitation of existing rental units	Affordable Housing	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area	Reduce blighted vacant and abandoned buildings Preserve affordable housing Help people access affordable housing	CDBG: \$175,000	Rental units rehabilitated: 4 Household Housing Unit
Demolition	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
Lead Hazard Assessment	Affordable Housing	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area	Preserve affordable housing Ensure the safety of rental housing	CDBG: \$20,000	Units Tested: 30
Rental Assistance	Affordable Housing Homeless		Ensure the safety of rental housing Help people access affordable housing Support collaborative homelessness efforts	HOME: \$26,000	Tenant-based rental assistance / Rapid Rehousing: 15 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 Investment Partnership programs within the City of Battle Creek.
<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 including Fair Housing 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 areas due to housing code violations, abandoned inoperable vehicles, vacant/abandoned buildings, and code issues related to rental properties.
<b>4</b>	<b>Goal Name</b>	Rehabilitation and repair of homeowner housing
	<b>Goal 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. HOME funding will be used to conduct four homeowner rehabilitations and one homebuyer acquisition/development/resale project.

5	<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 prioritized that increase the housing density and enhance the vibrancy of mixed use neighborhoods, providing housing that is walkable and connected to shopping, parks, jobs, schools and other community amenities.
6	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	This proposed project will provide funds for the demolition of nine blighted vacant or abandoned buildings. These funds will be used in conjunction with code and housing rehab activities with the goal of arresting decline in areas targeted by the City as blighted and distressed.
7	<b>Goal Name</b>	Lead Hazard Assessment
	<b>Goal Description</b>	This proposed activity will provide funds for lead assessments in CDBG target areas for low and moderate income households with children under the age of six. This activity will help identify lead hazards in home and as needed will result in referrals to the City's minor home repair, the Calhoun County health Department or the State of Michigan's Healthy Homes Program.
8	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	This activity provides short term rental assistance (three to six months) to eligible low-income households experiencing a housing emergency and also participating in housing case management, employment training or another self-sufficiency program.

Table 7 – Goal Descriptions

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

HOME funding is proposed to assist three different program types.

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

Median Income (AMI))

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

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

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## AP-35 Projects – 91.220(d)

### Introduction

For the 2017-18 Program Year, which runs from July 1, 2017 to June 30, 2018; the City of Battle Creek estimates it will receive \$991,955 in CDBG funding and \$198,980 in HOME Investment Partnership funding. With CDBG funding, the City will provide General Administration for Community Development, Strategic Planning, Code Enforcement in targeted low- and moderate-income areas, Minor Home Repair for exterior repairs and to address health and safety items, rental rehabilitation of four housing units in the downtown area and demolition of vacant and abandoned properties. Funding will provide for the demolition of one vacant and abandoned buildings in targeted low- and moderate-income areas. In the HOME program, the City will rehabilitate affordable housing and provide tenant-based rental assistance.

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

**Table 8 – Project Information**

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

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

While almost all funded activities occur in low- and moderate-income areas, the unmet need is large. The City has registered 710 vacant buildings; over 1,000 people experienced homelessness in 2016; 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 2017-18 Annual Action Plan informed these allocation priorities and the strategies to address priority needs.

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## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<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; Increase affordable housing through new units; Ensure the safety of rental housing; Help LMI households sustain their housing; Help people access affordable housing; Improve Fair; Housing awareness and accountability; Improve vibrancy and amenities in LMI areas; Public services to access housing and employment; Increase community engagement; Increase employment opportunities and training; Infrastructure that supports affordable housing; Support collaborative homelessness efforts
	<b>Funding</b>	CDBG: \$95,000
	<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>	6/30/2018
	<b>Estimate the number and type of families</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>2</b>	<b>Project Name</b>	Strategic Planning
	<b>Target Area</b>	
	<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: \$122,582
	<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>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</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: \$270,000
	<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>Estimate the number and type of families that will benefit from the proposed activities</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>	Rehabilitation and repair of homeowner housing
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Help LMI households sustain their housing Improve vibrancy and amenities in LMI areas
	<b>Funding</b>	CDBG: \$97,066
	<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>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<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: \$298,266 REALLOCATED CDBG: \$90,000
	<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>	6/30/2018
	<b>Estimate the number and type of families that will benefit</b>	50
	<b>Location Description</b>	
	<b>Planned Activities</b>	The Minor Home Repair Program provides no interest, no payment loans of up to \$5,000 for eligible, low-income homeowners to fix exterior Code Compliance orders to repair or other health and safety issues. Loans are secured with a lien on the property and are due at resale. Half of the loan is forgivable if paid off within 5 years. Roofs and lead abatement work are funded for replacement cost up to \$12,000. Most repairs are exterior or interior repairs of plumbing, mechanical, electrical, or accessibility issues such as handicap ramps or door modifications.

