

ACT 381 BROWNFIELD PLAN

**Michigan Housing Partnership, LLC
Midway Center
Kalamazoo County, City of Galesburg
Kalamazoo County Brownfield Redevelopment Authority**

April 17, 2026



Prepared by
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Approved by the Brownfield Redevelopment Authority on _____

Approved by the City of Galesburg on _____

Approved by the Kalamazoo County Board of Commissioners on _____

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of 4 vacant parcels totaling approximately 13.78 acres in the City of Galesburg. The site is located southwest of downtown Galesburg in the primarily residential area bound between Blake Blvd and W Battle Creek St. The project will involve preparing the site for development to make way for 52 new housing units, including 46 single family homes, and 6 duplex units. The development is expected to include 22 income-restricted units (42% of the development) at 100% of Area Median Income ("AMI") rents, including 6 duplex units and 18 single family homes for a duration of 10 years. All 52 homes, including the 6 duplex units, are expected to be four-bedroom units. The Developer intends to complete 28 homes in Year 1 and 24 homes in Year 2.

The total capital investment on the project is expected to be approximately \$17 million. Construction on the project is planned to begin in the summer of 2026 and will be completed by summer of 2028.

The project will be undertaken by two affiliated entities commonly owned and controlled by the principals of Allen Edwin Homes: Michigan Housing Partnership, LLC, which is responsible for land acquisition, and a special purpose LLC, which will be established to own and operate the project and receive benefits under the brownfield plan (collectively "the Developer"). Green Development Ventures, LLC and Allen Edwin Residential Builders, LLC (dba Allen Edwin Homes) will serve as General Contractor and will administer the construction of the project.

1.2 Identification of Housing Need

Specific Housing Need

The Kalamazoo County Housing Plan prepared by the Upjohn Institute was updated in 2025 and identified that the county required 8,000 new housing units in order to appropriately house the growth anticipated in the county. Of the 8,000-unit demand, an estimated 3,600 single-family detached homes are needed in the County and 1,375 single-family attached homes are needed, including a total of 4,400 units in suburban or rural/small town areas. Additionally, 42.7% of the existing housing stock in Kalamazoo County was built before 1970, creating risks in the existing housing stock. The delivery of 52 housing units to the area, including 22 income restricted units, will help alleviate the housing demand in the county and will help alleviate the number of households in homes that do not meet their budget.

Job Growth Data

Southwest Michigan First, the economic development organization serving the 7-county region of Southwest Michigan, has announced 4,666 new jobs to the region

between 2021 to 2023. This includes significant investment and job creation in Kalamazoo County, including Pfizer Global Supply's 2022 announcement of a \$870M expansion which is expected to create 550 jobs. The region is undergoing significant corporate investment that will require new employees in the region. Based on the specific housing need and job growth data in the area, the absorption of these new residential units is expected to be accelerated.

1.3 Eligible Property Information

Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 52 housing units on Parcels #07-24-201-250; 07-24-140-020; 07-24-140-030; 07-24-140-010, thus these parcels are eligible property under Act 381.

Location and Legal Description

223 Blake Blvd Parcel ID: 07-24-201-250 1.20 Acres
Galesburg, MI 49053

Legal Description:
ASSESSORS PLAT OF CITY OF GALESBURG LOT 126

241 Blake Blvd Parcel ID: 07-24-140-020 0.88 Acres
Galesburg, MI 49053

Legal Description:
ASSESSORS PLAT OF CITY OF GALESBURG LOT 127

247 Blake Blvd Parcel ID: 07-24-140-030 4.88 Acres
Galesburg, MI 49053

Legal Description:
ASSESSORS PLAT OF CITY OF GALESBURG LOT 128 ALSO 233.22' OF TOLAND ST (AS VACATED BY CIRCUIT COURT DOCUMENT RECORDED IN LIBER 614, PAGE 546, KALAMAZOO COUNTY RECORDS) OT THE "ASSESSOR'S PLAT OF CITY GALESBURG" SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 13 OF PLAT, PAGES 18-22, KALAMAZOO CTY RECORDS

309 Blake Blvd Parcel ID: 07-24-140-010 6.82 Acres
Galesburg, MI 49053

Legal Description:
ASSESSORS PLAT OF CITY OF GALESBURG E 330 FT LOT 129 *

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax increment revenues will be used to reimburse Michigan Housing Partnership, LLC and City of Galesburg for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority (“MSHDA”) approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues (“TIR”).

The total cost of eligible activities including contingency are anticipated to be \$12,810,051, not including interest. Eligible Activities incurred by Developer are anticipated to be \$7,660,051. Interest on unreimbursed Developer eligible activities is also included as an eligible activity, which is estimated to be \$1,532,010. Eligible Activities incurred by the City of Galesburg are estimated at \$5,000,000. Reimbursement of City funded eligible activities is expected to occur following reimbursement of Developer eligible activities. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$715,757. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Department specific activities considered under this plan include a Phase I Environmental Site Assessment (“ESA”).

Non-Environmental Activities

Because the basis of property eligibility is “Housing Property” under Public Act 381, additional non-environmental costs can be reimbursed through a brownfield plan. This plan provides for reimbursement of eligible “housing development activities” including reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households, and site preparation, demolition, and infrastructure activities that are necessary for new housing development for income qualified households on eligible property.

2.2 Summary of Eligible Activities

2.2..1 Phase I & Phase II ESA, BEA and Due Care Plan

A Phase I ESA will be required for the project and is anticipated to cost \$12,200. This is a cost statutorily approved for reimbursement with school taxes.

2.2..2 Demolition

Site demolition is included as an Eligible Activity. The total cost of site demolition activities is anticipated to be \$80,000.

2.2..3 Developer-funded Infrastructure

Infrastructure activities incurred by Developer will include pipework, roadwork, sidewalks, sewer and water connections and fees, home meter fees, gas and electric service, driveways, landscaping, gas infrastructure, electric infrastructure and site lighting, road improvements, and street trees. Engineering and design of these activities are also included as eligible activities. The total cost of these infrastructure activities is anticipated to be \$1,898,675.

