

# **ACT 381 BROWNFIELD PLAN**

**Allen Edwin Homes  
7110 West Main Street  
Kalamazoo County, Oshtemo Township  
Kalamazoo County Brownfield Redevelopment Authority**

**June 30, 2025**



**Prepared by**  
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**Approved by the Brownfield Redevelopment Authority on September 25, 2025**

**Approved by Oshtemo Township on July 8, 2025**

**Approved by the Kalamazoo County Board of Commissioners on October 21, 2025**

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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 one vacant parcel totaling approximately 20.27 acres in Oshtemo Township. The project will involve preparing the site for development to make way for 39 single family homes. The Development is expected to include 8 income-restricted units (20%) to rents at 100% of Area Median Income ("AMI"), including an estimated 4 three-bedroom single family homes and 4 four-bedroom single family homes for a duration of 11 years. The balance of the units (31 single-family homes) are expected to be available for sale at market rates.

The development is expected to include one entrance to the development off of West Main through a cul-de-sac road "Ridgetop Circle" constructed to the Northern edge of the property. Another cul-de-sac drive on the East side of the property will be accessible from Ridgetop Circle to serve the balance of the sites named "Vertex Circle." This project is consistent with Oshtemo Township's 9<sup>th</sup> Street Subarea Plan that calls for the use of Planned Unit Development to ensure development is coordinated and consistent across large parcels, as well as protecting the integrity and quality of life of existing and future neighborhoods and surrounding residential areas through buffers, location of land uses, dedication of open/green space, and incorporation of institutional use. This project will be under a Planned Unit Development with more green space than what is required under zoning ordinance to promote complete neighborhoods.

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 2025 and will be completed by summer of 2029.

### 1.2 Identification of Housing Need

#### Specific Housing Need

The Kalamazoo County Housing Plan prepared by the Upjohn Institute in 2022 identified that the county required 7,750 new housing units in order to appropriately house the growth anticipated in the county. The report also indicated that 15,000 households in the county are in homes that do not meet their budget, and many others are in types of housing that do not meet their needs. Of the 7,750-unit demand, an estimate 3,900 single-family detached homes are needed in the County, including 2,300 units in suburban areas and 600 units in rural/small towns in the County. Additionally, Census Tract 29.08, the tract this project is located in, experienced a 6.9% reduction in housing stock between 2015-2020, indicating an acute housing demand in the area. The delivery of 39 single family homes to the area, including 8 income restricted units, will help alleviate the plurality of demand in the County, which is for single-family detached homes, and help alleviate the

number of households in homes that do not meet their budget.

Oshtemo Township has also conducted a Housing Plan in partnership with the Upjohn Institute dated 2023. This Plan indicates that an estimated 750 new housing units are required in the Township in order to meet demand over the next eight years. The plurality of this demand, 225 units, are single family detached homes. This project will deliver 39 single-family homes, helping alleviate the single-family home demand in the Township. A goal indicated in the Oshtemo Township Housing Plan includes "a township where housing-unit production and preservation result in a supply of ownership and rental options that are safe, healthy, and affordable to people of all income levels and demographics." This project will deliver both rental and ownership opportunities including both income-restricted and market-rate housing options.

#### 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 39 housing units on Parcel #05-15-285-010, thus this parcel is eligible property under Act 381.

#### Location and Legal Description

7110 West Main St                      Parcel ID: 05-15-285-010                      20.27 Acres  
Kalamazoo, MI 49009

#### Legal Description:

SEC 15-2-12 SE1/4 NE1/4 EXC THAT PT LYING W OF CTR LI N 7TH ST ALSO EXC BEG AT PT ON E&W1/4 LI 725.37 FT W OF E1/ POST THEREOF TH W ALG SD E&W1/4 LI 470 FT TH N 0DEG13MIN E ALG CTR LI N 7TH ST 1326.81 FT TO N LI SE1/4NE1/4 TH S 89DEG41MIN E ALG SD N LI 470 FT TH S 0DEG13MIN W 1326.81 FT TO BEG EXC SO MUCH OF ABOVE DESC DEEDED TO MICH STATE WHY DEPT BY DEED L856 ON P1454 AS RECD REG DEEDS OF KAL CO MICH \*

## **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 Allen Edwin Homes (“Developer”) 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 \$5,211,382. This includes an estimated \$300,000 in reimbursement to Oshtemo Township for infrastructure improvements and \$4,911,382 to the Developer for eligible activities. Interest on unreimbursed eligible activities is also included as an eligible activity, which is estimated to be \$981,416. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$640,187. 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 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 \$4,300. 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 \$15,500.

#### 2.2..3 Lead, Asbestos, Mold Abatement

Lead and Asbestos abatement are included as an Eligible Activities. The total cost of lead and asbestos abatement is anticipated to be \$10,000.

#### 2.2..4 Infrastructure

Infrastructure activities incurred by Developer will include pipework, roads, sidewalks, gas infrastructure, electric infrastructure, site lighting, landscaping, sewer and water home connections, gas and electric service, driveways, and street trees. Engineering and design of these activities are also included as eligible activities. The cost of these infrastructure activities incurred by Develop is anticipated to be \$1,895,586. Infrastructure activities incurred by Oshtemo Township will include activities such as non-motorized infrastructure and other infrastructure that benefits the development. The cost of these infrastructure activities incurred by Oshtemo Township is anticipated to be \$300,000. The total cost of infrastructure activities included in this Plan is anticipated to be \$2,195,586.

#### 2.2..5 Site Preparation

Site preparation activities will include soil erosion control, grading, tree clearing, foundation strip and dig, land balancing, fill, and final grading. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$604,669.

#### 2.2..6 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 3% simple interest rate on the developer's eligible activities. The total interest associated with eligible activities is anticipated to be \$981,416.

#### 2.2..7 Contingency

A 15% contingency is included as an eligible activity. The contingency is estimated to be \$378,863. 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 three-bedroom unit is \$3,910 and the MSHDA Control Rent for a four-bedroom unit is \$4,178. There are anticipated to be eight income qualified units as a part of this development, including 4 three-bedroom units and 4 four-bedroom units. The income qualified units

will be income restricted for a 11-year period. The total loss delineated below is representative of the 11-year period.

Type	Control Rent	Project Rent	Rent Loss	Income Qualified Units	Annual Loss	Total Loss
3-Bed	\$3,910	\$2,120	\$21,480	4	\$85,920	\$945,120
4-Bed	\$4,178	\$2,317	\$22,326	4	\$89,304	\$982,344
<b>TOTAL</b>						<b>\$1,927,464</b>

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 \$25,000.

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 \$1,281,781.

**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. No advances from the Township or County are anticipated at this time.

**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 25 years, with an additional 5 years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2029 and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2055. Capture of TIR is expected to begin in 2026, 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 year 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 one parcel which is approximately 20.27 acres in size and is located at 7110 West Main St in Oshtemo County, Kalamazoo County (Parcel Identification Number 05-15-285-010). 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**

# Figure 1

## Legal Description and Eligible Property Map



**7110 West Main Street  
Kalamazoo, MI 49009**

Parcel ID: 05-15-285-010

20.27 Acres

### **Legal Description**

SEC 15-2-12 SE1/4 NE1/4 EXC THAT PT LYING W OF CTR LI N 7TH ST ALSO EXC BEG AT PT ON E&W1/4 LI 725.37 FT W OF E1/ POST THEREOF TH W ALG SD E&W1/4 LI 470 FT TH N 0DEG13MIN E ALG CTR LI N 7TH ST 1326.81 FT TO N LI SE1/4NE1/4 TH S 89DEG41MIN E ALG SD N LI 470 FT TH S 0DEG13MIN W 1326.81 FT TO BEG EXC SO MUCH OF ABOVE DESC DEEDED TO MICH STATE WHY DEPT BY DEED L856 ON P1454 AS RECD REG DEEDS OF KAL CO MICH \*

# **Table 1**

## **Eligible Activity Costs**



**Eligible Activities Table**

**Allen Edwin Homes**

7110 West Main St

Oshtemo, Michigan

June 2025

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
<b>Department Specific Activities Sub-Total</b>	<b>\$ 4,300</b>	<b>Spring 2025</b>
<i>Phase I Environmental Site Assessments</i>	\$ 4,300	
<b>EGLE Eligible Activities Sub-Total</b>	<b>\$ 4,300</b>	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities	Cost	Completion Season/Year
<b>Demolition Sub-Total</b>	<b>\$ 15,500</b>	<b>Summer 2025</b>
<i>Site Demolition</i>	\$ 15,500	
<b>Lead, Asbestos, Mold Abatement Sub-Total</b>	<b>\$ 10,000</b>	<b>Summer 2025</b>
<i>Lead and Asbestos Abatement</i>	\$ 10,000	
<b>Developer Infrastructure Sub-Total</b>	<b>\$ 1,895,586</b>	<b>Summer 2025</b>
<i>Pipework, Roadwork, Sidewalks</i>	\$ 1,236,836	
<i>Gas Infrastructure</i>	\$ 50,000	
<i>Electric Infrastructure and Site Lighting</i>	\$ 80,000	
<i>Landscaping</i>	\$ 35,150	
<i>Sewer and Water Home Connections</i>	\$ 74,100	
<i>Sidewalks</i>	\$ 23,400	
<i>Gas and Electric Service</i>	\$ 23,400	
<i>Driveway and Driveway Approach</i>	\$ 167,700	
<i>Street Trees</i>	\$ 40,500	
<i>Design, Engineering, and Inspections of Above</i>	\$ 164,500	
<b>Township Infrastructure Sub-Total</b>	<b>\$ 300,000</b>	<b>Summer 2026</b>
<i>Non-motorized and pedestrian improvements</i>	\$ 300,000	
<b>Site Preparation Sub-Total</b>	<b>\$ 604,669</b>	<b>Summer 2025</b>
<i>Soil Erosion Control</i>	\$ 52,498	
<i>Grading</i>	\$ 281,192	
<i>Tree Clearing</i>	\$ 53,749	
<i>Strip and Dig Foundation</i>	\$ 65,130	
<i>Land Balancing</i>	\$ 48,750	
<i>Fill</i>	\$ 78,000	
<i>Final Grade</i>	\$ 25,350	
<b>Affordable Housing Financing Gap</b>	<b>\$ 1,927,464</b>	
<b>Brownfield Plan/Act 381 Work Plan Preparation</b>	<b>\$ 25,000</b>	<b>Summer 2025</b>
<b>Brownfield Plan Implementation - Developer</b>	<b>\$ 50,000</b>	
<b>MSHDA Eligible Activities Sub-Total</b>	<b>\$ 4,828,219</b>	
<b>Contingency (15%)</b>	<b>\$ 378,863</b>	
<b>Interest</b>	<b>\$ 981,416</b>	
<b>Total Brownfield Eligible Activities</b>	<b>\$ 6,192,799</b>	