<b>6</b>	<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
	<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 be prioritized that increase the housing density and enhance the vibrancy of mixed use neighborhoods, providing housing that is walkable and connected to shopping, parks, jobs, schools and other community amenities.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<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>7</b>	<b>Project Name</b>	Demolition 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>	Demolition
	<b>Needs Addressed</b>	Reduce blighted vacant and abandoned buildings Improve vibrancy and amenities in LMI areas
	<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>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<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>	Lead Hazard Assessment Program
	<b>Target Area</b>	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area
	<b>Goals Supported</b>	Rehabilitation of existing rental units Rehabilitation and repair of homeowner housing
	<b>Needs Addressed</b>	Preserve affordable housing Ensure the safety of rental housing Help LMI households sustain their housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This activity will provide funds for lead assessments in CDBG target areas for low and moderate income households with children under the age of six. This activity will help identify lead hazards in homes and as needed will result in referrals to the City's minor home repair, the Calhoun County Health Department or the State of Michigan's Healthy Homes Program.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity will provide funds for lead hazard assessments in targeted areas for households with children in the home age 6 and under.



<b>9</b>	<b>Project Name</b>	HOME General Administration and Planning
	<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 Rehabilitation and repair of homeowner housing Rental Assistance
	<b>Needs Addressed</b>	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help people access affordable housing
	<b>Funding</b>	HOME: \$20,938
	<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>	6/30/2018
	<b>Estimate the number and type of families that will benefit</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity supports all the HOME funded projects.
<b>10</b>	<b>Project Name</b>	Home Owner Rehabilitation
	<b>Target Area</b>	Northcentral 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: \$127,446
	<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>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Up to 4 homes will be rehabilitated.
11	<b>Project Name</b>	Acquisition/Development/Resale
	<b>Target Area</b>	
	<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: \$35,000
	<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>	
	<b>Estimate the number and type of families that will benefit</b>	
	<b>Location Description</b>	
	<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>12</b>	<b>Project Name</b>	Tenant-Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance
	<b>Needs Addressed</b>	Help people access affordable housing
	<b>Funding</b>	HOME: \$26,000
	<b>Description</b>	This activity will provide rental assistance to eligible very low-income and homeless individuals in need. The focus will be on increasing access to decent housing for families that are already working with a local service provider to secure employment or employment training, recover from domestic violence, escape homelessness, or recover from substance abuse.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity provides short term rental assistance (three to six months) to eligible low-income households experiencing a housing emergency and also participating in housing case management, employment training or another self-sufficiency program.

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## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement where assistance will be directed

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

### Geographic Distribution

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

Table 10 - 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 Northcentral Revitalization area is being targeted by the HOME-funded Home Repair program. 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 2017-18 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 2017-2018 program year, it is estimated that 74 households will benefit from direct housing assistance for home repair and rehabilitation or rental assistance from the CDBG or HOME program. Sixty households will be assisted with the CDBG-funded Minor Home Repair program, four in the CDBG-funded Rental Rehabilitation program, four households with the HOME-funded Homeowner Rehabilitation program, one household with a HOME-funded homebuyer project conducted by a CHDO and up to 18 households will receive short-term HOME-funded Tenant-Based Rental Assistance. The City's Minor Home Repair program will focus on smaller projects that address housing code violations and other housing deficiencies related to health and safety. The new CDBG-funded Rental Rehabilitation Program will fund the renovation of four units of rental housing in currently vacant space in the downtown area.