2.2..4 City-funded Infrastructure

Infrastructure activities incurred by City of Galesburg are expected to include infrastructure in the public Right of Way ("ROW") which may include pipework, roadwork, and sidewalks. Engineering and design of these activities are also included as eligible activities. The total cost of these infrastructure activities is anticipated to be \$5,000,000.

2.2..5 Site Preparation

Site preparation activities will include site clearing, grading, soil erosion control measures, stripping and digging of foundations, backfill and land balancing, and fill. The total cost of these site preparation activities is anticipated to be \$1,007,265.

2.2..6 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 5% simple interest rate on the developer's eligible activities. The total interest associated with eligible activities is anticipated to be \$1,532,010.

2.2..7 Contingency

A 15% contingency on demolition, infrastructure, and site preparation activities is included as an eligible activity. The contingency is estimated to be \$425,391. The contingency is not calculated on the affordable housing gap calculation.

2.2..8 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The financing gap is calculated utilizing the Total Housing Subsidy formula developed by MSHDA for residential units available for rent. The MSHDA Control Rent for a four-bedroom unit is \$3,928. There are anticipated to be 22 income qualified units as a part of this development, including 6 duplex units

and 16 single-family homes. The income qualified units will be income restricted for a 10-year period. Project rent is based on 100% AMI rents for a four-bedroom unit in Kalamazoo County, less utility allowances for Region C. The total loss delineated below is representative of the 10-year period.

Type	Control Rent	Project Rent	Potential Rent Loss	Income Qualified Units	Annual Loss	Total Loss
4-Bed Duplex	\$3,928	\$2,307	\$19,446	6	\$116,676	\$1,166,760
4-Bed Single Family	\$3,928	\$2,287	\$19,686	16	\$314,976	\$3,149,760
TOTAL						\$4,316,520

2.2..9 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$20,000.

2.2..10 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$50,000.

2.2..11 Local Brownfield Revolving Fund

Capture to the Local Brownfield Revolving Fund is anticipated to be \$545,250. The Local Brownfield Revolving Fund is expected to capture 20% of available local TIR for the 5 years following full Developer reimbursement of eligible activities.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. It is anticipated that the KCBRA will make a loan of up to \$150,000 to support infrastructure eligible activities, which will be reimbursed concurrent to developer reimbursement. City of Galesburg is anticipated to incur eligible activities, which will be reimbursed following Developer reimbursement.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 30 years. It is estimated that the redevelopment of the property will be completed in 2028, and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2056. Capture of TIR is expected to begin in 2027, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property consists of four parcels which is approximately 13.78 acres in size and is located at 223 Blake Blvd, 241 Blake Blvd, 247 Blake Blvd, and 309 Lake Blvd in the City of Galesburg, Kalamazoo County (Parcel Identification Numbers 07-24-201-250; 07-24-140-020; 07-24-140-030; 07-24-140-010, respectively). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

Taxable personal property, if any, is included in this plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

No persons reside at the property therefore this section is not applicable.

2.10 Plan for Relocation of Displaced Persons

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

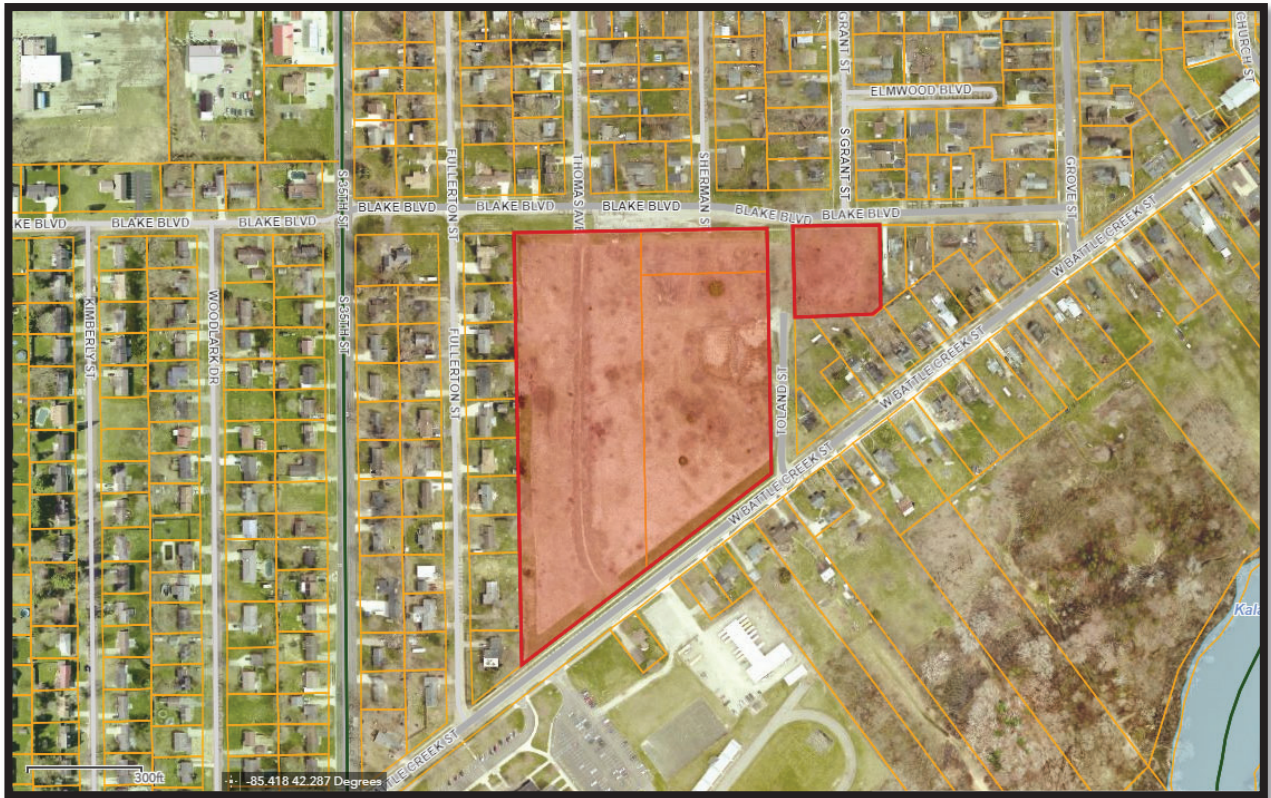
No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

None.

