

City of Battle Creek, Michigan Community Development

Annual Action Plan 2018-2019

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

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.

3. Evaluation of past performance

In the 2016-2017 Program Year in addition to code enforcement, general administration and strategic planning, the City completed 31 Minor Home Repair projects, 7 HOME-funded homeowner rehabilitations, and provided 7 households with tenant-based rental assistance.

The map below shows that almost all this activity occurred in CDBG low- and moderate-income target areas. The 2016-17 Accomplishments Fact Sheet details activities undertaken in the 2016-2017 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 continues to support its eight Neighborhood Planning Councils (NPCs) as a means of communicating with neighborhoods and an engaging with the Battle Creek community. NPCs provide an open, inclusive and diverse forum for deliberation on neighborhood issues for the City including:

- Code Compliance (illegally parked cars, houses in disrepair, 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

In the past year City staff conducted two trainings for current and aspiring NPC members, one on increasing membership and another on leadership. The trainings were attended by more than 40 people. Additional trainings are planned for 2018

Additional Accomplishments are summarized in the following fact sheet and Map.

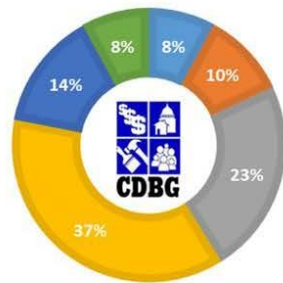
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City of Battle Creek Community Development

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

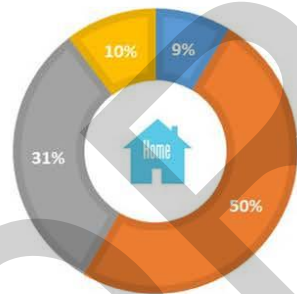
2016-17 CDBG FUNDING \$1,255,000

- 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



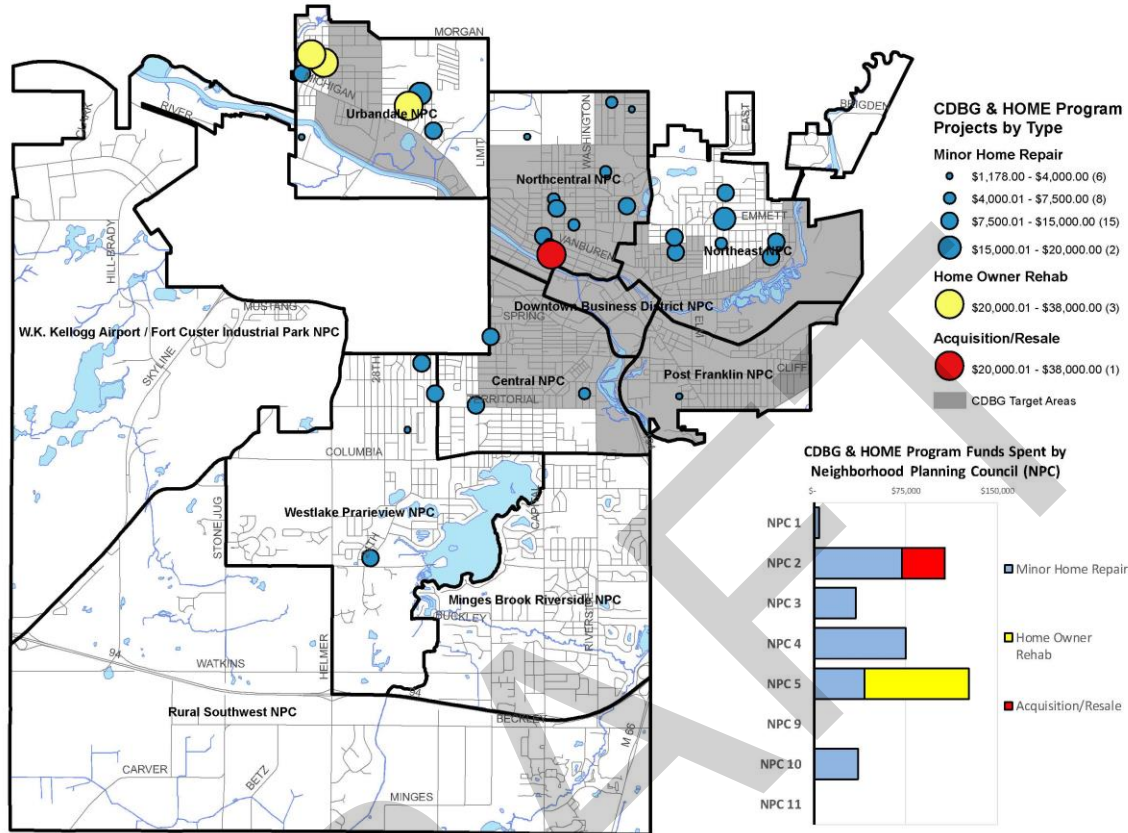
2016 ACCOMPLISHMENTS

- 1) **Improve property conditions in low and moderate income (LMI) neighborhoods**
 - 4,243 code enforcements in CDBG target areas
- 2) **Reduce blighted vacant and abandoned buildings**
 - 139 new enforcements on vacant building CDBG target areas.
 - 710 vacant or abandoned buildings monitored
 - 7 Demolitions completed with Hardest Hit funds