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	15
Non-Homeless	34
Special-Needs	25
Total	74

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	59

<b>One Year Goals for the Number of Households Supported Through</b>	
Acquisition of Existing Units	0
Total	74

**Table 12 - 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.

The Housing Commission also administers approximately 813 Housing Choice vouchers, including 173 HUD-VASH vouchers. The Housing Commission maintains a close working relationship with the Federal Battle Creek Veterans Administration Medical Center to administer HUD-VASH housing choice vouchers and a transitional housing program called Jesse Houses.

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

After maintaining a closed waiting list for several years, the Commission opened its waiting list in April 2015 and added 500 names of families in need of housing by a random, computerized lottery. The Housing Commission is now opening its waiting list once a year each spring for its housing choice voucher program. This on-line computer system uses a random, computerized lottery for choosing 500 names of households in need of housing to create a waiting list.

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

The Battle Creek Housing Commission and the City of Battle Creek have a close working relationship and collaborate on joint projects including human resource services. The City Commission appoints members to the Board of the Battle Creek Housing Commission. Members of the Board 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. The City and the Housing Commission are exploring submitting an application for a Choice Neighborhood Planning Grant after creating a neighborhood strategic plan around a HUD assisted housing development in the north side of Battle Creek. In 2017, the Battle Creek Housing Commission and the City of Battle Creek Community Development Division will be developing a plan for conducting a joint Assessment of Fair Housing (AFH) that will be due to HUD in 2018.

#### **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. The Battle Creek Housing Commission continues to be a member of the Housing Solutions Board, the Continuum of Care governing body for the City of Battle Creek and Calhoun County.

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

### **Introduction**

During the 2015 program year, Community Development helped lead an organizational assessment of the Homeless Coalition of Greater Battle Creek and Calhoun County. Overtime the purpose and the structure of the Homeless Coalition have changed. Many organizations have new staff in leadership and direct service provision. Organizational structure, programs and reporting requirements are not fully understood. A four member assessment team conducted a review of the Homeless Coalition conducting interviews using a standardized interview tool and reviewing performance measures for the Continuum of Care. Recommendations are made based on the responses that were received in the 14 interviews and one written response, the Organizational Assessment Team’s review of HUD and MSHDA requirements, and the experience of Team members.

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

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

The recommendations recognized significant opportunities for Collaboration:

- There is a lack of community awareness about homelessness. The Homeless Coalition needs to conduct regular outreach to media and engage in a public relations campaign, an opportunity to

educate the public while creating an information feedback loop would be to publish an annual report on HMIS and PIT count data.

- Need to improve implementation of HMIS
- Forming an ID Task Force is supported
- Better coordination of housing resources is needed
- Need to develop a formalized referral system
- There is a shortage of supportive housing for chronically homeless individuals
- Outreach efforts needed to engage vulnerable people

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

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

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

**Addressing the emergency shelter and transitional housing needs of homeless persons**

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

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

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

## **recently homeless from becoming homeless again**

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

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

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

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

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,**

## **employment, education, or youth needs.**

Organizations that provide homelessness prevention in Battle Creek include:

- Southwest Michigan Community Development Corporation, Inc., which provides foreclosure counseling and helps people restructure their debt and mortgages;
- Goodwill Financial Opportunities Center which also provides budget and foreclosure counseling;
- Legal Services which provides legal intervention and education about foreclosures and evictions; and
- Summit Pointe Housing is the Housing Access Resource Agency (HARA) for Calhoun County which and provides eviction prevention services and help for homeless people to find housing.

Summit Pointe Housing helps homeless people through four funding streams, three of which receive funding from the Michigan Housing Development Authority (MSHDA). Calhoun County Department of Health and Human Services, Salvation Army and Community Action also provide security deposit and utility assistance to prevent and resolve homelessness.

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

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

## **Discussion**

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

recovery puzzle.

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## **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 transportations 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.