Figure 1

Legal Description and Eligible Property Map



223 Blake Blvd
Galesburg, MI 49053

Parcel ID: 07-24-201-250

1.20 Acres

Legal Description:
ASSESSORS PLAT OF CITY OF GALESBURG LOT 126

241 Blake Blvd
Galesburg, MI 49053

Parcel ID: 07-24-140-020

0.88 Acres

Legal Description:
ASSESSORS PLAT OF CITY OF GALESBURG LOT 127

247 Blake Blvd
Galesburg, MI 49053

Parcel ID: 07-24-140-030

4.88 Acres

Legal Description:

ASSESSORS PLAT OF CITY OF GALESBURG LOT 128 ALSO 233.22' OF TOLAND ST (AS VACATED BY CIRCUIT COURT DOCUMENT RECORDED IN LIBER 614, PAGE 546, KALAMAZOO COUNTY RECORDS) OT THE "ASSESSOR'S PLAT OF CITY GALESBURG" SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 13 OF PLAT, PAGES 18-22, KALAMAZOO CTY RECORDS

309 Blake Blvd
Galesburg, MI 49053

Parcel ID: 07-24-140-010

6.82 Acres

Legal Description:

ASSESSORS PLAT OF CITY OF GALESBURG E 330 FT LOT 129 *

Table 1

Eligible Activity Costs



Eligible Activities Table
 Midway Center
Michigan Housing Partnership, LLC
 Galesburg, Michigan
 April 2026

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities Sub-Total	\$ 12,200	Summer 2025
<i>Environmental Site Assessment</i>	\$ 12,200	
EGLE Eligible Activities Sub-Total	\$ 12,200	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities	Cost	Completion Season/Year
Demolition Sub-Total	\$ 80,000	Fall 2026
<i>Site Demolition</i>	\$ 80,000	
KCBRA Infrastructure Sub-Total	\$ 150,000	
<i>Offsite Infrastructure</i>	\$ 150,000	
City Infrastructure Sub-Total	\$ 5,000,000	Fall 2030
<i>Pipework, Roadwork, Sidewalks, infrastructure in ROW</i>	\$ 5,000,000	
Developer Infrastructure Sub-Total	\$ 1,748,675	Fall 2027
<i>Pipework, Roadwork, Sidewalks</i>	\$ 712,675	
<i>Sewer and Water Connections and Fees</i>	\$ 286,000	
<i>Home Meter Fee</i>	\$ 26,000	
<i>Gas and Electric Service</i>	\$ 31,200	
<i>Driveway Fill, Approach, and Driveway Construction</i>	\$ 223,600	
<i>Landscaping</i>	\$ 20,000	
<i>Sidewalks</i>	\$ 31,200	
<i>Gas Infrastructure</i>	\$ 78,000	
<i>Electric Infrastructure and Site Lighting</i>	\$ 78,000	
<i>Street Trees</i>	\$ 26,000	
<i>Offsite Infrastructure</i>	\$ 100,000	
<i>Design, Engineering, and Inspections of Above</i>	\$ 136,000	
Site Preparation Sub-Total	\$ 1,007,265	Fall 2027
<i>Site Tree Clearing</i>	\$ 63,000	
<i>Grading</i>	\$ 648,800	
<i>Soil Erosion and Silt Fence</i>	\$ 39,625	
<i>Strip and Dig Foundation</i>	\$ 86,840	
<i>Backfill and Land Balance</i>	\$ 65,000	
<i>Fill</i>	\$ 104,000	
Affordable Housing Financing Gap	\$ 4,316,520	
Brownfield Plan/Act 381 Work Plan	\$ 20,000	Winter 2025
Brownfield Plan Implementation	\$ 50,000	
MSHDA Eligible Activities Sub-Total	\$ 12,372,460	
Contingency (15%)	\$ 425,391	
Interest	\$ 1,532,010	
Total Brownfield Eligible Activities	\$ 14,342,061	

Table 2

Tax Capture Schedule



Tax Increment Revenue Capture Estimates
Midway Center
Michigan Housing Partnership, LLC
Galesburg, Michigan
April 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
*Base Taxable Value	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ 79,236	\$ -
Estimated New TV	\$ 10,882,145	\$ 11,099,788	\$ 11,321,784	\$ 11,548,220	\$ 11,779,184	\$ 12,014,768	\$ 12,255,063	\$ 12,500,164	\$ 12,750,168	\$ 13,005,171	\$ 13,265,274	\$ 13,530,580	\$ -
Incremental Difference (New TV - Base TV)	\$ 10,802,909	\$ 11,020,552	\$ 11,242,548	\$ 11,468,984	\$ 11,699,948	\$ 11,935,532	\$ 12,175,827	\$ 12,420,928	\$ 12,670,932	\$ 12,925,935	\$ 13,186,038	\$ 13,451,344	\$ -

School Capture	Millage Rate													
State Education Tax (SET)	6.0000	\$ 64,817	\$ 66,123	\$ 67,455	\$ 68,814	\$ 70,200	\$ 71,613	\$ 73,055	\$ 74,526	\$ 76,026	\$ 77,556	\$ 79,116	\$ 80,708	\$ 1,819,444
School Operating Tax	17.9100	\$ 81,857	\$ 83,506	\$ 85,188	\$ 86,904	\$ 88,654	\$ 90,439	\$ 92,260	\$ 94,117	\$ 96,012	\$ 97,944	\$ 99,915	\$ 101,925	\$ 2,318,923
School Total	23.9100	\$ 146,674	\$ 149,629	\$ 152,644	\$ 155,718	\$ 158,854	\$ 162,052	\$ 165,315	\$ 168,643	\$ 172,037	\$ 175,499	\$ 179,031	\$ 182,633	\$ 4,138,367