# **Table 2**

## **Tax Capture Schedule**



**Tax Increment Financing Capture Estimates**

**Allen Edwin Homes**  
 7110 West Main  
 Oshtemo, Michigan  
 June 2025

Estimated Taxable Value (TV) Increase Rate: 1%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
*Base Taxable Value	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600
Estimated New TV	\$ 2,100,000	\$ 4,221,000	\$ 6,363,210	\$ 8,316,842	\$ 8,400,011	\$ 8,484,011	\$ 8,568,851	\$ 8,654,539	\$ 8,741,085	\$ 8,828,495	\$ 8,916,780	\$ 9,005,948	\$ 9,096,008
Incremental Difference (New TV - Base TV)	\$ 1,987,400	\$ 4,108,400	\$ 6,250,610	\$ 8,204,242	\$ 8,287,411	\$ 8,371,411	\$ 8,456,251	\$ 8,541,939	\$ 8,628,485	\$ 8,715,895	\$ 8,804,180	\$ 8,893,348	\$ 8,983,408

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13
State Education Tax (SET)	6.0000	\$ 11,924	\$ 24,650	\$ 37,504	\$ 49,225	\$ 49,724	\$ 50,228	\$ 50,738	\$ 51,252	\$ 51,771	\$ 52,295	\$ 52,825	\$ 53,360	\$ 53,900
School Operating Tax	17.6757	\$ 7,206	\$ 14,896	\$ 22,663	\$ 29,747	\$ 30,048	\$ 30,353	\$ 30,661	\$ 30,971	\$ 31,285	\$ 31,602	\$ 31,922	\$ 32,245	\$ 32,572
<b>School Total</b>	<b>23.6757</b>	<b>\$ 19,130</b>	<b>\$ 39,547</b>	<b>\$ 60,167</b>	<b>\$ 78,972</b>	<b>\$ 79,773</b>	<b>\$ 80,581</b>	<b>\$ 81,398</b>	<b>\$ 82,223</b>	<b>\$ 83,056</b>	<b>\$ 83,897</b>	<b>\$ 84,747</b>	<b>\$ 85,605</b>	<b>\$ 86,472</b>

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13
KRESA	6.9785	\$ 13,869	\$ 28,670	\$ 43,620	\$ 57,253	\$ 57,834	\$ 58,420	\$ 59,012	\$ 59,610	\$ 60,214	\$ 60,824	\$ 61,440	\$ 62,062	\$ 62,691
KVCC	2.7729	\$ 5,511	\$ 11,392	\$ 17,332	\$ 22,750	\$ 22,980	\$ 23,213	\$ 23,448	\$ 23,686	\$ 23,926	\$ 24,168	\$ 24,413	\$ 24,660	\$ 24,910
County Operating	4.6202	\$ 9,182	\$ 18,982	\$ 28,879	\$ 37,905	\$ 38,289	\$ 38,678	\$ 39,070	\$ 39,465	\$ 39,865	\$ 40,269	\$ 40,677	\$ 41,089	\$ 41,505
Library	3.8893	\$ 7,730	\$ 15,979	\$ 24,310	\$ 31,909	\$ 32,232	\$ 32,559	\$ 32,889	\$ 33,222	\$ 33,559	\$ 33,899	\$ 34,242	\$ 34,589	\$ 34,939
Co Public Safety	1.4344	\$ 2,851	\$ 5,893	\$ 8,966	\$ 11,768	\$ 11,887	\$ 12,008	\$ 12,130	\$ 12,253	\$ 12,377	\$ 12,502	\$ 12,629	\$ 12,757	\$ 12,886
Housing Fund	0.7434	\$ 1,477	\$ 3,054	\$ 4,647	\$ 6,099	\$ 6,161	\$ 6,223	\$ 6,286	\$ 6,350	\$ 6,414	\$ 6,479	\$ 6,545	\$ 6,611	\$ 6,678
County Seniors	0.3462	\$ 688	\$ 1,422	\$ 2,164	\$ 2,840	\$ 2,869	\$ 2,898	\$ 2,928	\$ 2,957	\$ 2,987	\$ 3,017	\$ 3,048	\$ 3,079	\$ 3,110
County 911	0.6442	\$ 1,280	\$ 2,647	\$ 4,027	\$ 5,285	\$ 5,339	\$ 5,393	\$ 5,448	\$ 5,503	\$ 5,558	\$ 5,615	\$ 5,672	\$ 5,729	\$ 5,787
KCTA Transit	0.3102	\$ 616	\$ 1,274	\$ 1,939	\$ 2,545	\$ 2,571	\$ 2,597	\$ 2,623	\$ 2,650	\$ 2,677	\$ 2,704	\$ 2,731	\$ 2,759	\$ 2,787
CCTA Transit	0.8933	\$ 1,775	\$ 3,670	\$ 5,584	\$ 7,329	\$ 7,403	\$ 7,478	\$ 7,554	\$ 7,631	\$ 7,708	\$ 7,786	\$ 7,865	\$ 7,944	\$ 8,025
Township	1.5000	\$ 2,981	\$ 6,163	\$ 9,376	\$ 12,306	\$ 12,431	\$ 12,557	\$ 12,684	\$ 12,813	\$ 12,943	\$ 13,074	\$ 13,206	\$ 13,340	\$ 13,475
Roads	1.2500	\$ 2,484	\$ 5,136	\$ 7,813	\$ 10,255	\$ 10,359	\$ 10,464	\$ 10,570	\$ 10,677	\$ 10,786	\$ 10,895	\$ 11,005	\$ 11,117	\$ 11,229
Co Veterans Fund	0.0997	\$ 198	\$ 410	\$ 623	\$ 818	\$ 826	\$ 835	\$ 843	\$ 852	\$ 860	\$ 869	\$ 878	\$ 887	\$ 896
<b>Local Total</b>	<b>25.4823</b>	<b>\$ 50,644</b>	<b>\$ 104,691</b>	<b>\$ 159,280</b>	<b>\$ 209,063</b>	<b>\$ 211,182</b>	<b>\$ 213,323</b>	<b>\$ 215,485</b>	<b>\$ 217,668</b>	<b>\$ 219,874</b>	<b>\$ 222,101</b>	<b>\$ 224,351</b>	<b>\$ 226,623</b>	<b>\$ 228,918</b>

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13
School Debt	8.2000	\$ 16,297	\$ 33,689	\$ 51,255	\$ 67,275	\$ 67,957	\$ 68,646	\$ 69,341	\$ 70,044	\$ 70,754	\$ 71,470	\$ 72,194	\$ 72,925	\$ 73,664
Police 2009	0.6700	\$ 1,332	\$ 2,753	\$ 4,188	\$ 5,497	\$ 5,553	\$ 5,609	\$ 5,666	\$ 5,723	\$ 5,781	\$ 5,840	\$ 5,899	\$ 5,959	\$ 6,019
Fire Dist 1	3.7500	\$ 7,453	\$ 15,407	\$ 23,440	\$ 30,766	\$ 31,078	\$ 31,393	\$ 31,711	\$ 32,032	\$ 32,357	\$ 32,685	\$ 33,016	\$ 33,350	\$ 33,688
Juvenile Home	0.1176	\$ 234	\$ 483	\$ 735	\$ 965	\$ 975	\$ 984	\$ 994	\$ 1,005	\$ 1,015	\$ 1,025	\$ 1,035	\$ 1,046	\$ 1,056
<b>Total Non-Capturable Taxes</b>	<b>12.7376</b>	<b>\$ 25,315</b>	<b>\$ 52,331</b>	<b>\$ 79,618</b>	<b>\$ 104,502</b>	<b>\$ 105,562</b>	<b>\$ 106,632</b>	<b>\$ 107,712</b>	<b>\$ 108,804</b>	<b>\$ 109,906</b>	<b>\$ 111,020</b>	<b>\$ 112,144</b>	<b>\$ 113,280</b>	<b>\$ 114,427</b>
	<b>44.2199</b>													

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 69,774 \$ 144,238 \$ 219,447 \$ 288,035 \$ 290,955 \$ 293,904 \$ 296,883 \$ 299,891 \$ 302,930 \$ 305,998 \$ 309,098 \$ 312,228 \$ 315,390