To increase diversity on its Boards, as terms expire, the City Commission should select new members of boards that are more balanced by gender, race, ethnicity, and geography. The City will also develop a longer-term strategy for cultivating new board and commission appointees including new partnerships and training.

Work with the Battle Creek Area Association of Realtors to encourage higher minority participation in the Battle Creek real estate market. 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 tenant-based rental assistance to help very low income renters access 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.

## **P-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 2016-17 program year. Housing is relatively affordable in Battle Creek. The condition and safety of housing affordable to those with low-income is a great concern and is the reason behind requiring rentals to be inspected and registered with the city.

The City continues to expand the number of registered rentals by using data to evaluate progress, public education, and working with community partners to encourage use of only registered rentals when providing any financial assistance for housing. Using 2010 Census and 2015 City Assessor data, the City estimates there are 8,612 rental units in Battle Creek. 7,986 (or 94%) of these units have been registered with the City. Of the remaining 626 rental units, all are unregistered and therefore operating without inspections for health and safety, and most are located within CDBG target areas. The most common housing problem for low-income people is severe housing cost burden which means residents pay more than 50% of their household income for rent and utilities. According to the U.S. Census, approximately 2,245 renters and 1,260 homeowners in Battle Creek are severely housing cost burdened. Efforts to enhance resident's ability to find and keep employment such as the EDGE job training program and the BC Vision economic development plan will be supported. The City is currently updating its Master Plan. Part of this review will include research and recommendations for housing redevelopment including the availability of diverse housing options and affordability levels.

### **Actions planned to reduce lead-based paint hazards**

Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard. All rehab work is required to 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.

Future goals include pursuing grants for testing equipment, developing strategies to address the legacy

problem of an aging housing stock throughout the city and the county, a public education campaign, and a review of the regulatory environment around housing with lead hazards.

In partnership with the Calhoun County Public Health Department, the Lead Task Force has applied to the Battle Creek Community Foundation for a \$70,000 grant to fund lead assessments in homes of families with lead poisoned children and to fund a public awareness campaign of the risks of lead paint. The Task Force also plans to apply to the State of Michigan for Healthy Homes funding to remediate lead in home during the upcoming program year.

### **Actions planned to reduce the number of poverty-level families**

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

- BC Vision, a community collaborative funded by the W.K. Kellogg Foundation and the Kellogg Company to develop an economic development plan to expand jobs, talent development and a culture of vitality.
- United Way's ALICE Analysis, United Way's educational effort to focus programs and policy on those families struggling just above the poverty line to make it financially.
- EDGE Program, a collaborative job-training program run by Goodwill Industries in partnership with Kellogg Community College's Regional Manufacturing Center and Michigan Works, serving 90 individuals in a program year.
- Women's Co-op, Solutions Highway, a coaching program working with LISC's Financial Opportunities Center and volunteering to help low-income women improve their family and employment outcomes.
- The 2017-18 program year will be the second year the City has used HOME program funds for tenant-based rental assistance. This is being implemented in partnership with a social services program such as the EDGE program to help participants be successful.

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

The City is planning a number of activities to develop the institutional structure and capacity to administer HUD programs including:

- partnering with downtown development contractors to offer rental rehabilitation subsidies,
- development of Community Development Housing Organization (CHDO) capacity with Battle Creek Habitat for Humanity and the Southwest Michigan Community Development Corporation,
- ongoing participation in the assessment and capacity building of the Battle Creek Homeless

- Coalition, and
- outreach to minority contractors.

The CDBG funded Minor Home Repair will continue to tie its work to referrals from Code Compliance to identify people who are unable to afford needed exterior repairs, and to explore partnerships with other local housing agencies to increase impact in targeted areas.

During the 2017-18 program year, the City will continue to implementing a CDBG-funded rental rehabilitation program. The rental rehab program targeted downtown and in neighborhood areas immediately adjacent to downtown. This work informed by a target market analysis that was done in partnership with the Calhoun County Land Bank Authority and the Michigan State Housing Development Authority that demonstrated a demand for new rental units in this area. The rental rehabilitation program will be promoted to a number of downtown interests and will be part of a much larger effort to increase the vibrancy of downtown and the surrounding LMI neighborhoods.