2016 ACCOMPLISHMENTS

- 3) **Ensure the safety of rental housing**
 - 603 rental inspections in CDBG target areas
 - 4 Landlord Dinner & Discussions hosted by the Rental Housing Roundtable
- 4) **Develop, preserve, and help people access quality, affordable housing**
 - 31 minor home repair projects completed
 - 7 homeowner rehab projects completed
 - 7 households provided tenant-based rental assistance
- 5) **Improve fair housing awareness and accountability**
 - 16 fair housing trainings conducted
 - 3 systemic investigations completed: criminal history impact, homeowners insurance & national origin
 - Participated in the City's Human Relations Board which hosted 3 community fair housing conversations
- 6) **Increase community engagement**
 - 6 workshops completed with Neighborhood Planning Council's (NPC's) on community needs
 - 4 City Commission public hearings
 - Worked with NPC members to secure Neighborhood Improvement grant to improve porch and curb appeal
 - Provided community engagement support for Byrne Innovation grant which will be implemented in Fall 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
 - City staff hosted and helped organize the 2016 Homeless Health Fair and VA Stand Down which was attended by 494 homeless individuals

2016-17 Community Development Target Areas: **CDBG and HOME Funded Projects by Type, Amount, and NPC**



4. Summary of Citizen Participation Process and consultation process

Each year Community Development reports to the Battle Creek community how the City has spent federal community development funding and meets with community groups, such as Neighborhood Planning Councils (NPCs), to discuss community needs. This is part of the annual community engagement process described in the City's Citizen Participation Plan. Per the Citizen Participation Plan, all eight NPCs were invited to host a community conversation on needs during the year. For the 2018-19 Program Year, the City had a workshop about priority community needs with four of the City's eight NPCs, conducted three community workshop on fair housing at local area churches, and partnered with BC Vision, a community-wide economic and workforce development initiative, to hold community conversations in in six of the eight NPCs about needs specific to economic development and employment.

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 Conversations included the following:

April 6, 2017 - Post/Franklin Neighborhood Planning Council 1, Community Action Board Room, 175 Main St. - Number of attendees: 12 - Subject: BC Vision, economic and workforce development needs

April 10, 2017 - North Central Neighborhood Planning Council 2, Neighborhoods, Inc. of Battle Creek, 47 N. Washington Ave. - Number of attendees: 15 - Subject: BC Vision, economic and workforce development needs

April 11, 2017 - Rural Southwest Neighborhood Planning Council 9, Southside Bible Church, 4515 Beckley Rd. - Number of attendees: 10 - Subject: BC Vision, economic and workforce development needs

April 13, 2017 - Central Neighborhood Planning Council 3, Michigan Tile & Carpet Community Room, 99 E. Columbia Ave. - Number of attendees: 10 - Subject: BC Vision, economic and workforce development needs

April 19, 2017 - Northeast Neighborhood Planning Council 4, First Congregational Church, 145 NE Capital Ave. - Number of attendees: 17 - Subject: BC Vision, economic and workforce development needs

April 24, 2017 - Westlake/Prairieview Neighborhood Planning Council 10, Lakeview Senior Living, 14661 S Helmer Rd. - Number of attendees: 10 - Subject: BC Vision, economic and workforce development needs

30, 2017 – Macedonia Missionary Baptist Church, 637 W. Van Buren St. – Number of attendees: 43 - Subject: fair housing needs, response to fair housing investigation findings, discussion of “what does accountability look like?”

June 13, 2017 – Second Missionary Baptist Church, 485 Washington Ave N. – Number of attendees: 13 - Subject: fair housing needs, response to fair housing investigation findings, discussion of “what does accountability look like?”

June 27, 2017 – First Salem Missionary Baptist Church, 370 SW Capital Ave. – Number of attendees: 32 - Subject: fair housing needs, response to fair housing investigation findings, discussion of “what does accountability look like?”

November 3, 2017 – Post/Franklin Neighborhood Planning Council 1, Community Action Board Room, 175 Main St. – Number of attendees: 10 - Subject: community development needs

November 14, 2017 - Rural Southwest Neighborhood Planning Council 9, St. Peter Lutheran Church, 1079 Riverside Dr. – Number of attendees: 6 - Subject: community development needs

November 15, 2017 - Northeast Neighborhood Planning Council 4, First Congregational Church, 145 NE Capital Ave – Number of attendees: 8 - Subject: community development needs

November 13, 2017 - North Central Neighborhood Planning Council 2, Neighborhoods, Inc. of Battle Creek, 47 N. Washington Ave. - Number of attendees: 12 - Subject: community development needs

5. Summary of public comments

A summary of public comments received at workshops and public hearings in preparation for 2018 Annual Action Plan is attached to this report, under Citizen Participation comments with the title, Community Needs Workshops 2017.

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 Center for Diversity and Innovation, and the Battle Creek Area Association of Realtors

Other consultations continued to expand the work of the Calhoun County Lead Poisoning Prevention Task Force to expand lead testing among children under age six, to create public understanding of the risks for lead poisoning, and to increase resources for lead remediation in housing 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.