Footnotes:	
Average Home taxable Value	\$ 210,000
Percent Homestead Units	79%

New Units Constructed	10	10	10	9
39				
Affordable	8	0	0	0



Tax Increment Financing Capture Estimates

Allen Edwin Homes

7110 West Main

Oshkema, Michigan

June 2025

14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ 112,600	\$ -
\$ 9,186,968	\$ 9,278,837	\$ 9,371,626	\$ 9,465,342	\$ 9,559,996	\$ 9,655,595	\$ 9,752,151	\$ 9,849,673	\$ 9,948,170	\$ 10,047,651	\$ 10,148,128	\$ 10,249,609	\$ 10,352,105	\$ 10,455,626	\$ 10,560,183	\$ 10,665,784	\$ 10,772,442	\$ -
\$ 9,074,368	\$ 9,166,237	\$ 9,259,026	\$ 9,352,742	\$ 9,447,396	\$ 9,542,995	\$ 9,639,551	\$ 9,737,073	\$ 9,835,570	\$ 9,935,051	\$ 10,035,528	\$ 10,137,009	\$ 10,239,505	\$ 10,343,026	\$ 10,447,583	\$ 10,553,184	\$ 10,659,842	\$ -
\$ 54,446	\$ 54,997	\$ 55,554	\$ 56,116	\$ 56,684	\$ 57,258	\$ 57,837	\$ 58,422	\$ 59,013	\$ 59,610	\$ 60,213	\$ 60,822	\$ 61,437	\$ 62,058	\$ 62,685	\$ 63,319	\$ 63,959	\$ 1,593,832
\$ 32,902	\$ 33,235	\$ 33,571	\$ 33,911	\$ 34,254	\$ 34,601	\$ 34,951	\$ 35,305	\$ 35,662	\$ 36,022	\$ 36,387	\$ 36,755	\$ 37,126	\$ 37,502	\$ 37,881	\$ 38,264	\$ 38,650	\$ 963,149
\$ 87,348	\$ 88,232	\$ 89,125	\$ 90,027	\$ 90,939	\$ 91,859	\$ 92,788	\$ 93,727	\$ 94,675	\$ 95,633	\$ 96,600	\$ 97,577	\$ 98,563	\$ 99,560	\$ 100,566	\$ 101,583	\$ 102,609	\$ 2,556,981
\$ 63,325	\$ 63,967	\$ 64,614	\$ 65,268	\$ 65,929	\$ 66,596	\$ 67,270	\$ 67,950	\$ 68,638	\$ 69,332	\$ 70,033	\$ 70,741	\$ 71,456	\$ 72,179	\$ 72,908	\$ 73,645	\$ 74,390	\$ 1,853,759
\$ 25,162	\$ 25,417	\$ 25,674	\$ 25,934	\$ 26,197	\$ 26,462	\$ 26,730	\$ 27,000	\$ 27,273	\$ 27,549	\$ 27,828	\$ 28,109	\$ 28,393	\$ 28,680	\$ 28,970	\$ 29,263	\$ 29,559	\$ 736,589
\$ 41,925	\$ 42,350	\$ 42,779	\$ 43,212	\$ 43,649	\$ 44,091	\$ 44,537	\$ 44,987	\$ 45,442	\$ 45,902	\$ 46,366	\$ 46,835	\$ 47,309	\$ 47,787	\$ 48,270	\$ 48,758	\$ 49,251	\$ 1,227,304
\$ 35,293	\$ 35,650	\$ 36,011	\$ 36,376	\$ 36,744	\$ 37,116	\$ 37,491	\$ 37,870	\$ 38,253	\$ 38,640	\$ 39,031	\$ 39,426	\$ 39,825	\$ 40,227	\$ 40,634	\$ 41,045	\$ 41,459	\$ 1,033,148
\$ 13,016	\$ 13,148	\$ 13,281	\$ 13,416	\$ 13,551	\$ 13,688	\$ 13,827	\$ 13,967	\$ 14,108	\$ 14,251	\$ 14,395	\$ 14,541	\$ 14,688	\$ 14,836	\$ 14,986	\$ 15,137	\$ 15,290	\$ 381,032
\$ 6,746	\$ 6,814	\$ 6,883	\$ 6,953	\$ 7,023	\$ 7,094	\$ 7,166	\$ 7,239	\$ 7,312	\$ 7,386	\$ 7,460	\$ 7,536	\$ 7,612	\$ 7,689	\$ 7,767	\$ 7,845	\$ 7,925	\$ 197,476
\$ 3,142	\$ 3,173	\$ 3,205	\$ 3,238	\$ 3,271	\$ 3,304	\$ 3,337	\$ 3,371	\$ 3,405	\$ 3,440	\$ 3,474	\$ 3,509	\$ 3,545	\$ 3,581	\$ 3,617	\$ 3,654	\$ 3,690	\$ 91,964
\$ 5,846	\$ 5,905	\$ 5,965	\$ 6,025	\$ 6,086	\$ 6,148	\$ 6,210	\$ 6,273	\$ 6,336	\$ 6,400	\$ 6,465	\$ 6,530	\$ 6,596	\$ 6,663	\$ 6,730	\$ 6,798	\$ 6,867	\$ 171,124
\$ 2,815	\$ 2,843	\$ 2,872	\$ 2,901	\$ 2,931	\$ 2,960	\$ 2,990	\$ 3,020	\$ 3,051	\$ 3,082	\$ 3,113	\$ 3,145	\$ 3,176	\$ 3,208	\$ 3,241	\$ 3,274	\$ 3,307	\$ 82,401
\$ 8,106	\$ 8,188	\$ 8,271	\$ 8,355	\$ 8,439	\$ 8,525	\$ 8,611	\$ 8,698	\$ 8,786	\$ 8,875	\$ 8,965	\$ 9,055	\$ 9,147	\$ 9,239	\$ 9,333	\$ 9,427	\$ 9,522	\$ 237,295
\$ 13,612	\$ 13,749	\$ 13,889	\$ 14,029	\$ 14,171	\$ 14,314	\$ 14,459	\$ 14,606	\$ 14,753	\$ 14,903	\$ 15,053	\$ 15,206	\$ 15,359	\$ 15,515	\$ 15,671	\$ 15,830	\$ 15,990	\$ 398,458
\$ 11,343	\$ 11,458	\$ 11,574	\$ 11,691	\$ 11,809	\$ 11,929	\$ 12,049	\$ 12,171	\$ 12,294	\$ 12,419	\$ 12,544	\$ 12,671	\$ 12,799	\$ 12,929	\$ 13,059	\$ 13,191	\$ 13,325	\$ 332,048
\$ 905	\$ 914	\$ 923	\$ 932	\$ 942	\$ 951	\$ 961	\$ 971	\$ 981	\$ 991	\$ 1,001	\$ 1,011	\$ 1,021	\$ 1,031	\$ 1,042	\$ 1,052	\$ 1,063	\$ 26,484
\$ 231,236	\$ 233,577	\$ 235,941	\$ 238,329	\$ 240,741	\$ 243,177	\$ 245,638	\$ 248,123	\$ 250,633	\$ 253,168	\$ 255,728	\$ 258,314	\$ 260,926	\$ 263,564	\$ 266,228	\$ 268,919	\$ 271,637	\$ 6,769,084
\$ 74,410	\$ 75,163	\$ 75,924	\$ 76,692	\$ 77,469	\$ 78,253	\$ 79,044	\$ 79,844	\$ 80,652	\$ 81,467	\$ 82,291	\$ 83,123	\$ 83,964	\$ 84,813	\$ 85,670	\$ 86,536	\$ 87,411	\$ 2,178,237
\$ 6,080	\$ 6,141	\$ 6,204	\$ 6,266	\$ 6,330	\$ 6,394	\$ 6,458	\$ 6,524	\$ 6,590	\$ 6,656	\$ 6,724	\$ 6,792	\$ 6,860	\$ 6,930	\$ 7,000	\$ 7,071	\$ 7,142	\$ 177,978
\$ 34,029	\$ 34,373	\$ 34,721	\$ 35,073	\$ 35,428	\$ 35,786	\$ 36,148	\$ 36,514	\$ 36,883	\$ 37,256	\$ 37,633	\$ 38,014	\$ 38,398	\$ 38,786	\$ 39,178	\$ 39,574	\$ 39,974	\$ 996,145
\$ 1,067	\$ 1,078	\$ 1,089	\$ 1,100	\$ 1,111	\$ 1,122	\$ 1,134	\$ 1,145	\$ 1,157	\$ 1,168	\$ 1,180	\$ 1,192	\$ 1,204	\$ 1,216	\$ 1,229	\$ 1,241	\$ 1,254	\$ 31,239
\$ 115,586	\$ 116,756	\$ 117,938	\$ 119,131	\$ 120,337	\$ 121,555	\$ 122,785	\$ 124,027	\$ 125,282	\$ 126,549	\$ 127,829	\$ 129,121	\$ 130,427	\$ 131,745	\$ 133,077	\$ 134,422	\$ 135,781	\$ 3,383,599
\$ 318,584	\$ 321,809	\$ 325,067	\$ 328,357	\$ 331,680	\$ 335,036	\$ 338,426	\$ 341,850	\$ 345,308	\$ 348,801	\$ 352,328	\$ 355,891	\$ 359,489	\$ 363,124	\$ 366,795	\$ 370,502	\$ 374,247	\$ 9,326,065

# **Table 3**

## **Reimbursement Schedule**



Tax Increment Financing Reimbursement Schedule

Allen Edwin Homes

7110 West Main

Oshtemo, Michigan

June 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	18.8%	\$ 1,413,913		\$ 1,413,913
Local	81.2%	\$ 6,092,176		\$ 6,092,176
<b>TOTAL</b>		<b>\$ 7,506,089</b>		<b>\$ 7,506,089</b>
EGLE	0.1%	\$ 4,300		\$ 4,300
MSHDA	99.9%	\$ 4,907,082		\$ 4,907,082

Estimated Total Years of Plan: 30

Estimated Capture	\$ 8,823,184
Administrative Fees	\$ 676,908
State Brownfield Redevelopment Fund	\$ 640,187
Local Brownfield Revolving Fund	\$ 1,281,781

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Total State Incremental Revenue	\$ 19,130	\$ 39,547	\$ 60,167	\$ 78,972	\$ 79,773	\$ 80,581	\$ 81,398	\$ 82,223	\$ 83,056	\$ 83,897	\$ 84,747	\$ 85,605	\$ 86,472	\$ 87,348	\$ 88,232	\$ 89,125	\$ 90,027	\$ 90,939
State Brownfield Redevelopment Fund (50% of SET)	\$ 5,962	\$ 12,325	\$ 18,752	\$ 24,613	\$ 24,862	\$ 25,114	\$ 25,369	\$ 25,626	\$ 25,885	\$ 26,148	\$ 26,413	\$ 26,680	\$ 26,950	\$ 27,223	\$ 27,499	\$ 27,777	\$ 28,058	\$ 28,342
State TIR Available for Reimbursement	\$ 13,168	\$ 27,221	\$ 41,415	\$ 54,360	\$ 54,911	\$ 55,467	\$ 56,029	\$ 56,597	\$ 57,170	\$ 57,750	\$ 58,335	\$ 58,925	\$ 59,522	\$ 60,125	\$ 60,734	\$ 61,348	\$ 61,969	\$ 62,596
Total Local Incremental Revenue	\$ 50,644	\$ 104,691	\$ 159,280	\$ 209,063	\$ 211,182	\$ 213,323	\$ 215,485	\$ 217,668	\$ 219,874	\$ 222,101	\$ 224,351	\$ 226,623	\$ 228,918	\$ 231,236	\$ 233,577	\$ 235,941	\$ 238,329	\$ 240,741
BRA Administrative Fee (10%)	\$ 5,064	\$ 10,469	\$ 15,928	\$ 20,906	\$ 21,118	\$ 21,332	\$ 21,548	\$ 21,767	\$ 21,987	\$ 22,210	\$ 22,435	\$ 22,662	\$ 22,892	\$ 23,124	\$ 23,358	\$ 23,594	\$ 23,833	\$ 24,074
Local TIR Available for Reimbursement	\$ 45,579	\$ 94,222	\$ 143,352	\$ 188,157	\$ 190,064	\$ 191,991	\$ 193,936	\$ 195,901	\$ 197,886	\$ 199,891	\$ 201,916	\$ 203,961	\$ 206,026	\$ 208,112	\$ 210,219	\$ 212,347	\$ 214,496	\$ 216,667
<b>Total State &amp; Local TIR Available</b>	<b>\$ 58,747</b>	<b>\$ 121,444</b>	<b>\$ 184,767</b>	<b>\$ 242,516</b>	<b>\$ 244,975</b>	<b>\$ 247,458</b>	<b>\$ 249,966</b>	<b>\$ 252,498</b>	<b>\$ 255,057</b>	<b>\$ 257,641</b>	<b>\$ 260,250</b>	<b>\$ 262,886</b>	<b>\$ 265,548</b>	<b>\$ 268,237</b>	<b>\$ 270,953</b>	<b>\$ 273,695</b>	<b>\$ 276,466</b>	<b>\$ 279,264</b>

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
DEVELOPER Eligible Activity Balance	\$ 4,907,082	\$ 3,192,285	\$ 3,347,993	\$ 3,444,056	\$ 3,484,093	\$ 3,520,145	\$ 3,552,117	\$ 3,579,914	\$ 3,603,443	\$ 3,622,606	\$ 3,637,306	\$ 3,647,445	\$ 3,472,444	\$ 3,287,426	\$ 3,092,290	\$ 2,886,934	\$ 2,671,256	\$ 2,445,149	\$ 2,208,511
TOWNSHIP Eligible Activity Balance	\$ 300,000	\$ 296,618	\$ 289,627	\$ 278,991	\$ 265,030	\$ 250,928	\$ 236,682	\$ 222,293	\$ 207,757	\$ 193,075	\$ 178,243	\$ 163,262	\$ 148,128	\$ 132,842	\$ 117,400	\$ 101,803	\$ 86,047	\$ 70,132	\$ 54,056