Community Development staff assisted with the completion of an organizational assessment for the Greater Battle Creek Homeless Coalition in 2015. The City will continue to participate in the homeless coalition as it implements the recommendations of the assessment.

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

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

The City will work with nonprofit service and housing providers to expand on the effort to register all rental-housing units within the city to protect renters from poor property conditions. Community Development staff will work with the Greater Battle Creek Homeless Coalition to evaluate its organizational structure and strengthen its work to expand housing resources for people in need.">The City of Battle Creek will continue to work with the Calhoun County Land Bank Authority to maintain and make use of the properties held for redevelopment in the City.

### **Discussion**

The 2015-19 Consolidated Planning public engagement process was robust and resulted in local

priorities that were much broader in scope than the programs funded by the City's Community Development department. In order to have a meaningful impact on these priorities, strategies will have to continue to be developed and implemented in a highly collaborative environment.

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# 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.	98.00%

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

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

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

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

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

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

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

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

Resale: The homebuyer may sell the property during the term of affordability provided that the following conditions are met: The subsequent purchaser is a low or moderate income household (defined as households whose gross annual income does not exceed 80% AMI adjusted for household size) that will live in the property as their principal residence, pay homeowner insurance and keep property taxes current. Due to space limitations, the rest of the resale policy is described in the Consolidated Plan 2015-2019 and in the City of Battle Creek's HOME Policies and Procedures.

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

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

## Discussion

To select subrecipients for HOME funding and the grantee for the Community Housing Development Organization (CHDO) set-aside, the City of Battle Creek will issue Requests for Proposals (RFP) or renew existing subrecipient 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. HOME programs proposed to be funded in the 2017-2018 Program Year include:

- \$127,446 Homeowner Rehabilitation - The City reserves the right to administer the program itself or bid it out with a Request for Proposals to a sub-recipient to administer.
- \$26,000 Tenant-Based Rental Assistance
- \$35,000 CHDO Set-aside, Acquisition/Development/Resale

At the time of submission the 2017-2018 Annual Action Plan, the actual funding available for the HOME program was not known, based on Congressional appropriations for the HOME program, the City will adjust these proposed funding amounts based on the actual made available by HUD



## Citizen Participation Comments

### Community Needs Workshops & Public Hearing

#### Citizen Participation Process, Fall 2016

The City of Battle Creek's Community Development Division administers Federal Community Development Block Grant (CDBG) and HOME Investment Partnership funding, and applies for other state and federal funding to improve Battle Creek's neighborhoods. Each year, Community Development reports to the community how it has spent federal funding and then conducts a community needs assessment to determine high priority needs for the next program year.

In preparation for the 2017-2018 Annual Action Plan, Community Development held seven workshops in the fall of 2016 to discuss priority needs. Six of these workshops held at Neighborhood Planning Councils (NPC) regular monthly meetings and focused on priorities within respective neighborhoods. One NPC workshop to Rural Southwest NPC 9 consisted of a presentation without any discussion. One workshop held at the SHARE Center with staff and consumers and focused on priority needs of extremely low income and homeless individuals and families.

A public hearing was conducted on December 6, 2016 during a normal City Commission meeting. Notice of the public hearing was publicized in the English-language newspaper, The Battle Creek Shopper News, and the Spanish-language newspaper, The New Opinion. The December 6, 2016, public hearing was also announced at each of the NPC and SHARE Center workshops.

#### **SHARE Center, a drop-n, day shelter for homeless people - November 8, 2016**

**Participants:** 35 Share Center consumers, 3 Share Center Staff

**Duration:** 1 hour

**Content:** CD staff did a 10-minute presentation on community development work in the city that included a map of where CD projects occurred and a list of outcomes from the previous year in each of the eight priority areas outlined in the Consolidated Plan. Particular interest was paid to how the input gathered two years ago in a similar session has impacted community development programming since as well as the outcomes from the previous year related to housing and homelessness.