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

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

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

The Haven of Rest provides emergency shelter services in Battle Creek and Calhoun County. The Haven provides comprehensive services to homeless individuals and families from emergency shelter, food, transitional and permanent housing, and substance abuse treatment and case management. Survivors of domestic violence are provided shelter, counseling and transitional services by S.A.F.E. Place. The SHARE Center provides a Drop-In Resource Center that houses a Community Inclusion Program to provide safety, access to services and meals to homeless individuals. The SHARE Center also provides a Peer Support Program to support individuals in their mental health and substance abuse recovery. Most shelter and service programs in Battle Creek do not provide services to unaccompanied youth under age 18. The ARK of Kalamazoo provides youth 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	Agency/Group/Organization	Human Relations Board
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This is a City Commission appointed board that advises the City Commission and Administration on equity and human relations matters. Community Development presented results of Fair Housing investigations to the board to get input and guidance regarding how to proceed with engaging the community and other next steps.
2	Agency/Group/Organization	Urban League of Battle Creek
	Agency/Group/Organization Type	Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Equity and Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Winter 2017/2018 - Initiated monthly meetings to discuss the organizations work around equity and anti-poverty issues.
3	Agency/Group/Organization	NEIGHBORHOODS, INC
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with Neighborhoods, Inc. of Battle Creek to discuss its neighborhood work and collaborating on work in the North Central Neighborhood Planning Council #2.
4	Agency/Group/Organization	Calhoun County Public Health Department
	Agency/Group/Organization Type	Housing Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with staff from the Calhoun County Public Health Department to discuss coordination between nurse visits and lead abatement services. Gathered information about how to improve our outreach efforts to families impacted by lead hazards.

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

During the development of the 2015-19 Consolidated Plan, Community Services managers conducted one-on-one interviews with 50 nonprofit and community groups to discuss community development needs. For the 2018-19 Annual Action Plan, Community Development staff conducted 4 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 Coordinating Council	The Annual Action Plan and the Consolidated Plan identifies supporting collaborative homelessness efforts as a high priority community need. Community Development staff participate fully in the Homeless Coalition. City staff provide support to the Homeless Coalition and the Rental Housing Roundtable.
City of Battle Creek Master Plan	City of Battle Creek Planning Division	The Strategic Plan goals are nested within the City's Master Plan. Both plans prioritize investments in downtown neighborhood housing and improving conditions in low and moderate income areas.

Table 3 – Other local / regional / federal planning efforts

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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 2018-2019 Annual Action Plan included consultations with community stakeholders, thirteen public workshops, and four public hearings. The purpose of the citizen engagement was to obtain citizens' views, respond to proposals, address questions, and provide important program information. Information gathered added to what was learned during the preparation of the City's 2015-19 Consolidated Plan, which included over 50 consultations, 10 public meetings, and a community survey which resulted in 1,179 responses.

Some specific impacts of how the citizen participation process impacted goal setting in 2017-18 include:

- Fair housing sessions resulted in a set of community goals supported by many stakeholders, including new methods of training for housing professionals and homebuyer information sessions in CDBG target areas.
- Improved targeting of CDBG and HOME resources in NPC 2 resulted in increased leveraging of other State and local dollars. NPC 2 was awarded and implemented a \$35,000 Neighborhood Improvement Grant from the Michigan State Housing Development Authority using HOME and CDBG funded activities as leverage.
- BC Vision located three "Neighborhood Employment Centers" in CDBG target areas after the April conversations with NPC's. Coordination of services is ongoing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
1	Public Meeting	Minorities	May 30, 2017 at Macedonia Missionary Baptist Church, 637 W. Van Buren St. Number of attendees: 43	Subject: fair housing needs, response to fair housing investigation findings, discussion of what accountability looks like to participants. Complete notes are posted on the City's website.	None.	http://www.battlecreekmi.gov/DocumentCenter/View/3772
2	Public Meeting	Minorities	June 13, 2017 at Second Missionary Baptist Church, 485 Washington Ave N. Number of attendees: 13	Subject: fair housing needs, response to fair housing investigation findings, discussion of what accountability looks like for participants. Complete notes are available on the City's website.	None.	http://www.battlecreekmi.gov/DocumentCenter/View/3771
3	Public Meeting	Minorities	June 27, 2017 at First Salem Missionary Baptist Church, 370 SW Capital Ave. Number of attendees: 32	Subject: fair housing needs, response to fair housing investigation findings, discussion of what does accountability look like? Complete notes are available on the City's website.	None.	http://www.battlecreekmi.gov/DocumentCenter/View/3958
4	Newspaper Ad	Non-targeted/ broad community	Newspaper public notice, 8/31/2017, in the SHOPPER NEWS for the 2016 CAPER, publicizing the Sept. 19, 2017 City Commission Public Hearing on the CAPER.	No comments received.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
5	Public Hearing	Non-targeted/ broad community	Public Hearing on the CAPER at a regular City Commission meeting, 9/19/2017	John Kenefick, 234 South Avenue, commented about block grant dollars, commenting on the amount for administrative services. David Moore, 102 Taylor Avenue, commented on residential expenses and taxes.	None.	https://battlecreek.novusagenda.com/agendapublic/DisplayAgendaPDF.ashx?MinutesMeetingID=601
6	Public Meeting	Non-targeted/ broad community	November 3, 2017 at Post/Franklin Neighborhood Planning Council 1, Community Action Board Room, 175 Main St.	Discussion of community development needs included, improving neighborhood conditions, addressing vacancy and blight, improving the Main Street thoroughfare, and addressing public nuisance behaviors.	None.	http://www.battlecreekmi.gov/AgendaCenter/ViewFile/Minutes/_11022017-1231
7	Public Meeting	Non-targeted/ broad community	November 14, 2017 at Rural Southwest Neighborhood Planning Council 9, St. Peter Lutheran Church, 1079 Riverside Dr. Number of Attendees: 6	None received. Residents mostly had questions.	None.	http://www.battlecreekmi.gov/AgendaCenter/ViewFile/Minutes/_11142017-1239
8	Public Meeting	Non-targeted/ broad community	November 15, 2017 at Northeast Neighborhood Planning Council 4, First Congregational Church, 145 NE Capital Ave. Number of Attendees: 8	Lead poisoning was a concern.	None.	http://www.battlecreekmi.gov/AgendaCenter/ViewFile/Minutes/_11152017-1237