Local Capture	Millage Rate													
County Operating	4.6049	\$ 49,746	\$ 50,749	\$ 51,771	\$ 52,814	\$ 53,877	\$ 54,962	\$ 56,068	\$ 57,197	\$ 58,348	\$ 59,523	\$ 60,720	\$ 61,942	\$ 1,396,393
KCTA	0.3091	\$ 3,339	\$ 3,406	\$ 3,475	\$ 3,545	\$ 3,616	\$ 3,689	\$ 3,764	\$ 3,839	\$ 3,917	\$ 3,995	\$ 4,076	\$ 4,158	\$ 93,732
KVCC	2.7591	\$ 29,806	\$ 30,407	\$ 31,019	\$ 31,644	\$ 32,281	\$ 32,931	\$ 33,594	\$ 34,271	\$ 34,960	\$ 35,664	\$ 36,382	\$ 37,114	\$ 836,671
City Tax	11.0000	\$ 118,832	\$ 121,226	\$ 123,668	\$ 126,159	\$ 128,699	\$ 131,291	\$ 133,934	\$ 136,630	\$ 139,380	\$ 142,185	\$ 145,046	\$ 147,965	\$ 3,335,648
City Public Safety	1.9596	\$ 21,169	\$ 21,596	\$ 22,031	\$ 22,475	\$ 22,927	\$ 23,389	\$ 23,860	\$ 24,340	\$ 24,830	\$ 25,330	\$ 25,839	\$ 26,359	\$ 594,230
Co Public Safety	1.4296	\$ 15,444	\$ 15,755	\$ 16,072	\$ 16,396	\$ 16,726	\$ 17,063	\$ 17,407	\$ 17,757	\$ 18,114	\$ 18,479	\$ 18,851	\$ 19,230	\$ 433,513
Housing Fund	0.7409	\$ 8,004	\$ 8,165	\$ 8,330	\$ 8,497	\$ 8,668	\$ 8,843	\$ 9,021	\$ 9,203	\$ 9,388	\$ 9,577	\$ 9,770	\$ 9,966	\$ 224,671
County Senior	0.3450	\$ 3,727	\$ 3,802	\$ 3,879	\$ 3,957	\$ 4,036	\$ 4,118	\$ 4,201	\$ 4,285	\$ 4,371	\$ 4,459	\$ 4,549	\$ 4,641	\$ 104,618
County 911	0.6420	\$ 6,935	\$ 7,075	\$ 7,218	\$ 7,363	\$ 7,511	\$ 7,663	\$ 7,817	\$ 7,974	\$ 8,135	\$ 8,298	\$ 8,465	\$ 8,636	\$ 194,681
Co Veteran Fund	0.0993	\$ 1,073	\$ 1,094	\$ 1,116	\$ 1,139	\$ 1,162	\$ 1,185	\$ 1,209	\$ 1,233	\$ 1,258	\$ 1,284	\$ 1,309	\$ 1,336	\$ 30,112
KRESA	6.9565	\$ 75,150	\$ 76,664	\$ 78,209	\$ 79,784	\$ 81,391	\$ 83,030	\$ 84,701	\$ 86,406	\$ 88,145	\$ 89,919	\$ 91,729	\$ 93,574	\$ 2,109,494
G/C District Library	1.3000	\$ 14,044	\$ 14,327	\$ 14,615	\$ 14,910	\$ 15,210	\$ 15,516	\$ 15,829	\$ 16,147	\$ 16,472	\$ 16,804	\$ 17,142	\$ 17,487	\$ 394,213
Local Total	32.1460	\$ 347,270	\$ 354,267	\$ 361,403	\$ 368,682	\$ 376,107	\$ 383,680	\$ 391,404	\$ 399,283	\$ 407,320	\$ 415,517	\$ 423,878	\$ 432,407	\$ 9,747,975

Non-Capturable Millages	Millage Rate													
Juvenile Debt	0.1350	\$ 1,458	\$ 1,488	\$ 1,518	\$ 1,548	\$ 1,579	\$ 1,611	\$ 1,644	\$ 1,677	\$ 1,711	\$ 1,745	\$ 1,780	\$ 1,816	\$ 40,937
School Debt	6.4000	\$ 69,139	\$ 70,532	\$ 71,952	\$ 73,401	\$ 74,880	\$ 76,387	\$ 77,925	\$ 79,494	\$ 81,094	\$ 82,726	\$ 84,391	\$ 86,089	\$ 1,940,740
Total Non-Capturable Taxes	6.5350	\$ 70,597	\$ 72,019	\$ 73,470	\$ 74,950	\$ 76,459	\$ 77,999	\$ 79,569	\$ 81,171	\$ 82,805	\$ 84,471	\$ 86,171	\$ 87,905	\$ 1,981,678

62.591														
Total Tax Increment Revenue (TIR) Available for Capture	\$	493,945	\$ 503,896	\$ 514,046	\$ 524,400	\$ 534,960	\$ 545,732	\$ 556,719	\$ 567,926	\$ 579,357	\$ 591,016	\$ 602,909	\$ 615,040	\$ 13,886,342

Footnotes:	
Average Taxable Value	\$ 145,000
Stabilized Homestead Percentage	58%

Total New Housing Units 52
Rental New Housing Units 22

Homestead

Table 3

Reimbursement Schedule



Tax Increment Revenue Reimbursement Allocation Table
 Midway Center
 Michigan Housing Partnership, LLC
 Galesburg, Michigan
 April 2026