Developer MSHDA Gap Calc Reimbursement	\$ 1,927,464	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
State Tax Reimbursement	\$ 4,870	\$ 10,068	\$ 15,318	\$ 20,105	\$ 20,309	\$ 20,515	\$ 20,723	\$ 20,933	\$ 21,145	\$ 21,359	\$ 21,575	\$ 21,794	\$ 22,015	\$ 22,238	\$ 22,463	\$ 22,690	\$ 22,920	\$ 23,152	
Local Tax Reimbursement	\$ 16,858	\$ 34,849	\$ 53,020	\$ 69,591	\$ 70,296	\$ 71,009	\$ 71,729	\$ 72,455	\$ 73,190	\$ 73,931	\$ 74,680	\$ 75,436	\$ 76,200	\$ 76,972	\$ 77,751	\$ 78,538	\$ 79,333	\$ 80,136	
<b>Total Gap Calc Reimbursement Balance</b>	<b>\$ 153,496</b>	<b>\$ 283,803</b>	<b>\$ 390,690</b>	<b>\$ 476,218</b>	<b>\$ 560,836</b>	<b>\$ 644,536</b>	<b>\$ 727,309</b>	<b>\$ 809,145</b>	<b>\$ 890,034</b>	<b>\$ 969,968</b>	<b>\$ 1,048,937</b>	<b>\$ 1,126,977</b>	<b>\$ 1,204,128</b>	<b>\$ 1,280,390</b>	<b>\$ 1,355,753</b>	<b>\$ 1,430,216</b>	<b>\$ 1,503,689</b>	<b>\$ 1,576,172</b>	<b>\$ 1,647,664</b>

Developer MSHDA Reimbursement	\$ 2,979,618	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
State Tax Reimbursement	\$ 7,533	\$ 15,573	\$ 23,693	\$ 31,098	\$ 31,413	\$ 31,731	\$ 32,053	\$ 32,378	\$ 32,706	\$ 33,037	\$ 33,372	\$ 33,710	\$ 34,051	\$ 34,396	\$ 34,744	\$ 35,096	\$ 35,451	\$ 35,810	
Local Tax Reimbursement	\$ 26,075	\$ 53,902	\$ 82,008	\$ 107,640	\$ 108,731	\$ 109,833	\$ 110,946	\$ 112,070	\$ 113,206	\$ 114,353	\$ 115,511	\$ 116,681	\$ 117,863	\$ 119,056	\$ 120,261	\$ 121,479	\$ 122,708	\$ 123,950	
<b>Total Developer Reimbursement Balance</b>	<b>\$ 2,946,010</b>	<b>\$ 2,876,535</b>	<b>\$ 2,770,835</b>	<b>\$ 2,632,097</b>	<b>\$ 2,491,953</b>	<b>\$ 2,350,388</b>	<b>\$ 2,207,389</b>	<b>\$ 2,062,941</b>	<b>\$ 1,917,029</b>	<b>\$ 1,769,639</b>	<b>\$ 1,620,756</b>	<b>\$ 1,470,365</b>	<b>\$ 1,318,452</b>	<b>\$ 1,165,000</b>	<b>\$ 1,009,994</b>	<b>\$ 853,420</b>	<b>\$ 695,260</b>	<b>\$ 535,500</b>	

Developer EGLE Reimbursement	\$ 4,300	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
State Tax Reimbursement	\$ 7	\$ 14	\$ 21	\$ 27	\$ 28	\$ 28	\$ 28	\$ 28	\$ 29	\$ 29	\$ 29	\$ 30	\$ 30	\$ 30	\$ 30	\$ 31	\$ 31	\$ 31	
Local Tax Reimbursement	\$ 23	\$ 47	\$ 72	\$ 94	\$ 95	\$ 96	\$ 97	\$ 98	\$ 99	\$ 100	\$ 101	\$ 102	\$ 103	\$ 104	\$ 105	\$ 106	\$ 108	\$ 109	
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 4,271</b>	<b>\$ 4,210</b>	<b>\$ 4,117</b>	<b>\$ 3,995</b>	<b>\$ 3,873</b>	<b>\$ 3,749</b>	<b>\$ 3,623</b>	<b>\$ 3,497</b>	<b>\$ 3,369</b>	<b>\$ 3,240</b>	<b>\$ 3,109</b>	<b>\$ 2,977</b>	<b>\$ 2,844</b>	<b>\$ 2,710</b>	<b>\$ 2,574</b>	<b>\$ 2,437</b>	<b>\$ 2,298</b>	<b>\$ 2,158</b>	

Township Reimbursement	\$ 300,000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
State Tax Reimbursement	\$ 758	\$ 1,567	\$ 2,384	\$ 3,129	\$ 3,161	\$ 3,193	\$ 3,225	\$ 3,258	\$ 3,291	\$ 3,324	\$ 3,358	\$ 3,392	\$ 3,426	\$ 3,461	\$ 3,496	\$ 3,532	\$ 3,567	\$ 3,603	
Local Tax Reimbursement	\$ 2,624	\$ 5,424	\$ 8,252	\$ 10,831	\$ 10,941	\$ 11,052	\$ 11,164	\$ 11,277	\$ 11,392	\$ 11,507	\$ 11,624	\$ 11,741	\$ 11,860	\$ 11,980	\$ 12,102	\$ 12,224	\$ 12,348	\$ 12,473	
<b>Total EGLE Reimbursement Balance</b>	<b>6%</b>	<b>\$ 296,618</b>	<b>\$ 289,627</b>	<b>\$ 278,991</b>	<b>\$ 265,030</b>	<b>\$ 250,928</b>	<b>\$ 236,682</b>	<b>\$ 222,293</b>	<b>\$ 207,757</b>	<b>\$ 193,075</b>	<b>\$ 178,243</b>	<b>\$ 163,262</b>	<b>\$ 148,128</b>	<b>\$ 132,842</b>	<b>\$ 117,400</b>	<b>\$ 101,803</b>	<b>\$ 86,047</b>	<b>\$ 70,132</b>	<b>\$ 54,056</b>

Developer Interest Accrual	3%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
State Tax Reimbursement	\$ 88,508	\$ 94,936	\$ 94,969	\$ 93,369	\$ 91,700	\$ 89,960	\$ 88,150	\$ 86,267	\$ 84,313	\$ 82,285	\$ 80,184	\$ 77,751	\$ 75,244	\$ 72,660	\$ 69,999	\$ 67,261	\$ 64,444	\$ 61,559	
Local Tax Reimbursement	\$ 183,445	\$ 278,414	\$ 371,783	\$ 463,483	\$ 553,443	\$ 641,593	\$ 727,861	\$ 812,174	\$ 894,459	\$ 974,643	\$ 1,047,394	\$ 1,112,638	\$ 1,170,298	\$ 1,220,297	\$ 1,262,558	\$ 1,297,002	\$ 1,323,551		
<b>Total Interest Reimbursement Balance</b>	<b>\$ 88,508</b>	<b>\$ 183,445</b>	<b>\$ 278,414</b>	<b>\$ 371,783</b>	<b>\$ 463,483</b>	<b>\$ 553,443</b>	<b>\$ 641,593</b>	<b>\$ 727,861</b>	<b>\$ 812,174</b>	<b>\$ 894,459</b>	<b>\$ 974,643</b>	<b>\$ 1,047,394</b>	<b>\$ 1,112,638</b>	<b>\$ 1,170,298</b>	<b>\$ 1,220,297</b>	<b>\$ 1,262,558</b>	<b>\$ 1,297,002</b>	<b>\$ 1,323,551</b>	
<b>Total Annual Developer Reimbursement</b>	<b>\$ 55,365</b>	<b>\$ 114,453</b>	<b>\$ 174,131</b>	<b>\$ 228,555</b>	<b>\$ 230,872</b>	<b>\$ 235,576</b>	<b>\$ 237,963</b>	<b>\$ 240,374</b>	<b>\$ 242,809</b>	<b>\$ 245,269</b>	<b>\$ 247,753</b>	<b>\$ 250,262</b>	<b>\$ 252,796</b>	<b>\$ 255,355</b>	<b>\$ 257,940</b>	<b>\$ 260,551</b>	<b>\$ 263,187</b>		
<b>Total Annual Township Reimbursement</b>	<b>\$ 3,382</b>	<b>\$ 6,991</b>	<b>\$ 10,636</b>	<b>\$ 13,961</b>	<b>\$ 14,102</b>	<b>\$ 14,245</b>	<b>\$ 14,390</b>	<b>\$ 14,535</b>	<b>\$ 14,683</b>	<b>\$ 14,831</b>	<b>\$ 14,982</b>	<b>\$ 15,133</b>	<b>\$ 15,287</b>	<b>\$ 15,441</b>	<b>\$ 15,598</b>	<b>\$ 15,756</b>	<b>\$ 15,915</b>	<b>\$ 16,076</b>	

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

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Tax Increment Financing Reimbursement Schedule