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
9	Public Meeting	Non-targeted /broad community	November 13, 2017 at North Central Neighborhood Planning Council 2, Neighborhoods, Inc. of Battle Creek, 47 N. Washington Ave. Number of attendees: 12	A question was raised about the impact the HOME Homeowner Rehab program was having in the targeted area. Additional information was requested.	None.	http://www.battlecreekmi.gov/AgendaCenter/ViewFile/Minutes/_11132017-1232
10	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Notice of December 5, 2017 Public Hearing on community needs in the New Opinion, a local Spanish-language newspaper, in November issue.	No comments received.	None.	
11	Newspaper Ad	Non-targeted/ broad community	Notice of December 5, 2017 Public Hearing on community needs in the Shopper, a local newspaper, on November 23, 2017.	No comments received.	None..	
12	Public Hearing	Non-targeted/ broad community	Public hearing on housing and community development needs at a regular City Commission meeting on December 5, 2017.	No comments were received.	None.	https://battlecreek.novusagenda.com/agendapublic/DisplayAgendaPDF.ashx?MinutesMeetingID=620

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
13	Newspaper Ad	Minorities Non-targeted/ broad community	Notice of 2018-19 Proposed CDBG and HOME budget and the 3/6/2018 Public Hearing on proposed budget published in the English-language, The SHOPPER News, on 2/8/2018 and 2/22/2018; and the Spanish-language, New Opinion on 2/8/2018.	No comments were received.	None.	
14	Public Hearing	Non-targeted/ broad community	3/6/2018 Public hearing on the proposed 2018-19 CDBG and HOME budget at a regular City Commission meeting.	No comments were received.	None.	https://battlecreek.novusagenda.com/agendapublic/DisplayAgendaPDF.ashx?MinutesMeetingID=630
15	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community	Public notice for the 4/17/2018 Public Hearing at the City Commission on the 2018-19 Annual Action Plan	TBD	TBD	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted	URL (If applicable)
16	Public Meeting	Non-targeted/broad community	4/17/2018 Public hearing at a regular city Commission meeting on the Annual Action Plan.	TBD	TBD	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Battle Creek’s Community Development Division administers the federal Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) formula grant programs. Other federal funds provided through the U.S. Department of Housing and Urban Development (HUD), not administered by the City of Battle Creek, but included in the Consolidated Plan, include Continuum of Care Homeless Assistance, and public housing and rental vouchers provided through the Battle Creek Housing Commission.

The City's CDBG and HOME allocations are subject to change each year and notification of funding amounts doesn't typically occur until April. For the purpose of preparing a budget for the public and the City Commission to review, City staff assumed a 10% reduction in funding from the previous year with the understanding that if funds are allocated above that amount, the surplus would be used to increase housing programs to previous year levels first, then spread evenly across programs. In the event that the City receives less funding, the demolition and rental rehab programs will be eliminated first, then cuts will be spread evenly across programs.

Battle Creek and Calhoun County receive Emergency Solutions Grant (ESG) funds through the balance of state with the Michigan State Housing Development Authority (MSHDA). The Battle Creek Housing Commission in partnership with the VA Medical Center, located in the Fort Custer

area of Battle Creek, jointly administer HUD-VASH Housing Choice vouchers.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	979,123	0	90,000	1,069,123	0	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				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	188,445	0	0	188,445	0	HOME funds major homeowner rehabilitation, a CHDO Acquisition/Development/Resale project and tenant-based rental assistance.

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 2017-2018 program year, match was provided through senior millage projects combining with HOME-funded Homeowner Rehab projects

and the value of property and volunteer hours contributed to a Habitat project at 247 N McKinley.

In the 2018-19 program year, match is expected to be produced through Neighborhoods Incorporated's Federal Home Loan Bank Homeowner Assistance Program which will combine rehab funds on HOME-funded rehab projects. It is also expected that an Acquisition/Development/Resale project will produce match this year.