	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Total State Incremental Revenue	\$ 146,674	\$ 149,629	\$ 152,644	\$ 155,718	\$ 158,854	\$ 162,052	\$ 165,315	\$ 168,643	\$ 172,037	\$ 175,499	\$ 179,031	\$ 182,633	\$ 4,138,367
State Brownfield Redevelopment Fund (50% of SET)	\$ 32,409	\$ 33,062	\$ 33,728	\$ 34,407	\$ 35,100	\$ 35,807	\$ 36,527						\$ 715,757
State TIR Available for Reimbursement	\$ 114,266	\$ 116,568	\$ 118,916	\$ 121,311	\$ 123,754	\$ 126,246	\$ 128,787	\$ 168,643	\$ 172,037	\$ 175,499	\$ 179,031	\$ 182,633	\$ 3,422,611
Total Local Incremental Revenue	\$ 347,270	\$ 354,267	\$ 361,403	\$ 368,682	\$ 376,107	\$ 383,680	\$ 391,404	\$ 399,283	\$ 407,320	\$ 415,517	\$ 423,878	\$ 432,407	\$ 9,747,975
BRA Administrative Fee	\$ 34,727	\$ 35,427	\$ 36,140	\$ 36,868	\$ 37,611	\$ 38,368	\$ 39,140	\$ 39,928	\$ 40,732	\$ 41,552	\$ 42,388	\$ 43,263	\$ 970,368
Local TIR Available for Reimbursement	\$ 312,543	\$ 318,840	\$ 325,263	\$ 331,814	\$ 338,496	\$ 345,312	\$ 352,264	\$ 359,355	\$ 366,588	\$ 373,965	\$ 381,491	\$ 389,144	\$ 8,777,607
Total State & Local TIR Available	\$ 426,809	\$ 435,408	\$ 444,179	\$ 453,125	\$ 462,250	\$ 471,557	\$ 481,051	\$ 527,998	\$ 538,625	\$ 549,465	\$ 560,521	\$ 576,229	
DEVELOPER													
DEVELOPER Eligible Activity Balance	\$ 2,934,034	\$ 2,521,381	\$ 2,090,652	\$ 1,637,528	\$ 1,175,278	\$ 703,720	\$ 332,418	\$ 322,418	\$ 322,418	\$ 322,418	\$ 322,418	\$ 322,418	\$ 322,418
CITY Eligible Activity Balance	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 4,890,251	\$ 4,467,853	\$ 4,036,953	\$ 3,597,381	\$ 3,148,964	\$ 2,687,981	
MSHDA Gap Calc Reimbursement													
MSHDA Gap Calc Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,316,520
State Tax Reimbursement	\$ 63,153	\$ 64,426	\$ 65,723	\$ 67,046	\$ 68,395	\$ 69,770	\$ 71,171	\$ 72,598	\$ 74,051	\$ 75,530	\$ 77,034	\$ 78,563	\$ 1,164,193
Local Tax Reimbursement	\$ 172,739	\$ 176,219	\$ 179,769	\$ 183,290	\$ 186,782	\$ 190,245	\$ 193,678	\$ 197,081	\$ 200,454	\$ 203,797	\$ 207,110	\$ 210,393	\$ 3,152,327
Total Gap Calc Reimbursement Balance	\$ 613,616	\$ 372,972	\$ 127,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,316,520
MSHDA Housing Development Reimbursement													
MSHDA Housing Development Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,331,331
State Tax Reimbursement	\$ 48,739	\$ 49,721	\$ 50,723	\$ 51,746	\$ 52,790	\$ 53,855	\$ 54,940	\$ 56,045	\$ 57,170	\$ 58,315	\$ 59,480	\$ 60,665	\$ 898,481
Local Tax Reimbursement	\$ 133,313	\$ 135,999	\$ 138,739	\$ 141,533	\$ 144,382	\$ 147,286	\$ 150,245	\$ 153,259	\$ 156,328	\$ 159,452	\$ 162,630	\$ 165,863	\$ 2,432,850
Total MSHDA Reimbursement Balance	\$ 473,566	\$ 287,846	\$ 98,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,331,331
EGLE Reimbursement													
EGLE Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,200
State Tax Reimbursement	\$ 178	\$ 182	\$ 186	\$ 190	\$ 194	\$ 198	\$ 202	\$ 206	\$ 210	\$ 214	\$ 218	\$ 222	\$ 3,290
Local Tax Reimbursement	\$ 488	\$ 498	\$ 508	\$ 518	\$ 528	\$ 538	\$ 548	\$ 558	\$ 568	\$ 578	\$ 588	\$ 598	\$ 8,910
Total EGLE Reimbursement Balance	\$ 1,734	\$ 1,054	\$ 360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,200
Developer Interest Accrual													
Developer Interest Accrual	\$ 23,678	\$ 14,392	\$ 4,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,532,010
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ 60,746	\$ 123,754	\$ 126,246	\$ 99,405						\$ 410,151
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ 166,155	\$ 338,496	\$ 345,312	\$ 271,897						\$ 1,121,859
Total Interest Reimbursement Balance	\$ 1,845,117	\$ 1,859,509	\$ 1,864,428	\$ 1,637,528	\$ 1,175,278	\$ 703,720	\$ 332,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,532,010
KCBRA Funded Infrastructure													
KCBRA Funded Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
State Tax Reimbursement	\$ 2,195	\$ 2,239	\$ 2,284	\$ 1,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,456
Local Tax Reimbursement	\$ 6,003	\$ 6,124	\$ 6,247	\$ 3,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,544
Total City Reimbursement Balance	\$ 21,323	\$ 12,961	\$ 4,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
City Funded Infrastructure													
City Funded Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,382	\$ 168,643	\$ 172,037	\$ 175,499	\$ 179,031	\$ 182,633	\$ 907,225
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,367	\$ 253,755	\$ 258,863	\$ 264,072	\$ 269,386	\$ 278,350	\$ 1,404,794
Total City Reimbursement Balance	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 4,890,251	\$ 4,467,853	\$ 4,036,953	\$ 3,597,381	\$ 3,148,964	\$ 2,687,981	\$ 2,312,019
Total Annual Developer Reimbursement	\$ 418,612	\$ 427,045	\$ 435,648	\$ 453,125	\$ 462,250	\$ 471,557	\$ 371,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,192,061
Total Annual City Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,749	\$ 422,398	\$ 430,900	\$ 439,572	\$ 448,417	\$ 460,983	\$ 2,312,019
LOCAL BROWNFIELD REVOLVING FUND													
LBRF Deposits *													
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,600	\$ 107,725	\$ 109,893	\$ 112,104	\$ 110,815	\$ 546,137
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,600	\$ 107,725	\$ 109,893	\$ 112,104	\$ 110,815	\$ 546,137

* Up to five years of capture for LBRF Deposits

Footnotes:

KCBRA Interest Policy Cap

\$ 13,886,342 total reimbursed

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Site Plan

PRELIMINARY SITE PLAN FOR "MIDWAY CENTER" SITE CONDOMINIUM

DESIGN ENGINEER/SURVEYOR



MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

1209 EAST MILHAM ROAD, SUITE B
PORTAGE, MI 49002
PHONE: 269-344-6165

OWNER / DEVELOPER

GREEN DEVELOPMENT VENTURES, LLC
2186 EAST CENTRE STREET
PORTAGE, MI 49002
POC: JOHN LOVELY
PHONE: 269-391-0542

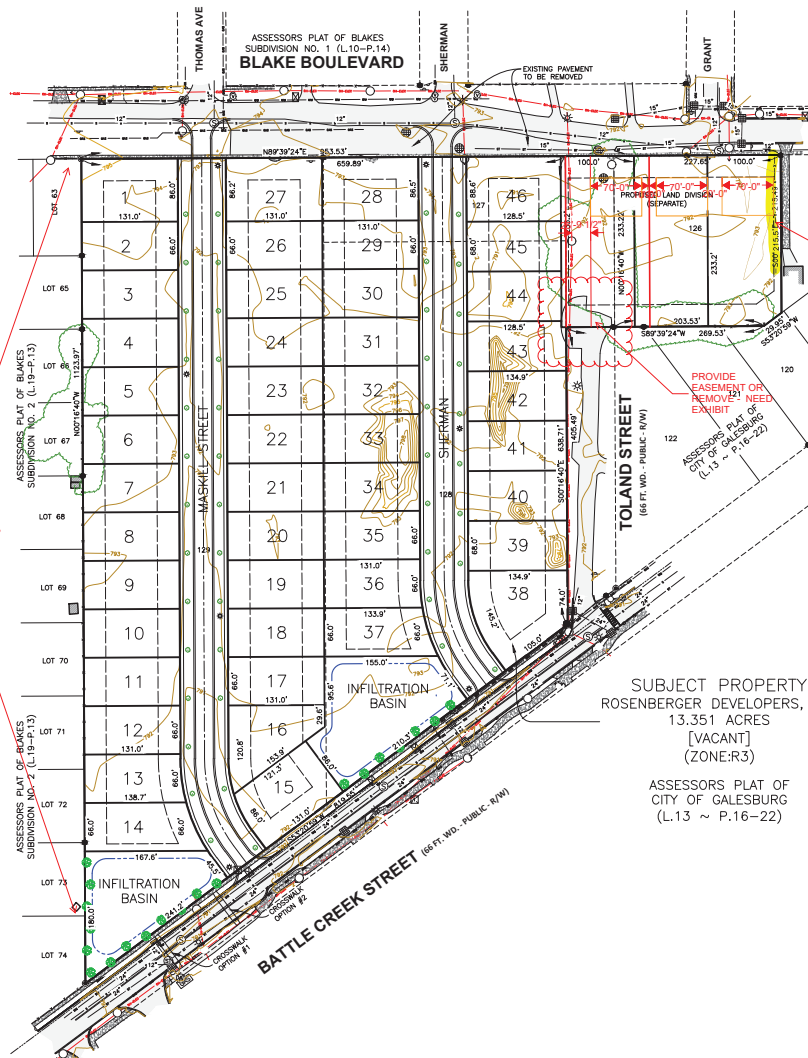
LEGAL DESCRIPTION (AS PROVIDED)

LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWN 2 SOUTH, RANGE 10 WEST, CITY OF GALESBURG, KALAMAZOO COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 127, LOT 128, AND THE EASTERLY 330.0 FEET OF LOT 129 OF THE "ASSESSOR'S PLAT OF CITY OF GALESBURG" SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 13 OF PLATS, PAGES 18 THROUGH 22, KALAMAZOO COUNTY RECORDS.

NOTES

1. PROPOSED SITE CONDOMINIUM CONTAINS 46 SINGLE FAMILY UNITS SITUATED ON 13.35 AC.
2. UNITS AND ROADWAYS SHALL CONFORM TO CITY OF GALESBURG REQUIREMENTS.
3. ALL ROADWAYS SHALL HAVE A 66 FOOT WIDE RIGHT OF WAY AND SHALL BE PUBLIC.
4. 4' SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
5. SITE SHALL BE SERVED BY MUNICIPAL SANITARY SEWER AND WATER MAIN.
6. STORM SEWER SYSTEM SHALL BE PUBLIC AND DRAIN TO PRIVATE ON SITE STORM WATER BASIN.
7. PRIVATE STORM WATER BASINS SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. SITE IS AN OPEN FIELD WITH MINIMAL WOODS.
9. ALL UNIT DIMENSIONS ARE SUBJECT TO FINAL ADJUSTMENT.
10. PAVEMENT WIDTH SHALL BE A MINIMUM OF 24.0 FEET (28.0 FEET BETWEEN BACKS OF CURBS).
11. ALL UTILITIES SHALL BE UNDERGROUND.
12. FIRE HYDRANTS SHALL BE SPACED NO MORE THAN 500' APART AND SITUATED SUCH THAT ALL PORTIONS OF BUILDINGS ARE WITHIN 250' OF A FIRE HYDRANT.
13. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AS REQUIRED.
14. DWELLINGS SHALL BE BETWEEN ±15' TALL (1-STORY) AND ±25' TALL (2-STORY).



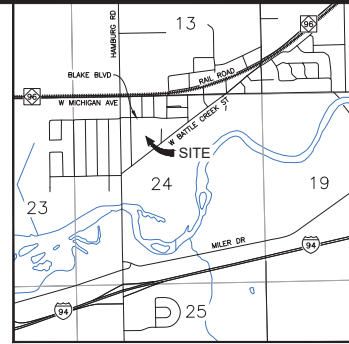
FENCE ENCROACHMENT - NEED EXHIBIT

PROVIDE EASEMENT OR REMOVAL - NEED EXHIBIT

MOWING ENCROACHMENTS?