Allen Edwin Homes

7110 West Main

Oshtemo, Michigan

June 2025

19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055		
\$ 91,859	\$ 92,788	\$ 93,727	\$ 94,675	\$ 95,633	\$ 96,600	\$ 97,577						\$ 2,054,099	
\$ 28,629	\$ 28,919	\$ 29,211	\$ 29,507	\$ 29,805	\$ 30,107	\$ 30,411						\$ 640,187	
\$ 63,230	\$ 63,870	\$ 64,516	\$ 65,168	\$ 65,828	\$ 66,493	\$ 67,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,413,913	
\$ 243,177	\$ 245,638	\$ 248,123	\$ 250,633	\$ 253,168	\$ 255,728	\$ 258,314	\$ 260,926	\$ 263,564	\$ 266,228	\$ 268,919	\$ 271,637	\$ 6,769,084	
\$ 24,318	\$ 24,564	\$ 24,812	\$ 25,063	\$ 25,317	\$ 25,573	\$ 25,831	\$ 26,093	\$ 26,356	\$ 26,623	\$ 26,892	\$ 27,164	\$ 676,908	
\$ 218,860	\$ 221,074	\$ 223,311	\$ 225,570	\$ 227,851	\$ 230,155	\$ 232,483	\$ 234,834	\$ 237,208	\$ 239,606	\$ 242,027	\$ 244,474	\$ 6,092,176	
\$ 282,090	\$ 284,944	\$ 287,826	\$ 290,738	\$ 293,679	\$ 296,649	\$ 299,649	\$ 234,834	\$ 237,208	\$ 239,606	\$ 242,027	\$ 244,474	\$ 7,506,089	
\$ 1,961,233	\$ 1,703,210	\$ 1,433,398	\$ 1,147,504	\$ 853,826	\$ 557,177	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	
\$ 37,817	\$ 21,414	\$ 4,845	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	
<hr/>													
												\$ 1,927,464	
\$ 23,386	\$ 23,623	\$ 23,862	\$ 6,977	\$ -	\$ -	\$ -						\$ 432,037	
\$ 80,947	\$ 81,766	\$ 82,593	\$ 24,149	\$ -	\$ -	\$ -						\$ 1,495,427	
\$ 242,968	\$ 137,580	\$ 31,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,927,464	
<hr/>													
												\$ 2,979,618	
\$ 36,172	\$ 36,538	\$ 36,908	\$ 8,751	\$ -	\$ -	\$ -						\$ 666,214	
\$ 125,204	\$ 126,471	\$ 127,751	\$ 37,705	\$ -	\$ -	\$ -						\$ 2,313,405	
\$ 374,124	\$ 211,114	\$ 46,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,979,618	
<hr/>													
												\$ 4,300	
\$ 32	\$ 32	\$ 32	\$ 326	\$ -	\$ -	\$ -						\$ 902	
\$ 110	\$ 111	\$ 112	\$ 1,404	\$ -	\$ -	\$ -						\$ 3,398	
\$ 2,017	\$ 1,874	\$ 1,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300	
<hr/>													
												\$ 300,000	
\$ 3,640	\$ 3,677	\$ 3,714	\$ 913	\$ -	\$ -	\$ -						\$ 67,071	
\$ 12,599	\$ 12,726	\$ 12,855	\$ 3,932	\$ -	\$ -	\$ -						\$ 232,929	
\$ 37,817	\$ 21,414	\$ 4,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	
<hr/>													
\$ 18,573	\$ 10,517	\$ 1,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,354,087	
\$ -	\$ -	\$ -	\$ 48,202	\$ 65,828	\$ 66,493	\$ 34,755						\$ 215,278	
\$ -	\$ -	\$ -	\$ 158,280	\$ 227,851	\$ 230,155	\$ 149,751						\$ 766,138	
\$ 1,342,124	\$ 1,352,641	\$ 1,354,087	\$ 1,147,504	\$ 853,826	\$ 557,177	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 372,671	\$ 981,416	
\$ 265,851	\$ 268,541	\$ 271,257	\$ 285,893	\$ 293,679	\$ 296,649	\$ 184,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,892,799	
\$ 16,239	\$ 16,403	\$ 16,569	\$ 4,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	
<hr/>													
							\$ 902					\$ 902	
							\$ 82,732	\$ 234,834	\$ 237,208	\$ 239,606	\$ 242,027	\$ 244,474	\$ 1,280,880
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,634	\$ 234,834	\$ 237,208	\$ 239,606	\$ 242,027	\$ 244,474	\$ 1,281,781

# **Attachment A**

## **Brownfield Plan Resolutions**

**CHARTER TOWNSHIP OF OSHTEMO  
KALAMAZOO COUNTY, MICHIGAN**

**RESOLUTION**

**IN SUPPORT OF BROWNFIELD PLAN PURSUANT TO AND IN ACCORDANCE  
WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF  
MICHIGAN OF 1996, AS AMENDED.**

**July 8, 2025**

WHEREAS, the Township Board of Oshtemo Charter Township, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the “Authority”) and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Oshtemo Township Board, the Brownfield plan (the “Plan”) attached hereto, to be carried out within the Township, relating to the development of a 39 single family housing development by Green Development Ventures LLC (Allen Edwin Homes) on approximately 20.33 acres, located at 7110 West Main St., Kalamazoo, MI 49009, in Kalamazoo County, Michigan, (the “Site”), as more particularly described and shown within the attached Plan; and

WHEREAS, the Township Board of Oshtemo Charter Township has reviewed the Plan, and has been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14 of the Act; and

WHEREAS, the Kalamazoo County Board of Commissioners have noticed and held a public hearing in accordance with Section 14 (1,2,3,4 and 5) of the Act, and

WHEREAS, as a result of its review of the Plan, the Township Board of Oshtemo Charter Township concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Township Board of Oshtemo, by the Act, the Plan is hereby supported in the form attached to this Resolution.

2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

At a regular meeting of the Oshtemo Township Board, held in the Township Hall, located at 7275 West Main Street, Oshtemo Township, Michigan, on the 8<sup>th</sup> day of July, 2025 at 5:30 p.m.

Adopted: 7/8/2025

**Motion by:** Dusty Farmer

**Seconded by:** Neil Sikora

**Roll Call Vote:** Dusty Farmer, Neil Sikora, Michael Chapman, Kristin Cole, Cheri Bell & Clare Buszka

The Supervisor declared that the Resolution has been adopted.



---

Dusty Farmer , Clerk

Oshtemo Charter Township

I, the undersigned, the fully qualified Clerk of Oshtemo Charter Township, Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Oshtemo Township at a regular meeting held on the 8th day of July, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 16 day of July, 2025.

*Dusty Farmer*

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Dusty Farmer, Township Clerk

# Township Resolution BF Plan\_Green Devl. Ventures

Final Audit Report

2025-07-16

Created:	2025-07-16
By:	Sierra Lucas (slucas@oshtemo.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAA6rc2ro5aJ0NOcM604d8PxIE9rz-hu32

## "Township Resolution BF Plan\_Green Devl. Ventures" History

-  Document created by Sierra Lucas (slucas@oshtemo.org)  
2025-07-16 - 7:54:16 PM GMT
-  Document emailed to Dusty Farmer (dfarmer@oshtemo.org) for signature  
2025-07-16 - 7:54:19 PM GMT
-  Email viewed by Dusty Farmer (dfarmer@oshtemo.org)  
2025-07-16 - 9:25:06 PM GMT
-  Document e-signed by Dusty Farmer (dfarmer@oshtemo.org)  
Signature Date: 2025-07-16 - 9:26:13 PM GMT - Time Source: server
-  Agreement completed.  
2025-07-16 - 9:26:13 PM GMT



Kalamazoo County Board of Commissioners

**RESOLUTION 2025-881**

**APPROVING BROWNFIELD PLAN BY THE COUNTY OF KALAMAZOO  
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF  
THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED.**

WHEREAS, the Kalamazoo County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the “Authority”) and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Kalamazoo County Board of Commissioners, the Brownfield plan (the “Plan”) attached hereto, to be carried out within Oshtemo Township, relating to the 31 new single-family homes by Green Development Ventures, LLC on approximately 20.27 acres, located at 7110 West Main Street, Kalamazoo, MI 49009, in Kalamazoo County, Michigan, (the “Site”), as more particularly described and shown in Figures 1 and 2 within the attached Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 14 of the Act; and

WHEREAS, the Kalamazoo County Board of Commissioners have noticed and held a public hearing in accordance with Section 14 (1,2,3,4 and 5) of the Act, and

WHEREAS, Oshtemo Township has passed a resolution supporting adoption of the Plan;

WHEREAS, the Kalamazoo County Board of Commissioners have made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and

WHEREAS, as a result of its review of the Plan, the Kalamazoo County Board of Commissioners concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Kalamazoo County Board of Commissioners, by the Act, the Plan is hereby approved in the form attached to this Resolution.

2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.


3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

At a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Avenue, Kalamazoo, Michigan, on the 21<sup>st</sup> day of October at 6:30 p.m.

Adopted      October 21, 2025  
Moved        John Taylor  
Seconded    Jeff Heppler

Roll Call Vote: Yes (6): Dale DeLeeuw, John Gisler, Jeff Heppler, Wendy Mazer, John Taylor, Abigail Wheeler; No (2): Tami Rey, Jen Strebs; Abstains (1): Monteze Morales; Absent (0): None.

Carried.

  
\_\_\_\_\_  
Jennifer A. Strebs, Chairperson

Kalamazoo County Board of Commissioners

  
\_\_\_\_\_  
Meredith Place

Meredith Place

County Clerk/Register



# **Attachment B**

## **Reimbursement Agreement**

## BROWNFIELD PLAN DEVELOPMENT AGREEMENT

THIS BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the “Agreement”), is entered into on October 23, 2025, by and among the **KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. (“Act 381”), whose address is 201 W. Kalamazoo Avenue, Room 101, Kalamazoo, Michigan 49007 (the “Authority”), **OSHTEMO TOWNSHIP** (“Township”), a Michigan public body corporate, whose address is 7275 W. Main Street Kalamazoo, MI 49009 and **GREEN DEVELOPMENT VENTURES, LLC**, a Michigan limited liability company, whose address is 2186 E Centre Street, Portage, Michigan 49002 (the “Developer”). The Developer and the Township together will be referred to as the “Development Parties.”

### RECITALS

**WHEREAS**, the Authority, Oshtemo Township (the “Township”), and Kalamazoo County (the “County”) have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

**WHEREAS**, Kalamazoo County has established a Brownfield Redevelopment Authority and the Authority, and the County have adopted a Brownfield Plan specifically for this site (the “Plan”), pursuant to the provisions of Act 381.

**WHEREAS**, the Authority and the County have designated certain properties that have conditions of environmental contamination, blight, obsolescence, historic resource, and housing property as appropriate sites for creating a Plan.

**WHEREAS**, Act 381 permits the use of the real and personal property tax revenues generated from the increase in value (the “Increment”) to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of eligible costs of conducting Eligible Activities, including without limitation, the Financing Gap (as defined below) (these costs are referred to as “Eligible Costs”) and, unless Developer is a liable party for the site contamination, permits the reimbursement to Developer of Eligible Costs it has incurred.

**WHEREAS**, Developer owns property in Kalamazoo County consisting of one (1) parcel totaling approximately 22.27 acres of land, 7110 West Main Street, Kalamazoo, MI., Parcel ID: 05-15-285-010 (the “Property”) and legally described on the attached Exhibit A.

**WHEREAS**, the Property has been included in the Plan and qualified as an “Eligible Property” under the terms of Act 381.

**WHEREAS**, The Developer is proposing to redevelop the Property by preparing the site for development to make way for 39 single family homes. The Development is expected to include eight (8) income-restricted units (20% of the total development) (the “Income Restricted Units”) as rental units at 100% of Area Median Income (“AMI”), estimated to include four (4) three-

bedroom single family homes and four (4) four-bedroom single family homes for the duration of the Affordability Period (as defined herein). The balance of the units (31 single-family homes) are expected to be available for sale at market rates. The total capital investment on the Project is expected to be approximately \$17,000,000. 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. (collectively the “Project”).

**WHEREAS**, the Project will require the Developer to incur Eligible Costs associated with certain Eligible Activities including, assessment activities related to a Phase I Environmental Assessment, demolition which includes lead, asbestos, and mold abatement of an existing structure on site, infrastructure improvements, site preparation, 3% simple interest on eligible activities, a 15% contingency (not included on the affordable housing gap calculation “Financing Gap”), the financing gap, brownfield plan and Act 381 Work Plan preparation, cost of brownfield plan implementation, and capture into the Local Brownfield Revolving Fund, which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals. The Developer’s Eligible Costs shall not exceed \$5,211,382.

**WHEREAS**, the Township will incur an estimated \$300,000 in eligible cost for infrastructure improvements. Therefore, the Township’s Eligible Costs shall not exceed \$300,000.

**WHEREAS** the parties are entering into this Agreement to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381 as amended.