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

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

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

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

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

Discussion

In 2017, the City applied for and was awarded a \$1.5 million Medicaid CHIP Lead Abatement Community Development Grant through the Michigan Department of Health and Human Services. This is expected to result in roughly 50 lead abatement projects in Calhoun County, 29 of which are expected in the City of Battle Creek within CDBG target areas.

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Delivery	2015	2019	Program Administration	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve Fair Housing awareness and accountability Improve property conditions in LMI neighborhoods. Increase community engagement Reduce blighted vacant and abandoned buildings Support collaborative homelessness efforts	CDBG: \$85,500 HOME: \$18,845	
2	Placemaking and strategic planning	2015	2019	Affordable Housing Non-Housing Community Development	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve Fair Housing awareness and accountability Increase community engagement Support collaborative homelessness efforts	CDBG: \$110,324	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Code Enforcement	2015	2019	Affordable Housing Non-Housing Community Development		Ensure the safety of rental housing Improve property conditions in LMI neighborhoods. Improve vibrancy and amenities in LMI areas Preserve affordable housing Reduce blighted vacant and abandoned buildings	CDBG: \$250,000	Housing Code Enforcement/Foreclosed Property Care: 2800 Household Housing Unit
4	Rehabilitation and repair of homeowner housing	2015	2019	Affordable Housing	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Ensure the safety of rental housing Improve property conditions in LMI neighborhoods. Improve vibrancy and amenities in LMI areas Preserve affordable housing Reduce blighted vacant and abandoned buildings	CDBG: \$452,395 HOME: \$143,600	Rental units rehabilitated: 50 Household Housing Unit
5	Rehabilitation of existing rental units	2015	2015	Affordable Housing	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Help people access affordable housing Preserve affordable housing Reduce blighted vacant and abandoned buildings	CDBG: \$160,000	Rental units rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Demolition	2015	2019	Non-Housing Community Development Blight elimination	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings	CDBG: \$10,000	Buildings Demolished: 1 Buildings
7	Rental Assistance	2015	2019	Affordable Housing Homeless	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area	Ensure the safety of rental housing Help people access affordable housing Support collaborative homelessness efforts	CDBG: \$26,000	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Program Delivery
	Goal Description	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all Community Development Block Grant and HOME programs within the City.
2	Goal Name	Placemaking and strategic planning
	Goal Description	This City function provides the necessary management to conduct specific studies related to the overall program design of the comprehensive planning process and the development of the Consolidated Plan, involving Neighborhood Planning Councils, civic organizations, individuals, and other boards, commissions and committees.

3	Goal Name	Housing Code Enforcement
	Goal Description	The purpose of this activity is to provide effective staffing for the City's Neighborhood Code Compliance Division to continue its efforts to provide the citizens of Battle Creek with effective code enforcement, and to complement other Community Development activities in blighted and distressed areas. This activity will serve to arrest a decline in 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.
4	Goal Name	Rehabilitation and repair of homeowner housing
	Goal Description	This goal includes providing grants and deferred loans to homeowners for necessary repairs. The primary focus will be exterior repairs for cited code violations and health and safety issues. All work will comply with HUD and EPA regulations including those that address the treatment of lead-based paint hazards, or potential hazards, and asbestos hazards. This goal also includes providing gap funds for acquisition, rehabilitation, and/or resale of one or more dilapidated properties within the City by a certified Community Housing Development Organization (CHDO). Upon completion of rehabilitation, these properties will be made available for purchase to low- to moderate income homebuyers.
5	Goal Name	Rehabilitation of existing rental units
	Goal Description	This proposed activity will provide funds to support the development or rehabilitation of quality rental housing for use by low and moderate income families. Rental projects will generally be limited to properties for which rental housing is the highest and best use. Projects will prioritized that increase the housing density and enhance the vibrancy of mixed use neighborhoods, providing housing that is walkably connected to shopping, parks, jobs, schools and other community amenities.
6	Goal Name	Demolition
	Goal Description	This proposed project will provide funds for the demolition of a blighted vacant or abandoned building. These funds will be used in conjunction with code and housing rehab activities with the goal of arresting decline in areas targeted by the City as blighted and distressed.

7	Goal Name	Rental Assistance
	Goal Description	This activity provides short term rental assistance (three to six months) to eligible low-income households experiencing a housing emergency and also participating in housing case management, employment training or another self-sufficiency program.

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Projects

AP-35 Projects – 91.220(d)

Introduction

With CDBG funding, the City will provide General Administration for Community Development, Strategic Planning, Code Enforcement in targeted low- and moderate-income areas, Minor Home Repair for exterior repairs and to address health and safety items, rental rehabilitation of four housing units in the downtown area and demolition of a vacant and/or abandoned properties in a targeted low- and moderate-income area. In the HOME program, the City will rehabilitate affordable housing and provide tenant-based rental assistance.