SUBJECT PROPERTY
ROSENBERGER DEVELOPERS, LLC
13.351 ACRES
[VACANT]
(ZONE:R3)

ASSESSOR'S PLAT OF
CITY OF GALESBURG
(L.13 ~ P.16-22)



LOCATION MAP

ZONING INFORMATION

THIS ZONING INFORMATION IS TAKEN FROM GALESBURG CODE OF ORDINANCES DATED: 8/8/2024

SUBJECT PARCEL ZONING (R3) SINGLE FAMILY RESIDENTIAL	SUBJECT PARCEL AREA (SF)	SUBJECT PARCEL WIDTH AT BUILDING SITE (FT)	BUILDING SETBACKS (FT)		
			FRONT	SIDE	REAR
REQUIRED	8,000	66	30	10	30

EXISTING LEGEND

- TREE LINE / CANOPY
- UG TELE, MH, TELE FED, CABLE PED
- UG FIBER, PED, LINE MARKER, VAULT
- UG ELEC, MH, TRANSFORMER, AC UNIT, METER, BOX
- OH ELEC, UTIL, POLE, GUY WIRE
- GROUND LIGHT, POLE, POLE W/ AREA LT
- LIGHT MH, LT CTRL, BOX, PANK, METER, CAR CHARGER
- ELEC HAND HOLE, OUTLET, SIGNAL, MH, SIGNAL BOX
- UG GAS, MH, VALVE, LINE MARKER
- GAS WELL, METER, VENT
- WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC
- WATER WELL, METER, STOP BOX, POST INDICATOR VALVE
- CULVERT / END SECTION
- SANITARY SEWER, MH, CLEAN OUT
- COMBINED SEWER, MH
- MISC. MANHOLE, HAND HOLE, HAND BOX
- PARKING SIGN, SIGN, FLAG POLE, POST, ROCK, MAIL BOX
- SECTION LINE, SECTION CORNER
- FOUND IRON ROD (FIR), FD MON, FD PK
- CONTOUR
- FENCE
- EX. ASPHALT
- EX. CONCRETE

PROPOSED LEGEND

- CONFEROUS BUFFER TREE, DECIDUOUS STREET TREE
- STREET LIGHT



DRAFT

Call MISS DIG 1141 before you dig. Michigan's Utility Notification One-Call. 1-800-483-7171. www.missdig.org

CLIENT :

GREEN DEVELOPMENT VENTURES, LLC
2186 EAST CENTRE STREET
PORTAGE, MI 49002
269-321-2610

PRELIMINARY SITE PLAN
MIDWAY CENTER
PART OF THE NW 1/4
OF SEC. 24, T.2S., R.10W.,
CITY OF GALESBURG, KALAMAZOO COUNTY, MI

DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/23/2025

PROJECT NO: 25-168

SCALE: 1" = 80'
1/2" = 1'

FIELD: NP
DRAWN BY: DC
DESIGN BY: PF/DJ
CHECK BY: PF, JR

G 10

NOT FOR CONSTRUCTION

Attachment D

Housing Study



Kalamazoo County Housing Plan Updates

April 2025

Report prepared by the Regional and Community Development Team at
W.E Upjohn Institute for the Kalamazoo County Board of Commissioners

Emily Petz, Lee Adams, Val Klomprens, Gerrit Anderson, Brian Pittelko

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Introduction

Introduction

Creating This Plan

The Upjohn Institute was asked by the Kalamazoo County Board of Commissioners to complete an update to the 2022 housing plan for Kalamazoo County. This update includes a housing assessment and market demands with the most recent data. We hope this update continues to support effective and efficient housing policy.

Executive Summary

A healthy housing continuum provides homes for those in a range of incomes or in different life situations. Kalamazoo County has a shortage of housing units at multiple price points. Low rates of construction, high construction costs, pent-up demand, and housing costs that are increasing faster than wages have contributed to the shortage and affordability issues.

The housing concerns in Kalamazoo County are not small. Rising costs have put most moderate- and low-income earners into situations where they are paying more in rent or ownership costs than what is financially sustainable. This increases the chances for displacement, especially for those with fixed incomes, such as seniors, individuals with disabilities, or people trying to rebuild their lives after homelessness. There are more than 17,500 overburdened renting households in Kalamazoo County. This is 2,500 more than were counted the 2019 estimates from the first release of the Kalamazoo County Housing Plan. These households are concentrated on the lower end of the income spectrum, most below \$35,000 per year. These households would need rental units below \$875 per month in order to not be burdened by housing expenses.

Housing situations exist on a continuum from homelessness to securely affording a market-rate home. An example of this housing continuum is shown below. A healthy housing market has options for any stage. People can move throughout the continuum as needs change in their lives. Kalamazoo County needs additional housing construction in all types and price points, combined with rental protections and investment to create stable and affordable housing for those making low incomes. These three approaches will allow occupants to achieve financial stability and potentially move to a more secure or preferred form of housing.

Affordability is defined by a household paying 30% or less of their total gross annual income on housing. This is an inclusive definition is used for market-rate or subsidized housing. Conversely, income-qualified units are intended only for low- and moderate-income households.