**NOW THEREFORE**, in consideration of the mutual covenants, conditions and agreements set forth herein, the parties agree as follows:

**1. Recitals; Definitions.** The above recitals are acknowledged as true and correct and are incorporated by reference into this Agreement. The following capitalized terms are used in this Agreement with the following meanings:

“Affordability Period” means, with respect to each Income Restricted Unit, a period of eleven (11) years commencing on the date such Income Restricted Unit is first leased to an Income Qualified Renting Household in compliance with the Affordability Requirements set forth herein. The Affordability Period for any Income Restricted Unit shall be tolled for any period of time in which such Income Restricted Unit is not in compliance with the Affordability Requirements.

“Affordability Requirements” means Developer’s obligation to cause (i) the Income Restricted Units to be rented to Income Qualified Renting Households whose average Household Income is not more than 100% of the Area Median Income, and for average rental rates that do not exceed the Target Rent for renters whose Household Income is not more than 100% of the Area Median Income; (ii) each Income Restricted Unit to be rented to a tenant at the Target Rent for such tenant, in each case calculated in accordance with the then applicable MSHDA Single-Family Potential Rent Loss (PRL) Gap Cap & Total Housing Subsidy (THS) Calculations or other similar successor guidance published MSHDA.

“Area Median Income” is defined by Section 2(z)(i) of Act 381.

“Administrative Costs” means the Authority's out-of-pocket costs associated with the Project (including reasonable attorney fees and costs, environmental consulting fees and costs, and similar fees and costs) as well as the Authority's indirect costs associated with the Project (including allocation of the fixed costs of the Authority staff).

“Brownfield Plan” is defined by Section 2(e) of Act 381.

“Due Care Activities” is defined by Section 2(m) of Act 381.

“Eligible Activities” is defined by Section 2(o) of Act 381.

“Eligible Property or Properties” is defined by Section 2(p) Act 381.

“Financing Gap” means the amount sought by Developer for reimbursement to fill a financing gap associated with the development of the Income Restricted Units to the extent such amount is reimbursable pursuant to Section 2(x)(vi) of Act 381.

“Household Income” is defined by Section 2(z)(ii) of Act 381.

“Housing Development Activities” is defined by Section 2(x) of Act 381.

“Income Qualified Households” is defined by Section 2(z) of Act 381.

“Income Qualified Purchaser Household” is defined by Section 2(aa) of Act 381.

“Income Qualified Renting Household” is defined by Section 2(bb) of Act 381.

“MSHDA” means the Michigan State Housing Development Authority.

“Target Rent” means, with respect to a renter of an Income Restricted Unit, the target rent for such renter based upon such renter’s Household Income, in each case calculated in accordance with the then applicable MSHDA Single-Family Potential Rent Loss (PRL) Gap Cap & Total Housing Subsidy (THS) Calculations or other similar successor guidance published MSHDA.

“Tax Increment Revenues” is defined by Section 2(ss) of Act 381, and, for purposes of this Agreement, includes school taxes and local (non-school) taxes.

2. **The Plan.** The Plan, approved by the Authority, the County, and the Township, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.

3. **Term of Agreement.** Pursuant to the Plan, the Authority shall capture that amount of Tax Increment Revenues generated from real and personal property taxes allowed by law on the

Eligible Property. Capture will begin in the first year after the year of the establishment of the Plan and will continue until the earlier of:

**3.1** Full reimbursement to the Authority of its Administrative Costs, plus reimbursement to the Developer of Eligible Costs for those Eligible Activities set forth in Paragraph 5, plus full reimbursement of the Township of its Eligible Cost also set forth in Paragraph 5, and lastly, an additional amount captured by the Authority for an additional five full years of tax capture (“Additional Authority Amount”) such Additional Authority Amount to be designated for the Local Brownfield Revolving Fund "LBRF"; or

**3.2** 30 years from the beginning date of the capture of Tax Increment Revenues, with the tax capture for five of the 30 years constituting the Additional Authority Amount, which shall be designated for the LBRF.

**3.3** Notwithstanding the foregoing, at the discretion of the Authority, capture may be delayed for up to five (5) years after the establishment of the Plan as permitted by Act 381.

**4. Evidence of Ownership.** Prior to the execution of this Agreement, Developer shall provide to the Authority each of the following: (a) evidence satisfactory to the Authority that the Developer has acquired fee simple title to the Property, which evidence shall include (without limitation) a copy of a recorded deed to the Property in favor of the Developer, and (b) secured access to the Property via easement or other similar instrument, in each case reasonably acceptable to the Authority.

**5. Eligible Activities.** The Development Parties shall diligently pursue completion of the Eligible Activities summarized in the Plan and set forth in this Paragraph. The Authority shall reimburse the Development Parties for Eligible Costs incurred on or after the date of the inclusion of this Project in the Plan, which may include infrastructure improvements, the assessment activities related to a Phase I Environmental Assessment, demolition which includes lead, asbestos, and mold abatement of an existing structure on site, infrastructure improvements, site preparation, 3% simple interest on interest eligible activities, a 15% contingency (not included on the affordable housing gap calculation “Financing Gap”), the financing gap, brownfield plan and act 381 work plan preparation, and the cost of brownfield plan implementation, (which may require the services of various contractors, engineers, environmental consultants, attorneys and other professionals).

**6. Reimbursement Source.** During the term of this Agreement and except as otherwise set forth in this Agreement, the Authority shall reimburse the Development Parties their Eligible Costs, as limited under this Agreement, from all available Tax Increment Revenues collected from the real and personal property taxes on the Property.

**7. Reimbursement Process.**

**7.1 Cost Reimbursement Request.** The Development Parties will separately provide sufficient documentation of the Eligible Costs incurred for their respective costs including the dates of each Eligible Activity, a complete description of the work, proof of payment, detailed invoices for the costs involved for each Eligible Activity, sworn statements, lien waivers, other back up documentation reasonably requested by the Authority, and a written statement certifying

to the Authority that all such costs are “Eligible Costs”. Failure to provide the above noted information when due, or within the time permitted by the Authority under Paragraph 7.2, may result in foregone reimbursement, to either Development Party by the Authority, for Eligible Costs that have not been requested within the timeframe described above.

**7.2 Authority Staff Review.** The Authority Staff shall review each reimbursement request received from each Development Party within 30 days after receiving it. If Authority Staff determines that the documentation submitted by either Development Party is not complete, then the Development Party shall cooperate in the Authority’s review by providing, within 30 days of the Authority’s request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority in order to complete its review. Within 45 days following the receipt of such supplemental information, the Authority shall determine whether the costs are eligible for reimbursement. If the Development Party wishes to challenge that determination, it shall provide written notice to the Authority within 15 days of the determination, and the issue shall be brought to the Authority within 45 days thereafter for a final determination. The Development Party shall not have any further appeal rights to challenge the final determination of the Authority and shall not be entitled to any claim or cause of action against Kalamazoo County or the Authority as a result of any determinations made in good faith regarding whether or not any cost submitted by the Development Party constitutes an “Eligible Cost,” and hereby grants the County and the Authority and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

**7.3 Reimbursement.** After both the summer and winter taxes are captured and collected on the Property, the Authority shall reimburse its Eligible and Administrative Costs and pay approved Eligible Costs to the Developer from Tax Increment Revenues that are generated from the Property in accordance with the Plan and Paragraph 7 to the extent that taxes have been captured and are available in that fiscal year. The Authority shall receive one hundred (100) percent of Tax Increment Revenues until fully reimbursed, unless otherwise designated by the Authority. In the event that there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Authority’s, and the Development Parties’ Eligible Costs, as described in Paragraph 5, then the Authority shall reimburse the Development Parties available Tax Increment Revenues. Once the Authority is fully reimbursed for its Eligible Costs, the Development Parties shall receive the available Tax Increment Revenue, less Administrative Costs, during the term of this Agreement, until all of the amounts for which submissions have been made have been fully paid to the Development Parties, or the repayment obligation expires, whichever occurs first. The available reimbursement funds will be divided between the Developer and the Township based on their approved Eligible Activities. The Developer will receive the portion equal to Developer’s total approved Eligible Activities divided by the total approved Eligible Activities for both the Developer and the Township combined. The Township will receive the remaining portion. The Authority shall make additional payments, on an annual basis, toward the Developer’s remaining unpaid Eligible Costs during the term of this Agreement. The Developer shall be entitled to receive 3% simple interest on the Developer’s interest-eligible activities, the interest associated with eligible activities is capped at \$982,276. The Developer shall not be entitled to reimbursement under this Agreement unless the Developer has (i) rented Income Restricted Units in the Project to an Income Qualified Renting Households in compliance with the Affordability Requirements, and (ii) timely and completely paid its real and personal property taxes including all penalties, interest and other amounts due in relation to any portion of the Property that remains unsold when

due. For purposes of this Agreement, to be timely paid, taxes must be paid before the date on which they can no longer be paid without penalties or interest. The repayment obligation under this Agreement shall expire upon the earlier of the full payment by the Authority to the Development Parties of all amounts due to the Development Parties from the Tax Increment Revenues or 25 years from the beginning date of the capture of Tax Increment Revenues under the Plan, as more specifically provided in Section 3 above.

**7.4 Method of Reimbursement.** The Authority will reimburse the Developer for Eligible Costs as follows:

Checks shall be payable to and delivered by certified mail (or through electronic transfer if available through Developer) to:

Green Development Ventures, LLC  
2186 E Centre Street  
Portage, MI. 49002

The Authority will reimburse the Township for Eligible Costs as follows:

Checks shall be payable to and delivered by certified mail (or through electronic transfer if available through Township) to:

**8. Adjustments.** The parties acknowledge that adjustments regarding the amount of Tax Increment Revenue paid to the Developer may occur under any of the following circumstances:

**8.1 Audit or Court Ruling:** In the event that a state agency of competent jurisdiction conducting an audit of payments made to either of the Development Parties under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to either of the Development Parties under this Agreement is deemed unlawful, the Developer and/or Township shall pay back to the Authority that portion of the payment deemed unlawful within 30 days of the determination made by a state agency or the court as the case may be. However, the Development Parties shall have the right, before any such repayment is made, to appeal on its or the Authority's behalf, any such determination made by a state agency or court as the case may be. If the Developer and/or Township are unsuccessful in such an appeal, the Developer and/or Township shall repay the portion of payments found to be unlawful to the Authority within thirty (30) days of the date when the final determination is made on the appeal. The Developer and/or Township shall be responsible for payment of all of the County's and Authority's legal fees associated with any determination of whether a cost for which reimbursement is requested constitutes an "Eligible Cost" and all of the County's and Authority's legal fees associated with the review or determination of such issues by any state agency or court.

**8.2 Property Tax Appeal:** In the event the Developer, or any other owner of real estate on the Property, files an appeal with the Michigan Tax Tribunal, related to the taxable value of parcels of property included in the Brownfield Plan, the Authority shall do the following:

- a. The Authority will remit Tax Increment Financing Reimbursement payments based upon the lowest taxable value being sought pursuant to the appeal;
- b. Any Tax Increment Revenue that is collected but not remitted as a result of a tax appeal shall be held in a separate account of the Authority until the pending appeal is adjudicated;
- c. Once any tax appeals are adjudicated, the Authority will either return the escrowed funds to the local unit in compliance with any tax appeal rulings, or will make payments pursuant to Section 7 of this agreement.