Projects

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

Table 7 - Project Information

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

There is limited public funding available for community development activities and the problems to be addressed in neighborhoods are complex and numerous. Solutions are based on improving housing options and addressing blight in neighborhoods by funding Code Compliance, Minor Home Repair, Rental Rehabilitation, and Demolition with CDBG funding. CDBG funding is also used for program delivery costs and strategic planning for 20% of the CDBG allocation. For the HOME program, funds are allocated to activities that preserve or increase access to affordable housing by funding homeowner rehab 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 2018-19 Annual Action Plan informed these allocation priorities and the strategies to address priority needs.

AP-38 Project Summary
Project Summary Information

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1	Project Name	General Administration (CDBG)
	Target Area	
	Goals Supported	Program Delivery
	Needs Addressed	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Improve Fair Housing awareness and accountability Increase community engagement Support collaborative homelessness efforts
	Funding	CDBG: \$85,500
	Description	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all Community Development Block Grant programs within the City.
	Target Date	6/30/2019
	Number and type of families that will benefit	
	Location Description	
	Planned Activities	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all Community Development Block Grant programs within the City.
2	Project Name	Strategic Planning
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Program Delivery Placemaking and strategic planning
	Needs Addressed	Improve property conditions in LMI neighborhoods. Improve Fair Housing awareness and accountability Increase community engagement Support collaborative homelessness efforts
	Funding	CDBG: \$110,324
	Description	This City function provides the necessary management to conduct specific studies related to the overall program design of the comprehensive planning process and the development of the Consolidated Plan, involving Neighborhood Planning Councils, civic organizations, individuals, and other boards, commissions and committees.
	Target Date	6/30/2019
	Number and type of families that will benefit	

	Location Description	
	Planned Activities	This City function provides the necessary management to conduct specific studies related to the overall program design of the comprehensive planning process and the development of the Consolidated Plan, involving Neighborhood Planning Councils, civic organizations, individuals, and other boards, commissions and committees.
3	Project Name	Code Enforcement
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Housing Code Enforcement
	Needs Addressed	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing Ensure the safety of rental housing
	Funding	CDBG: \$250,000
	Description	The purpose of this activity is to provide effective staffing for the Code Compliance Division of the Community Services Department of the City to continue its efforts to provide the citizens of Battle Creek with effective code enforcement, and to complement other Community Development activities in blighted and distressed areas. This activity will serve to arrest a decline in targeted areas due to housing code violations, vacant and abandoned properties, citizen complaints regarding refuse and weed control and health and safety issues related to rental properties.
	Target Date	
	Number and type of families that will benefit	
	Location Description	
	Planned Activities	Code enforcement activities, include exterior housing and property inspections; the write up/resolution of violations of housing code; the identification, inspection, registration, and monitoring of vacant and abandoned buildings; and rental registration promotion and inspections.
4	Project Name	Housing Rehabilitation Administration
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Program Delivery
	Needs Addressed	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help LMI households sustain their housing

	Funding	CDBG: \$90,479
	Description	Provide staffing to carry out housing rehabilitation programs to undertake marketing, loan intake, processing, property inspections, cost estimating, contractor procurement, progress and final inspections, contractor pay requests, processing change orders and providing lead risk assessments and lead clearance when applicable.
	Target Date	6/30/2019
	Location Description	
	Planned Activities	Provide staffing to carry out housing rehabilitation programs to undertake marketing, loan intake, processing, property inspections, cost estimating, contractor procurement, progress and final inspections, contractor pay requests, processing change orders and providing lead risk assessments and lead clearance when applicable.
5	Project Name	Housing Rehabilitation Minor Home Repair
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Rehabilitation and repair of homeowner housing
	Needs Addressed	Improve property conditions in LMI neighborhoods. Preserve affordable housing Help LMI households sustain their housing
	Funding	CDBG: \$361,916
	Description	This City of Battle Creek activity will provide grants and deferred loans to homeowners for necessary repairs. The primary focus will be exterior repairs for cited code violations and health and safety issues. All work will comply with HUD and EPA regulations including those that address the treatment of lead- based paint hazards, or potential hazards, and asbestos hazards. This activity also provides necessary funding to cover subsidies and defaults on all outstanding lender originated rehabilitation loans.
	Target Date	6/30/2019
	Number and type of families that will benefit	45 low- or moderate-income families will be served.
	Location Description	This program will be offered citywide to low- or moderate-income families.
	Planned Activities	The Minor Home Repair Program provides no interest, no payment loans of up to \$5,000 for eligible, low-income homeowners to fix exterior Code Compliance orders to repair or other health and safety issues. Loans are secured with a lien on the property and are due at resale. Half of the loan is forgivable if paid off within 5 years. Roofs 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.
	Project Name	Rental Rehabilitation Program

6	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Rehabilitation of existing rental units
	Needs Addressed	Improve property conditions in LMI neighborhoods. Increase affordable housing through new units Ensure the safety of rental housing
	Funding	CDBG: \$160,000
	Description	This proposed activity will provide funds to support the development or rehabilitation of quality rental housing for use by low and moderate income families. Rental projects will generally be limited to properties for which rental housing is the highest and best use. Projects will 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.
	Target Date	6/30/2019
	Number and type of families that will benefit	4 low- or moderate-income families are expected to be assisted.
	Planned Activities	Rental rehabilitation of housing units located in the downtown area or along mixed use corridors into the downtown will be funded.
7	Project Name	Demolition Program
	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Demolition
	Needs Addressed	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings
	Funding	CDBG: \$10,000
	Description	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.
	Target Date	6/30/2019
	Location Description	
	Planned Activities	Activities associated with this program include environmental testing, asbestos abatement, and demolition.
	Project Name	General Administration and Planning (HOME)