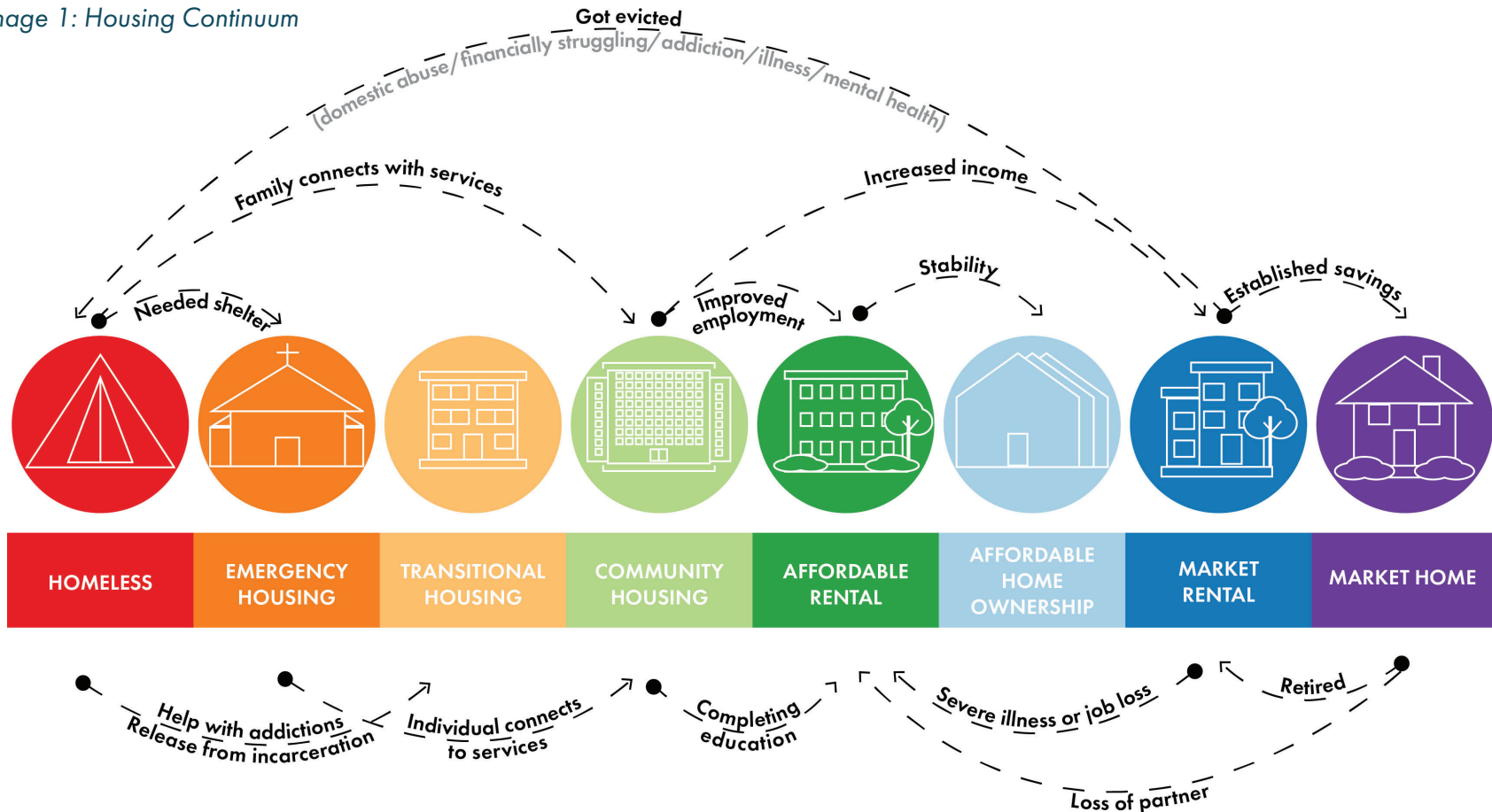
Introduction

Housing Continuum

The housing continuum demonstrates the range of housing types in which individuals may live during their lifetimes. A healthy housing market has options for any stage. Individuals can move in any direction at any point in their lives. A healthy community has

options along this continuum in order to allow residents to not only stay in their community through each stage, but, more importantly, to thrive through economic stability.

Image 1: Housing Continuum



These are a few examples of how people might move within the housing continuum.

Source: Housing Continuum Image Courtesy of United Way of Halifax (Canada)

Introduction

Housing Assessment

This plan uses a number of indicators to assess the condition of the housing continuum. The indicators examined include demographics, cost of housing, homeownership, and renter rates and changes. Population indicators are needed to understand the current and future demand for housing in the county. An examination of the existing housing stock is needed in order to grasp what problems currently exist and which housing types and policies are needed going forward. Assessing the changes in demand helps guide decision-making around how resources are utilized to provide the greatest benefit to county residents.

The population of Kalamazoo County has not significantly changed over the five-year period from 2018 to 2023. The rate of growth in the county was slightly lower than that of the state. Even without significant increases in population, the number of housing units produced did not keep pace with the demand. This has caused housing shortages and price increases, which in turn have caused more households to pay more than 30 percent of their income toward housing expenses. This phenomenon was not experienced equally across all parts of the county: certain urban and rural areas (Edison and Arcadia Neighborhoods, Richland and Oshtemo Townships) saw higher than average levels of overburdened renters.

Many homes in Kalamazoo County have issues that require repairs. This is exacerbated by the fact that much of the housing stock is older than 50 years. There are also multiple historic districts requiring specific standards for updates, adding cost or complication for owners, many of whom have low-to-moderate incomes. Addressing both the immediate and long-term issues with

existing homes may, in some cases, cost more than the value of the house; this often leads to delays in addressing these concerns and impacts the quality of housing throughout the county.

Supply and Demand

Over 27,000 households are renting or owning homes that do not meet their budget, while others are in types of housing they do not prefer. Housing construction has not been able to catch up to pent-up demand. The large number of units needed by 2030 to meet projected demand has increased because of changing demographics and because of the Ford BlueOval Battery Park in Marshall. The total number of units needed in 2030 is up to 8,000, up from 7,750. While just over 2,500 units have been permitted since the first iteration of this plan in 2022, that is below the pace of 1,000 per year. The county still needs to build around 5,500 units by 2030 to meet this demand. The type of units needed has also changed; the number of single-family units has decreased, and the number of two-to-four attached units has increased. The movement from single-family to smaller units is due to a change in preferences from consumers, a greater need for more affordable units, and a willingness to loosen zoning ordinances from municipalities.

Introduction

Vision

To create an equitable, sustainable, and inclusive community that offers high quality, healthy, safe, decent, and affordable homes for all.

Mission

To improve residents' quality of life and sense of belonging, invigorate neighborhoods, and improve the economic future of our residents. Housing and other service providers will collaborate to leverage resources and build healthy residential communities throughout the county while promoting an atmosphere of pride, sustainability, and responsibility.

The Charge

To provide high quality, affordable, accessible, and sustainable housing. To transform the lives of those who face affordable housing challenges by providing support through education and opportunity.

Introduction

Core Values

Professionalism: (Excellence, Financial Integrity, Accountability) To ensure financial integrity and be good stewards of our community's investment. To achieve excellence in programs, services, and products.

Transparency: To be transparent throughout all steps of the millage implementation.

Equity: To dismantle systemic racism and commit to working toward an equitable and inclusive future for all residents.

Respect: To communicate in ways that promote open dialogue and respect. To respond to people with integrity, dignity, compassion, and fairness.

Collaboration: To build strong partnerships and demonstrate a collaborative spirit. To enhance our community by advocating for creative and equitable solutions to housing issues across all systems and services.

Innovation: To foster innovative and creative solutions that develop diverse countywide housing solutions

Goals

1. Increase Rental Opportunities
2. Ensure Housing Supply Is Built to Meet Demand
3. Remove Barriers to Acquiring and Keeping Homes
4. Rehab Existing Housing Stock
5. Embrace Housing as a Workforce Development Strategy
6. Increase and Coordinate Supportive Services
7. Advocate for Housing for All