#### **Priority Needs:**

- Vacant buildings continue to be a concern that is broadly felt; particularly the reuse of such properties to help house the homeless
- Use vacant schools for permanent, supportive housing
- Develop a program like Rickman House in Kalamazoo
- Use homeless people to volunteer to rehab vacant houses, use Habitat model for a day labor program
- Need job training
- Develop a program that helps people by providing motivation/hope (People need motivation/hope)

- Highly selective policies on how to get rental help from local housing programs. (Summit Pointe was mentioned and there was a lot of nodding, suggesting many in the room had difficulty accessing their programs)
- Many homeless or struggling people are rejected by landlords and rental assistance programs
- Many homeless could use training or support on how to deal with disappointment/rejections
- There was some discussion about how to present yourself or sell yourself to landlords. There was push back that not everyone knows how to or feels confident doing that. Also, that it takes a lot of effort to be successful and many tries
- Some have been held back by violence in previous housing situations
- People take money for housing that are not up to code
- Having a felony prevents me from renting in private housing market or public housing (including Housing Choice Vouchers)
- Felonies are a road block
- Felony happened over 10 years ago and I am still being penalized
- Five people in the room were turned away from housing because of felonies
- Q: How long is a felony held against a potential renter?

**Post/Franklin Neighborhood Planning Council (NPC #1) – October 6, 2016**

**Participants:** 8 Council Members, 6 guests

**Duration:** 45 minutes

**Content:** CD staff did a 10-minute presentation on community development work in the city that included a map of where the CD projects occurred and a list of outcomes from the previous year in each of the eight priority areas outlined in the Consolidated Plan.

**Priority Needs:**

- Paint blitz and handy man resources
- We need to have more people care about the neighborhood they live in
- We have a wild animal problem in Post
- Waste Management is careless and leaves trash scraps
- You want walkability but you don't address overgrown lots
- What about the businesses on the ends of the Main Street corridor? Can those areas be maintained better? Other areas have planters and are nice looking
- Owners and renters lack initiative to maintain their neighborhood (no pride)
- Why does the city allow grass to grow in the street cracks?
- Keeping Fire Station #3 is still a big priority to us
- We have a lot of garbage in the street and sidewalks. Kids think it's the norm
- We need to work to end the property loss (demolition) and improve property values
- Instead of letting these houses waste away lets rehab them
- We have so much blight, so many on the vacant and abandoned list (14 were referenced). People sell these blighted housing and the next person ends up with a problem property that they didn't know was on the list
- Drug houses and crime are a problem

- We need more caring people about neighborhoods
- I like the idea of cleaning up the trash
- I like the idea of a paint blitz or a blitz to do handy man projects in the neighborhood
- The city needs to initiate rehab on properties earlier, not after they have deteriorated
- Give tax breaks for low income property
- The community (including the city) needs to fix up the main corridors
- Keep Fire Station #3 open is important especially for Post
- Yardwork pride – cleaning up own property
- Home prices up
- Keeping Fire Station #3 open and functional
- Vacant buildings are drawing the neighborhood down
- We need to identify the key corridors in our neighborhood
- How do we stop the devaluation of properties?
- Use federal funds more proactively and not reactively
- Stop the demolition trend and rescue homes before it gets to this point
- Helping homeowners more proactively to keep and manage their property
- Look at how to get this neighborhood into a first home buyer program
- Proactive engagement of code with neighbors
- Keep Fire Station #3 at present location and fix it so it stays there for a long time
- Do proactive maintenance on downtown corridors (Main, E. Michigan, BL94 ramp)
- Community policing program
- Proactive property management to keep it out of demolition

#### **North Central Neighborhood Planning Council (NPC #2) – November 14, 2016**

**Participants:** 11 Council Members, 3 guests

**Duration:** 20 minutes

**Content:** CD staff did a 10- minute presentation on community development work in the city that included a map of where the CD projects occurred and a list of outcomes from the previous year in each of the eight priority areas outlined in the Consolidated Plan.

Discussion time was used by members to talk about the targeting of HOME Rehab Program resources within the NPC.

#### **Central Neighborhood Planning Council (NPC #3) – October 13, 2016**

**Participants:** 7 Council Members, 5 guests

**Duration:** 30 minutes

**Content:** CD staff did a 10-minute presentation on community development work in the city that included a map of where CD projects occurred and a list of outcomes from the previous year in each of the eight priority areas outlined in the Consolidated Plan.