8	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Program Delivery Placemaking and strategic planning
	Needs Addressed	Improve property conditions in LMI neighborhoods. Help people access affordable housing Improve Fair Housing awareness and accountability Increase community engagement Support collaborative homelessness efforts
	Funding	HOME: \$18,845
	Description	The function of this City activity is to provide necessary staffing to develop, implement and monitor the overall performance of all HOME programs.
	Target Date	6/30/2019
	Planned Activities	This project supports all the HOME funded projects.
	9	Project Name
Target Area		Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
Goals Supported		Rehabilitation and repair of homeowner housing
Needs Addressed		Improve property conditions in LMI neighborhoods. Preserve affordable housing Help LMI households sustain their housing
Funding		HOME: \$108,600
Description		This activity will provide grants and forgivable loans to very low- and low-income homeowners to rehabilitate their homes and remediate lead-based paint hazards.
Target Date		6/30/2019
Estimate the number and type of families that will benefit from the proposed activities		4 low- or moderate-income families are expected to be assisted.
Location Description		The target area for this program is a roughly 10 block area within the Northcentral Revitalization Area. Individual sites have not yet been chosen.
Planned Activities		Up to 4 homes will be rehabilitated.
	Project Name	Acquisition/Development/Resale

10	Target Area	Post/Franklin Revitalization Area Fremont/McKinley Revitalization Area Northcentral Revitalization Area Wilson/Coburn Revitalization Area Urbandale Revitalization Area
	Goals Supported	Rehabilitation and repair of homeowner housing
	Needs Addressed	Improve property conditions in LMI neighborhoods. Reduce blighted vacant and abandoned buildings Preserve affordable housing
	Funding	HOME: \$35,000
	Description	This activity will provide gap funds for acquisition, rehabilitation, and/or resale of one or more dilapidated properties within the City by a certified Community Housing Development Organization (CHDO). Upon completion of rehabilitation, these properties will be made available for purchase to low- to moderate income homebuyers.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1 low- or moderate-income family is expected to be assisted.
	Planned Activities	The project will rehabilitate a single family home and resale it to a qualified low- to moderate- income family. The homebuyer will be assisted with at least \$1,000 of homebuyer assistance.
11	Project Name	Tenant-Based Rental Assistance
	Goals Supported	Rental Assistance
	Needs Addressed	Help people access affordable housing
	Funding	HOME: \$26,000
	Description	This activity will provide rental assistance to eligible very low-income and homeless individuals in need. The focus will be on increasing access to decent housing for families that are already working with a local service provider to secure employment or employment training, recover from domestic violence, escape homelessness, or recover from substance abuse.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity is expected to assist 15 low-income families.
	Location Description	Offered city-wide to low- and moderate income families.
	Planned Activities	This activity provides short term rental assistance (three to six months) to eligible low-income households experiencing a housing emergency and also participating in housing case management, employment training or another self-sufficiency program.

AP-50 Geographic Distribution – 91.220(f)

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

Geographic Distribution

Target Area	Percentage of Funds
Post/Franklin Revitalization Area	20
Fremont/McKinley Revitalization Area	20
Northcentral Revitalization Area	30
Wilson/Coburn Revitalization Area	20
Urbandale Revitalization Area	10

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Most target areas of the City are receiving the same resources with the exception that the 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 2018-19 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 2018-2019 program year, it is estimated that 69 households will benefit from direct housing assistance for home repair and rehabilitation or rental assistance from the CDBG or HOME program. 45 households will be assisted with the CDBG-funded Minor Home Repair program, four in the CDBG-funded Rental Rehabilitation program, four households with the HOME-funded Homeowner Rehabilitation program, one household with a HOME-funded homebuyer project conducted by a CHDO and up to 15 households will receive short-term HOME-funded Tenant-Based Rental Assistance. The City's Minor Home Repair program will focus on smaller projects that address housing code violations and other housing deficiencies related to health and safety. The CDBG-funded Rental Rehabilitation Program will fund the renovation of four units of rental housing in currently vacant space in the downtown area.

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

One Year Goals for the Number of Households to be Supported	
Homeless	12
Non-Homeless	37
Special-Needs	20
Total	69

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15

One Year Goals for the Number of Households Supported Through	
The Production of New Units	0
Rehab of Existing Units	53
Acquisition of Existing Units	1
Total	69

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

Discussion

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

- a copy of the deed to the property;
- the declaration page from the current Homeowners Insurance Policy
- verification that property taxes are not in forfeiture
- proof of income for all household members (W-2s, two months of paystubs, tax returns or benefit statements).

