



**Community Planning and Development**

245 North Rose Street, Suite #100

Kalamazoo, MI 49007

PH: (269) 337-8044

[www.kalamazoo.org](http://www.kalamazoo.org)

**Community Development Act Advisory Committee (CDAAC)**

**AGENDA**

**May 23, 2024**

**Community Room, City Hall**

**5:30 p.m.**

**Members** Tiffany Burns (Chair), Tiyanna Williams (Vice-Chair), Nathan Browning, Chelsea Viere, Stephanie Vallar

**City Staff** Julie Johnston, Compliance Specialist II; Alex Hoffmann-Zobel, Compliance Associate; Deborah Simpson, Community Investment Secretary

**I. CDAAC Meeting:**

- a. Call to Order
- b. Roll Call (*Quorum 3*)
- c. Approval of Agenda
- d. Approval of Minutes
  - 1) April 25, 2024
- e. Public Comments on Non-Agenda Items
- f. New Business
- g. Old Business
  - 1) YWCA Duke Street project
- h. Neighborhood Representatives/Members' Reports (10 min.)
- i. Staff Communication/Updates (5 min.)
- j. Public Comments
- k. Adjournment



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## Community Development Act Advisory Committee (CDAAC)

# Draft Minutes

April 25, 2024

Community Room, City Hall

5:30 p.m.

<b>Members</b>	Tiffany Burns (Chair), Nathan Browning, Chelsea Viere, Stephanie Vallar
<b>Absent</b>	Tiyanna Williams
<b>City Staff</b>	Julie Johnston-Compliance Specialist II; Alex Hoffmann-Zobel-Compliance Associate, Jaime Marsman-Community Investment Administrative Assistant

### I. CDAAC Meeting:

#### a. Call to Order

The Meeting was called to order at 5:35 p.m.

#### b. Roll Call (*Quorum 3*)

A roll call was conducted, and it was determined that quorum existed at 5:36 p.m.

#### c. Approval of Agenda

Stephanie Vallar motioned to approve the agenda at 5:38 p.m. A voice vote was taken, and the motion passed.

#### d. Approval of Minutes

##### i. March 28, 2024

Nathan Browning motioned to approve the minutes at 5:39 p.m. A voice vote was taken, and the motion passed.

#### e. Public Comments on Non-Agenda Items

#### f. New Business

#### g. Old Business

##### i. Hollander/Mt. Zion Affordable Housing Project

The Hollander/Mt. Zion Affordable Housing Project is a senior housing project in partnership with Hollander and Mt. Zion Church. The developers have secured their Low-Income Housing Tax Credits (LIHTC) with the State, and they have over \$1,000,000 of their own funding. In their presentation, the Hollander developers explained they need this funding to assist with their gap financing. Most units will be for 60% or less area median income (AMI), 9 units will be above 60% AMI. The project is a total of 70 units. They need \$410,000. This will be a 40-year affordability project due to the inclusion of LIHTC. This would support 7 units with HOME funding.

**The request now is \$500,000 in HOME funding towards the Mt. Zion Affordable Housing project, an increase from the original \$410,000 that was approved by CDAAC previously. The reason for the increased request is because the Hollander developers were unaware that additional funding was available, but this funding is needed to fill the gap financing for the project.**

A motion was made by Nathan Browning to increase the funding for the Hollander/Mt. Zion Project by \$90,000 at 6:12 p.m. The motion was seconded by Tiffany Burns.

Before a vote was made, Stephanie Vallar expressed concerns with the project, stating that the Northside Master Plan does not align with this project. The Northside Master Plan does not include a need for rental housing, and Ms. Vallar did not think the residents of the neighborhood at large would approve of adding additional affordable rental units. Nathan Browning asked if Hollander would want to address these concerns to the group before a vote was taken.

Mr. Hollander agreed that homeownership should be a priority, but in this case this project was offered by Mt. Zion Baptist church, a community organization, presenting a need for affordable senior housing in the area. He noted that the LIHTC program is not the same as a Section 8 program.

A voice vote was taken to approve the motion made by Nathan Browning at 6:12 p.m. and seconded by Tiffany Burns. The motion was approved with two votes in favor and one vote against.

h. Neighborhood Representatives/Members' Reports (10 min.)

Tiffany Burns stated that Community Center basement was completed and there is some work that still needs to be done on the upstairs and potentially outside.

Stephanie Vallar shared that the Northside meetings have changed back to Tuesday nights from Wednesday nights. There is also an initiative to update bylaws as well as fill vacant seats on the Northside Neighborhood Association board.

Nathan Browning shared that Complete Streets Advisory Committee met yesterday. They are trying to start an education campaign around street safety. Also, next week is Bike Month, which will include events such as the Commuter Challenger and a Bike Show.

i. Staff Communication/Updates (5 min.)

Tonight is Jaime Marsman's last night recording minutes for CDAAC. She has been promoted and is moving to the Civic Clerk's office. Additionally, the Community Investment team has hired a new secretary, Deborah Simpson, who will be at the next CDAAC meeting.

j. Public Comments

None.

k. Adjournment

Tiffany Burns adjourned the meeting at 6:30 p.m.