**Priority Needs:**

- Police presence in most neighborhoods
- There are more vacant houses and businesses on Capital Ave.
- Poor rentals (corner of Territorial and La Vista)
- Address speeding in our neighborhoods; not the main roads like Columbia and Capital
- I notice the upkeep is not as nice
- Businesses in our NPC need to keep their outsides neater
- I like the bicycle station on Capital
- I love having the demolitions of blighted properties
- We need to make neighborhoods stay nice
- I like to see code and police working together with problems
- Work so no overlapping of doing things
- Gardens are a good idea on vacant lots
- I agree that the International Property Maintenance Code should govern businesses
- We have more rentals in hard economic times
- More demolitions please
- More coordination between agencies without duplications is needed
- Enforce the International Property Maintenance Code without endless appeals
- Younger families are moving in which is good
- On the other end, our elderly are older and seem possibly more isolated
- A plan to have sidewalks, bike paths leading to schools
- I would like to see the Land Bank explore the possibility of “homesteading” property rather than tax sales
- Wilson project – the green wall is an eyesore
- Reduction of incidents requiring police help
- Bringing new businesses to “OLD” Lakeview and Columbia Plaza
- Decline of business from Dickman to Territorial is a concern
- Need more police eyes on things
- I would like to see the creation of more affordable housing
- Community Development and its partners need to do more listening to landlords needs/concerns
- The City should partner with Habitat for Humanity to help the homeless
- In 21 years I’ve seen more of an increase (cycle) of drug activity
- More vacant housing and businesses
- I am concerned about the decline of the business district from Territorial to Dickman Rd.
- I would like to see more collaboration between businesses and property owners
- Increase police presence inside neighborhoods, not just main streets
- I would like to see Community Development and its partners support more activities that promote community neighborhood interaction and involvement
- Collaboration of some kind within neighborhoods needs to be more of a priority; there needs to be more involvement
- Collaboration within business districts as well

**Northeast Neighborhood Planning Council (NPC #4) – October 19, 2016**

**Participants:** 8 Council Members, 6 guests

**Duration:** 30 minutes

**Content:** CD staff did a 10-minute presentation on community development work in the city that included a map of where CD projects occurred and a list of outcomes from the previous year in each of the eight priority areas outlined in the Consolidated Plan.

**Priority Needs:**

- Property listings need to be maintained as if someone is living there... poor condition affects property values and perceptions of the neighborhood
- Vacant commercial properties need to be addressed
- Corridor and node development is a priority particularly along Capital Ave NE
- Can we have input in the State road process?
- We are concerned about the repurposing of Fremont School
- River could be a real asset on the Northside
- Corridor development is important including the development of the river
- There was some discussion about doing some planning around the Capital Ave NE corridor, the linear trail/riverfront, and the neighborhoods in between
- CD staff extended an invitation to facilitate a special planning session for this purpose

**Westlake/Prairieview Neighborhood Planning Council (NPC #10) – October 24, 2016**

**Participants:** 9 Council Members, 9 guests

**Duration:** 30 minutes

**Content:** CD staff did a 10-minute presentation on community development work in the city that included a map of where CD projects occurred and a list of outcomes from the previous year in each of the eight priority areas outlined in the Consolidated Plan.

**Priority Needs:**

- Don't spend \$171 thousand dollars on one project (instead spend \$17k on 10 houses)
- Do a better job of partnering with private sector, this would hopefully leverage \$
- Ramps for disabled persons
- Housing for disabled
- Still see vacant foreclosed homes
- More funding for seniors
- Need better walkability in our NPC, more pedestrian friendly
- Affordability for older folks or fixed income persons (housing?)

**Rural Southwest Neighborhood Planning Council (NPC #9) – October 11, 2016**

**Participants:** 8 Council Members, 7 guests

**Duration:** 15 minutes

**Content:** CD staff did a 15-minute presentation on community development work in the city that included a map of where CD projects occurred and a list of outcomes from the previous year in each of the eight priority areas outlined in the Consolidated Plan. There was no discussion.