**8.3 Reduction of Property Assessments:** If the Authority (i) incurs Costs on behalf of the Developer with respect to the Project, Site or Application and (ii) the Developer initiates, participates in or supports any proceeding or process which results in a reduction of the tax increment capture for the Project from that projected and along the same term as contained within the Plan, the Developer indemnifies and will fully reimburse the Authority within 30 days of notification from the Authority as to the amount and the due date for all Costs as defined within the Plan, expenses or reduction in revenue from what was projected as the tax increment capture.

**9. Responsibilities of Developer.** In consideration of the inclusion of the Property into the Plan and the resulting financial benefits, which it expects to receive, the Developer agrees to the following:

**9.1 Project.** At its sole expense, Developer shall use its best efforts to conduct the activities described in the Plan and construct the Project. The Developer will develop the Property by constructing thirty-nine (39) new single-family homes, including a total of eight (8) Income Restricted Units (20% of the total development). The remaining thirty-one (31) homes will be for-sale single-family homes sold at market rate. The development is expected to have one entrance off West Main, through a cul-de-sac drive “Ridgetop Circle” constructed in the Northern edge of the property. Another cul-de-sac on the East side of the property will be accessible from Ridgetop Circle, for the homes in the site to be named “Vertex Circle”. The Income Restricted Units will be marketed and leased in compliance with the Affordability Requirements. The new investment planned for this site includes an initial planned investment of \$17,000,000. The redevelopment of the Property shall commence no later than Summer 2025 and shall be completed no later than December 2029. The Developer will use commercially reasonable efforts to substantially complete construction of ten (10) units per year for the first three (3) years following the date of this Agreement, and nine (9) units in year four (4) following the date of this Agreement. Under no circumstances shall the Authority have any responsibility or liability for remediation or redevelopment of the Property, or for conducting any "Eligible Activities" at the Property, except for its obligations under this Agreement to provide funds to the extent available as permitted in Paragraph 7 hereof with respect to payments from Tax Increment Revenues.

**9.2 Employment Opportunities.** Make every reasonable effort to work with the County and community employment agencies to hire County residents for new employment opportunities created by the Project, and to encourage the local contracting of construction and site related work.

**9.3 Ordinances.** Develop the Property, including landscaping and all other improvements required for the Project, in compliance with all local ordinances, site plan reviews

and this Agreement. The redevelopment of the Property shall be subject to all zoning approvals. This Agreement does not obligate any governing municipality to grant any such approvals.

**9.4 Project Sign.** Place on the Property during rehabilitation/redevelopment a development sign provided by the Authority to promote the Project and the Authority's participation in it. Upon completion of the Project, the sign will be returned to the Authority.

**9.5 Promotion and Marketing.** Permit the Authority to cite or to use any renderings, photographs, or other materials of the Project as an example of private/public partnership and brownfield site redevelopment.

**9.6 Cooperation.** Assist and cooperate with the Authority in providing information that the Authority may require in providing necessary reports to governmental or other agencies, including, but not limited to, information regarding the amount of Developer expenditures and capital investments, jobs created, and square footage developed or rehabilitated with respect to the Project.

**9.7 Affordability Housing Requirement Documentation and Reporting.**

**(a) Monitor Affordability Occupancy Requirement.** The Developer shall monitor and annually provide to the Authority (or a third-party providing verification services to the Authority) sufficient evidence that the Affordability Requirements are being met.

**(b) Satisfy MSDHA Eligibility Requirement.** Developer shall require all proposed renters of the Income Restricted Units to self-certify that, at the time of initial occupancy, they are eligible Income Qualified Renting Households, by using the MSHDA Household Income Self-Certification Form or such other form as otherwise approved by the Authority.

**(c) Income Restricted Units.** The Developer shall ensure each Income Restricted Unit complies with the Affordability Requirements for the duration of the Affordability Period applicable to such Income Restricted Unit, and that each Income Restricted Unit is occupied by an appropriate Income Qualified Renting Household during the Affordability Period applicable to such Income Restricted Unit. After the Affordability Period applicable to any Income Restricted Unit has expired, Developer may rent such Income Restricted Unit at market rate and the Affordability Requirements are no longer applicable to such Income Restricted Unit.

**(d) Annual Reporting.** The Developer shall provide on an annual basis, no later than June 15 each year during the term of reimbursement, a report to the Authority, for the preceding calendar year, including but not limited to, information required to be reported to the State of Michigan to verify compliance with Act 381, pursuant to the reporting requirements under Section 16 of Act 381:

1. Total investment in the Project and new capital investment since the prior year's report;
2. Square footage of the new construction or renovation in connection with the Project, including whether the space is residential, commercial, or other use;
3. New jobs created;

4. Total number of housing units and total number of Income Restricted Units, indicating the number rented to residents at or below 100% of the Area Median Income;
5. Number of Income Restricted Units rented during the annual reporting period;
6. Number of Income Qualified Households with a Household Income at or below 100% of the Area Median Income assisted during the annual reporting period;
7. Racial and socioeconomic data on the individuals renting the Income Restricted Units, or if this data is not available, racial and socioeconomic data on the census tract in which the housing units are located.

**9.8 Payment of Authority Legal and Professional Fees.** To the extent the following costs and fees are not paid to the Authority from Tax Increment Revenues, the Developer shall reimburse the Authority for its legal and professional fees and disbursements incurred in connection with the review, approval, and administration of the Plan for this Project, including any further amendments thereto; the preparation and negotiation of this Agreement, as it may be amended from time to time; and all documents and matters related thereto, including future expense. The Developer shall reimburse the Authority for such expenses within 30 days from the date that the Authority sends an invoice and request for payment to the Developer, provided the Developer shall be eligible for reimbursement for such expenses to the extent permitted by law from Tax Increment Revenues.

**10. Responsibilities of the Authority.** In consideration of the preceding commitments of the Developer the Authority further agrees to:

**10.1 Agency Contacts.** Provide the Developer with appropriate service/employment agency contacts for the identification of County residents to interview for potential employment; and

**10.2 Cooperation.** Cooperate and utilize its best efforts to obtain any governmental approvals required to close the transaction contemplated by this Agreement.

**11. Developer's Representations, Warranties and Covenants.** The Developer hereby makes the following representations, warranties, and covenants:

**11.1 Eligible Property.** The Property is “eligible property” as defined in Act 381 and is eligible for the capture of Tax Increment Revenues pursuant to Act 381.

**11.2 Eligible Costs.** The Developer will only submit for reimbursement under Paragraph 7 hereof such costs that it has reasonably determined are “Eligible Costs” within the meaning of Act 381.

**11.3 Due Authorization.** The representatives signing this Agreement are duly authorized by the Developer to enter into this Agreement.

**12. Events of Default.** Each of the following shall constitute an event of default:

**12.1** Any representation or warranty made by the Developer in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

**12.2** The Developer fails to observe or perform any covenant or agreement contained in this Agreement.

**12.3** The Developer abandons or withdraws from the reuse and redevelopment of the Property or indicates its intention to do so.

**12.4** The Developer fails to pay any funds within 30 days of the date due which are required to be paid to the Authority pursuant to this Agreement, including but not limited to its real and personal property taxes as set forth in Paragraph 7 hereof.

**12.5** The Developer terminates its existence.

**12.6** Any material provision of this Agreement shall cease to be valid and binding on the Developer or shall be declared null and void; the validity or enforceability of such provision shall be contested or denied by the Developer; or the Developer denies that it is bound by this Agreement.

**12.7** If Developer sells, transfers, or otherwise conveys title to any of the Income Restricted Units during the Affordability Period.

**13. Remedies upon Default.** If any event of default as defined above shall occur and be continuing for 30 days after written notice of default from the Authority, the Authority shall have the right, but not the obligation, to exercise any of the following rights and remedies either individually or concurrently:

**13.1** Terminate this Agreement effective immediately upon notice to the Developer;

**13.2** Withhold or suspend reimbursement to Developer for Eligible Costs from Tax Increment Revenues until Developer has cured the applicable default to the satisfaction of Authority;

**13.3** Receive reimbursement from the Developer for all costs which the Authority has incurred in connection with the Project, the Property, or this Development Agreement (within 30 days following demand); and

**13.4** All other remedies available at law or in equity.

In addition, if the Developer fails to substantially complete the Project within the timelines required by this Agreement, or if the Developer otherwise defaults prior to substantial completion of the Project, the Developer shall pay back to the Authority (within thirty (30) days following demand by the Authority) any amounts paid to the Developer as reimbursement for Eligible Costs pursuant to the terms of this Agreement or otherwise.

Following a default by the Developer or following expiration or termination of this Agreement for any reason, the Developer shall then be responsible for all subsequent Project costs, including Eligible Costs, without contribution from Tax Increment Revenues collected by the Authority from taxes levied on the Property.

**14. Legislative Authorization.** This Agreement is governed by and subject to the restrictions set forth in the Act. In the event that there is legislation enacted in the future which alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer’s rights and the Authority’s obligations under this Agreement may be modified accordingly by agreement of the parties.

**15. Freedom of Information Act.** Developer stipulates that all petitions and documentation submitted by Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, MCL 15.231 et seq., and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by Developer as it relates to this Agreement or petitions and supporting documentation.

**16. Plan Modification.** The Plan and this Agreement may be modified to the extent allowed under the Act by mutual agreement of the parties.

**17. Notices.** All notices and other communications required or permitted under this Agreement shall be in writing, shall be deemed given when delivered, and shall be sent by personal delivery, overnight courier, or registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party):

If to Developer: Allen Edwin Homes  
Green Development Ventures, LLC  
2186 West Main Street  
Portage, MI 49002

With copy to: Miller Johnson  
100 W. Michigan Ave.  
Suite #200  
Kalamazoo, MI 49007

If to the Authority: Kalamazoo County Brownfield Redevelopment Authority  
201 W. Kalamazoo Avenue  
Kalamazoo, Michigan 49007

With copy to: Varnum LLP  
211 E. Water Street  
Suite #400  
Kalamazoo, MI 49007

If to the Township: Oshtemo Township  
7275 W. Main Street  
Kalamazoo, MI 49009

With copy to: Oshtemo Township  
ATTN: James Porter  
7275 W. Main Street  
Kalamazoo, MI 49009

**18. Indemnification.** Developer shall defend, indemnify, and hold harmless the Authority and the County, and any of their respective past, present, and future members, officials, employees, agents, or representatives from all losses, demands, claims, judgments, suits, costs, and expenses (including without limitation the costs and fees of attorneys or other consultants) arising from or related to (i) the capture and use of Tax Increment Revenue paid to Developer as a reimbursable payment under this Agreement made in excess of the amount of tax increment revenues the Authority is determined by the State or court to be allowed by law to use for that reimbursement, and (ii) Developer’s development of the Project.