To be eligible, applicants must: Live in the City of Battle Creek; Have owned and occupied the single family home for at least six months; Have current homeowner’s insurance; Certify that the property is not up for sale and is the primary residence of the applicant. The unmet need for affordable housing is great. With CDBG and HOME funds, the City strives to meet high priority needs to stabilize households and neighborhoods

AP-60 Public Housing – 91.220(h)

Introduction

The Battle Creek Housing Commission is a medium-sized housing authority, which owns and manages 320 units of public housing with development that house families at Parkway Manor and Northside Homes, and two facilities that house elderly and disabled people at Cherry Hill Manor and Kellogg Manor.

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.

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

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

With housing built in the 1990s, the Battle Creek Housing Commission provides homeownership

opportunities for families through its homeownership program. Fifty-four single family homes are scattered throughout neighborhoods in the Battle Creek area rented to qualified families with an option to purchase. Residents have employment and/or have a continuing source of income and remain employed throughout their rental term. Families assisted must have an income of at least \$18,000. Two, three and four bedroom units are available. Residents are responsible for all utilities and agree to perform all maintenance. Since the start of the homeownership program, one hundred forty-six homes have been sold to low-income families.

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

The Battle Creek Housing Commission is not and has never been a troubled public housing agency. While older, the housing commissions housing stock is in good condition.

Discussion

For several years, the Director of the Battle Creek Housing Commission has chaired the Homeless Coalition of Battle Creek and Calhoun County, the Continuum of Care planning body for the area for a number of years.

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

Introduction

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

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

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

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

Each year the Homeless Coalition organizes a Homeless Health Fair/Project Homeless Connects/VA Stand Down which offers free haircuts, meals, toiletries, blankets, health care services and other services to engage homeless people. In 2017, the annual outreach event was hosted at the City's

recreation facility, Full Blast and served over 500 people in need of housing and services.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

The Haven provides case management to help families and individuals gain a regular income to pay for housing and to access community resources to help prevent further episodes of homelessness. Goodwill's Financial Opportunities Center has a financial fitness program to help people work through debt and low credit scores. Legal Services provides legal services and eviction prevention. Women's Co-

op provides support for women leaving poverty and seeking help through their store, volunteering and the Solutions Highway Program. 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 third 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.

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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.

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.

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AP-85 Other Actions – 91.220(k)

Introduction:

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

Funds and planning activities help restore and support the private, housing market especially in low-and moderate-income areas. For the 2015-2019 Consolidated Plan, an extensive public engagement strategy included a community survey, community forums and meetings with Neighborhood Planning Councils. Local priorities resulting from the planning process include:

- Encourage vibrant neighborhoods and support the housing market by supporting housing code enforcement
- secure and demolish vacant and abandoned housing
- increase the supply of affordable housing by rehabbing vacant housing
- increase the numbers of registered rentals
- furthering fair housing
- promote vibrancy downtown and along major corridors
- increasing resident and community engagement
- supporting efforts to expand employment and workforce development

Actions planned to address obstacles to meeting underserved needs

Almost all CDBG and HOME funding is spent in low-and moderate-income areas of the community, or to assist low-and moderate- income households in not in LMI neighborhoods. Five neighborhoods are identified as revitalization areas in the 2015-2019 Consolidated Plan. The City will continue to implement housing and community development activities that meet the underserved needs in the community.

Actions planned to foster and maintain affordable housing

See AP-55 for a discussion on Affordable Housing activities to be undertaken in the 2017-18 program year. Housing is relatively affordable in Battle Creek. The condition and safety of housing affordable to those with low-income is a great concern and is the reason behind requiring rentals to be inspected and registered with the city.

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

inspections for health and safety, and most are located within CDBG target areas. The most common housing problem for low-income people is severe housing cost burden which means residents pay more than 50% of their household income for rent and utilities. According to the U.S. Census, approximately 2,245 renters and 1,260 homeowners in Battle Creek are severely housing cost burdened. Efforts to enhance resident's ability to find and keep employment such as the EDGE job training program and the BC Vision economic development plan will be supported. The City is recently updated its Master Plan. It provides recommendations for housing redevelopment including the availability of diverse housing options and affordability levels.

Actions planned to reduce lead-based paint hazards

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

In January of 2016, the City in partnership with the Calhoun County Department of Public Health convened a Lead Poisoning Prevention Task Force. The Task Force meets monthly and in October 2016 issued a strategic plan entitled: Get the Lead Out: A Plan of Action for Lead Poisoning Prevention & Remediation in Calhoun County, Michigan. The Task Force is comprised of representatives from city, county, and state governments; non-profit housing providers, social-service providers, health service providers, and educators. The group is currently focused on increasing the amount of child testing and improving the effectiveness of interventions when a child tests positive for elevated blood lead levels.

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

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

Actions planned to reduce the number of poverty-level families

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

- BC Vision, a community collaborative funded by the W.K. Kellogg Foundation and the Kellogg Company 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.

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.

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 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

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

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

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

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

The City of Battle Creek utilizes the recapture option in its homebuyer and homeowner rehabilitation programs. The City reserves the right to utilize the resale option at its discretion when developing a new HOME-funded program or activity. 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 sub-recipients for HOME funding and the grantee for the Community Housing Development Organization (CHDO) set-aside, the City of Battle Creek will issue Requests for Proposals (RFP) or renew existing 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.

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