**Note:** NPC's #5 & #11 did not request a presentation.

**Public Hearing on Community Needs, City Commission Meeting – December 6, 2016**

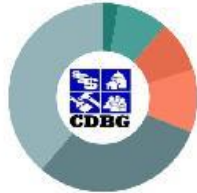
**Participants: 1**

Jim Moreno testified that the City needs to be more proactive. He said that code compliance is reactive not proactive and that it does not prevent houses from becoming in such bad shape that they are abandoned and then left to be vacant. He suggested the economies of housing rehab don't work. Need to invest \$100,000 and then sell the house for \$60,000 if lucky. He said he wants the City to be a good steward of the Federal money.

He said he wants to replicate the paint blitz programs of the past. He noted that the City cut to neighborhoods prevents this work from happening in neighborhoods. He would like the funds cut to SWMCDC restored. He would like SWMCDC to teach home maintenance skills to homeowners who are not taking care of their properties.

Prepared By: Chris Lussier, Community Development Manager and Helen Guzzo, Community Development Specialist.

# City of Battle Creek Community Development 2015



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

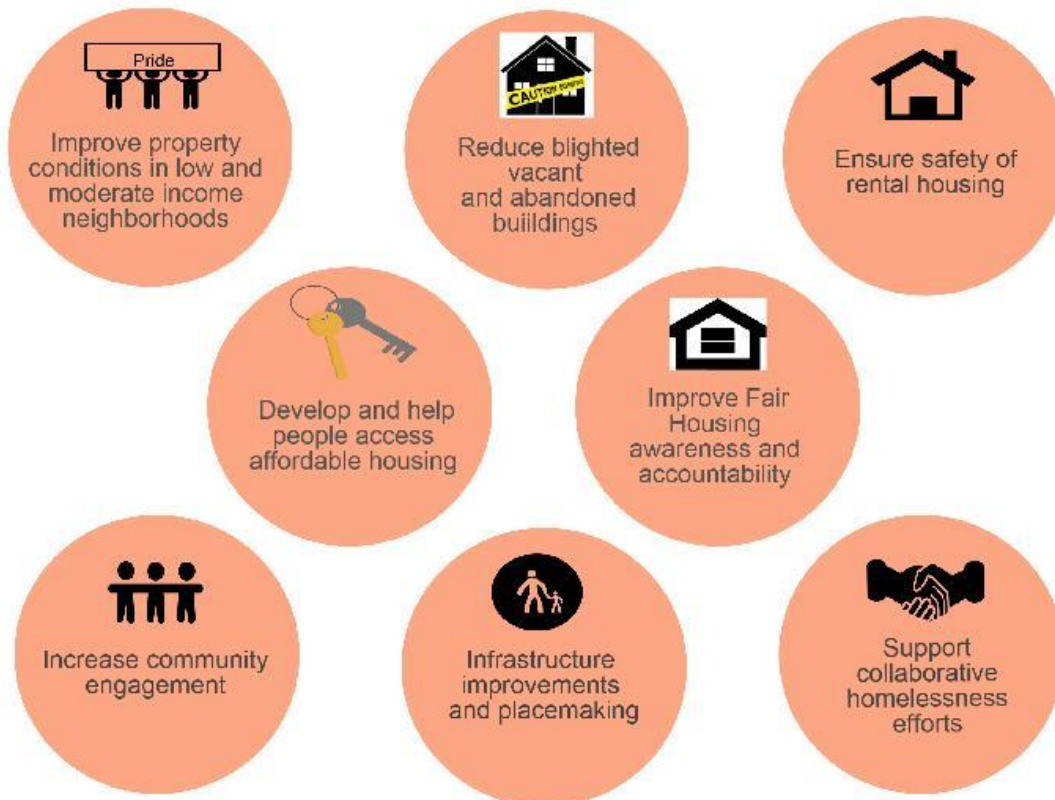
CDBG Funding \$1,131,000

HOME Funding \$409,000

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

## High Priority Community Needs

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



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