



Business Board of Directors Special Meeting Minutes November 8, 2022

Commission Members Present: David Anderson, Kizzy Bradford, Coty Dunten, Patrese Griffin and Gwendolyn Hooker

Commission Members Absent: None

Kalamazoo County Commissioner Present: Tami Rey (arrived at 1:28pm)

Kalamazoo County Housing Director Present: Mary Balkema

LHAF Millage Monitor and Recording Secretary Present: Jamie Few and Lisa Willcutt

Call to Order and Approval of Meeting Agenda

The meeting was called to order at the Kalamazoo County Building, Room 207A, 201 West Kalamazoo Avenue, by President Griffin at 1:05pm. A motion was made to approve the meeting agenda.

Motion by Anderson

Support by Dunten

Motion approved

Public Comment on Agenda Items and Non-Agenda Items

None

2015 Millage Budget and Workplan

Anderson presented six ideas to the group to begin the discussion. The first idea being to revive the original millage model with a significantly more successful system of support services. The second idea included building new housing, such as duplexes. The third idea consisted of buying an already established multi-family housing property, such as 3125 W Michigan Ave, Kalamazoo, MI, 49006, and incorporating support services. The fourth idea contained an augmented eviction diversion program where services provided would assist in preventing evictions. The fifth idea, modeled around the U.S. Department of Housing and Urban Development's (HUD's) Family Self-Sufficiency (FSS) program, would help those already housed achieve economic independence and reduce their need for assistance or rental subsidies. The sixth idea comprised of partnering with a multi-family developer to provide a number of affordable units for a designated period of time.

Hooker recommended adding an idea to the list provided by Anderson to include revisiting and reconnecting with families who did not successfully exit the original Millage program. She would like to see those families receive proper support services; their unsuccessful exits were due, in part, to the lack of support services during the program. All Commissioners were in agreement that it would be important to help families that had previously been a part of the Millage program and were experiencing homelessness again.



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Dunten shared information she found regarding the property located at 3125 W Michigan Ave, Kalamazoo, MI, 49006. Although the property will need a new roof, it is already zoned for multi-family housing, has 17 bedrooms and adequate space for providing additional services to families.

Griffin noted the common elements from this discussion included focusing on families that were already part of the Millage program and creating additional housing. The list of ideas provided by Anderson was adjusted to exclude the following: the fourth idea of an augmented eviction diversion program, and the fifth idea modeled around HUD's FSS program. The need for additional housing in Kalamazoo County is apparent. It was debated whether the best option would be to build new housing with the remaining funds, or to buy an existing multi-family property. Building new housing would serve less families at a time and the timeline will take longer to achieve. Although building a new property would be ideal, it was decided that buying would be more suitable than building due to the current housing crisis. Partnering with a multi-family developer was also considered, but it would eventually have a termination date on its affordability, which would prevent assistance from continuing.

The list of ideas was further adjusted to exclude the following options: building new housing and partnering with a multi-family developer. The remaining options included revisiting the Millage program idea and previous participants to better assist them, and buying existing housing. Willcutt commented that it would be possible to combine the ideas of buying an existing property, as well as providing proper assistance to previous Millage program families.

Griffin commented that providing permanent housing is a priority to the residents in Kalamazoo County. However, it was discussed that due to the phrasing of the Millage program, the housing model would need to be considered transitional as opposed to permanent, in this way participants would be provided with the transportation benefits of the McKinney-Vento Act; families would not be subject to attending only the school district where the housing is located.

Balkema informed the group that it would be possible to request additional funding through AmpliFund when the next round of funding applications are accepted. Commissioners agreed that AmpliFund should have been incorporated during the Millage program to accept applications for service providers. Balkema stated she will have the AmpliFund information prepared by the December meeting.

There was a vote on the Commissioners' preferred choice out of the options discussed. The idea to assist families previously enrolled in the Millage program was unanimously agreed upon; the votes listed below include this specification as well.

Roll Call Vote:

Hooker – Purchasing existing multi-family housing

Dunten – Purchasing existing multi-family housing

Anderson – Updated and improved Millage program

Griffin – Purchasing existing multi-family housing and requesting additional funding through AmpliFund to provide support services and manage the property



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Bradford – Updated and improved Millage program and purchasing existing multi-family housing

Balkema suggested reaching out to the real estate broker that listed 3125 W. Michigan Avenue, Kalamazoo, MI 49006 to see if his buyer would be interested in an offer of \$750,000 to purchase the property, including the furnishings. Any remaining Millage funds will then go towards the roof replacement, operational costs, and support services. There was general agreement that Balkema could make this inquiry.

Public Comment on Agenda and Non-Agenda Items

None

Commissioner Member Comments

None

Meeting Adjourned: 2:48pm

Submitted by: Jamie Few

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