**19. Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

**20. Binding Effect/Third Parties.** This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors, but it may not be assigned by any party without the prior written consent of the other party. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

**21. Waiver.** No failure of either party to complain of any act or omission on the part of the other party, no matter how long this same may continue, is considered as a waiver by that party to any of its rights hereunder. No waiver by either party, expressed or implied, of any breach of any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this same or other provision.

**22. Authorization.** Each of the parties represents and warrants to the other that this Agreement and its execution by the individual on its behalf are authorized by the board of directors or other governing body of that party.

**23. Entire Agreement.** This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them.

**24. Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

[Signature Pages Follows]

In witness of their intent to be legally bound by the terms of this Agreement, each of the parties has set forth its signature below by its duly authorized representative.

KALAMAZOO COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY


By:  Digitally signed by Kenneth W. Peregon  
Date: 2025.11.18 11:42:40 -05'00'

Name Printed: Kenneth W. Peregon

Title: Chair

Date: 11/18/2025

**Green Development Ventures, LLC**  
**(An Allen Edwin Homes Limited Liability Company)**

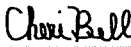
By:  Thomas Larabel  
2025.11.19 09:42:42 -05'00'

Name Printed: Thomas Larabel

Title: Vice President

Date: 11/19/25

OSHTEMO TOWNSHIP

By:   
Cheri Bell (Dec 3, 2025 12:14:58 EST)

Name Printed: Cheri Bell

Title: Supervisor

Date: Dec 3, 2025

EXHIBITS:

A (Legal Description of Property)

B (Copy of Brownfield Plan)






# Development Agreement (KCBRA Green Development Ventures) need TWN sign

Final Audit Report

2025-12-03

Created:	2025-12-03
By:	David Kobb (dkobb@oshtemo.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABA3TD8kj2rWZZkEZcYLGni4HOwo9rHZDM

## "Development Agreement (KCBRA Green Development Ventures) need TWN sign" History

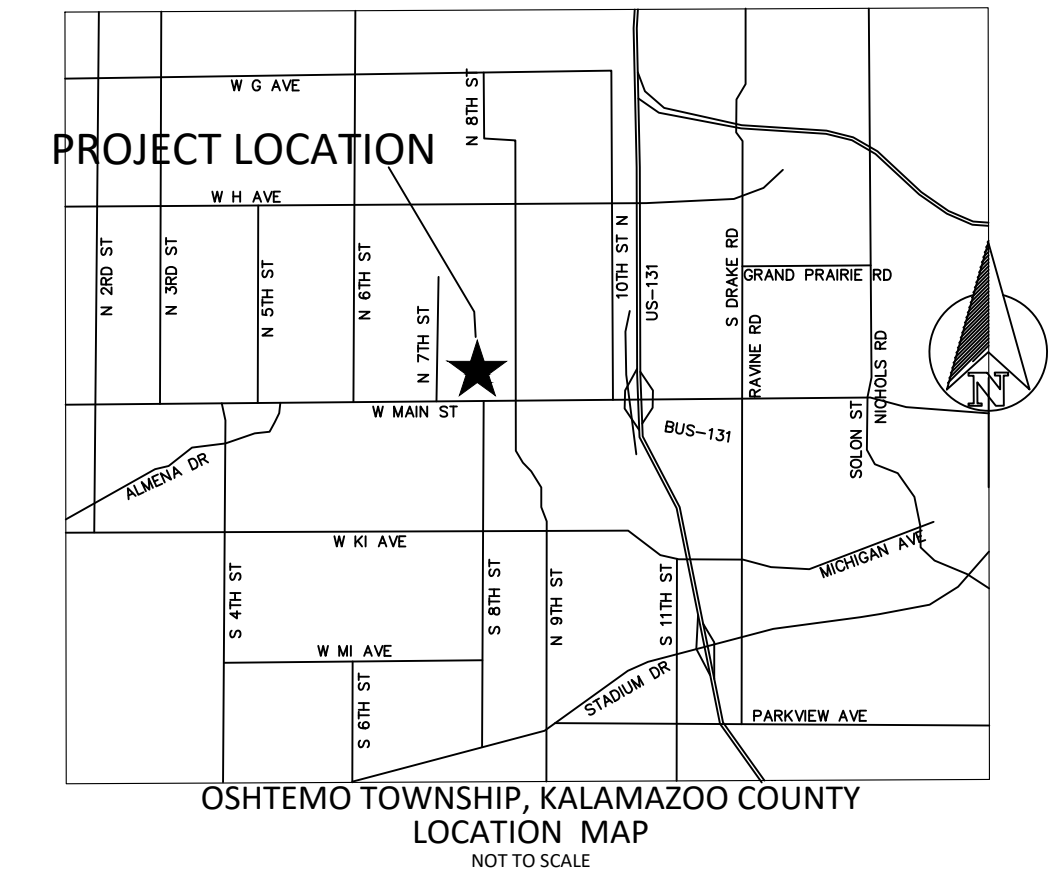
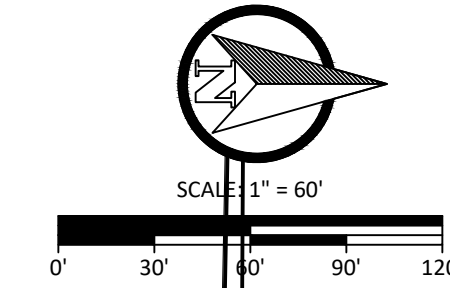
-  Document created by David Kobb (dkobb@oshtemo.gov)  
2025-12-03 - 4:50:31 PM GMT
-  Document emailed to Cheri Bell (cbell@oshtemo.org) for signature  
2025-12-03 - 4:51:33 PM GMT
-  Email viewed by Cheri Bell (cbell@oshtemo.org)  
2025-12-03 - 5:14:20 PM GMT
-  Document e-signed by Cheri Bell (cbell@oshtemo.org)  
Signature Date: 2025-12-03 - 5:14:58 PM GMT - Time Source: server
-  Agreement completed.  
2025-12-03 - 5:14:58 PM GMT

# **Attachment C**

## **Site Plan**

# OSHTEMO TOWNSHIP KALAMAZOO COUNTY, MICHIGAN

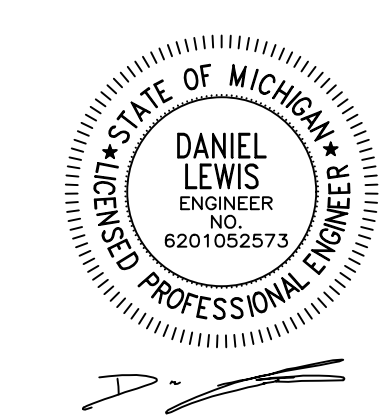
## WEST RIDGE SITE CONDOMINIUM



PLAN INDEX	
SHEET No.	DESCRIPTION
C-000	TITLE SHEET
C-100	BOUNDARY SURVEY
C-200	EXISTING CONDITIONS & DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING PLAN
C-500	PLAN & PROFILE RIDGETOP CIRCLE
C-501	PLAN & PROFILE RIDGETOP CIRCLE
C-502	PLAN & PROFILE HILLOCK AVENUE
C-503	PLAN & PROFILE VERTEX CIRCLE
C-600	DRIVEWAY DETAILS
C-601	INTERSECTION & CUL DE SAC GRADING
C-602	PROJECT DETAILS
C-603	PROJECT DETAILS
C-700	SIGHT DISTANCE
L-100	TREE SURVEY

**OWNER**  
ALLEN EDWIN HOMES  
BRIAN WOOD  
2186 E CENTRE AVE  
PORTAGE, MICHIGAN 49002  
(269) 321-2610 BWOOD@ALLENEDWIN.COM

**DESIGN ENGINEER**  
VK CIVIL  
DAN LEWIS, P.E.  
4664 CAMPUS DR, STE 111  
KALAMAZOO, MICHIGAN 49008  
(269) 697-7120 DAN@VKCIVIL.COM



Know what's below.  
Call before you dig.

NOTE:  
ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NO.	DATE	REVISION	BY
11	2/28/2024	REVISED STEP 1 TO OSHTEMO	GPW
12	4/18/2024	FOURTH MDOT PERMIT SUBMITTAL	GPW
13	5/10/2024	SUBMITTAL TO OSHTEMO	NEF
14	6/26/2024	STEP 2 SUBMITTAL	NEF
15	7/16/2024	FIFTH MDOT PERMIT SUBMITTAL	NEF
16	7/26/2024	STEP 2 RESUBMITTAL	NEF

OSHTEMO TOWNSHIP  
KALAMAZOO COUNTY, MI  
**WEST RIDGE SITE CONDOMINIUM**  
TITLE SHEET

	<b>Vriesman &amp; Korhorn</b>	Byron Center, MI (616) 277-2185	FILE NO. 1225
	www.VKcivil.com	Kalamazoo, MI (269) 697-7120	CHECKED DGL
			SHEET NO. C000

# **Attachment D**

## **Kalamazoo County Housing Study**

An excerpt of the W.E. Upjohn Institute Kalamazoo County Housing Plan dated July 2022 is included in this Plan, which includes the Introduction, Executive Summary, and Methodology. The complete Kalamazoo County Housing Plan can be found here:

[https://www.kalcounty.com/housing/pdf\\_files/Kalamazoo%20County%20Housing%20Plan%20final%208.15.22.pdf](https://www.kalcounty.com/housing/pdf_files/Kalamazoo%20County%20Housing%20Plan%20final%208.15.22.pdf)

# Kalamazoo County Housing Plan

July 2022

Report prepared by W.E. Upjohn Institute and the Southcentral Michigan Planning Council  
for the Kalamazoo County Board of Commissioners



Lee Adams, Gerrit Anderson, Dakota McCracken, Emily Petz, Brian Pittelko

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1

# Introduction

# Introduction

## Creating This Plan

The Upjohn Institute was asked by the Kalamazoo County Board of Commissioners to complete a housing plan for Kalamazoo County. This plan includes a housing needs assessment, market demands, results from the county-wide housing survey, goals and objectives, and strategies to move forward. Community and committee engagement helped guide the direction and focus.

## 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, increased demand from a growing population, and housing costs that are increasing faster than wages have contributed to the shortage and affordability issues. Fortunately, many strategies are available to help alleviate some of the housing concerns found in the county. These strategies are most effective when community partners band together and implement them as a cohesive unit.

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 after homelessness. There are over 15,000 overburdened renting households in Kalamazoo County. Of those households, 13,000 have annual gross incomes below \$35,000; that level of income only allows for monthly housing expenses to be at or below \$875. These numbers are further discussed on page 67.

Housing situations exist on a continuum from homelessness to securely affording a market-rate home. An example of this housing continuum is shown on the next page. A healthy housing market has options for any situation. People can move throughout the continuum as needs change in their lives. Kalamazoo County needs additional housing units in all types and price points, but there is a greater need for homes that are consistently affordable for those making moderate to low incomes. The addition of income-qualified units could provide sustained housing at price points that allow occupants to achieve financial stability and potentially move to a more secure 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.

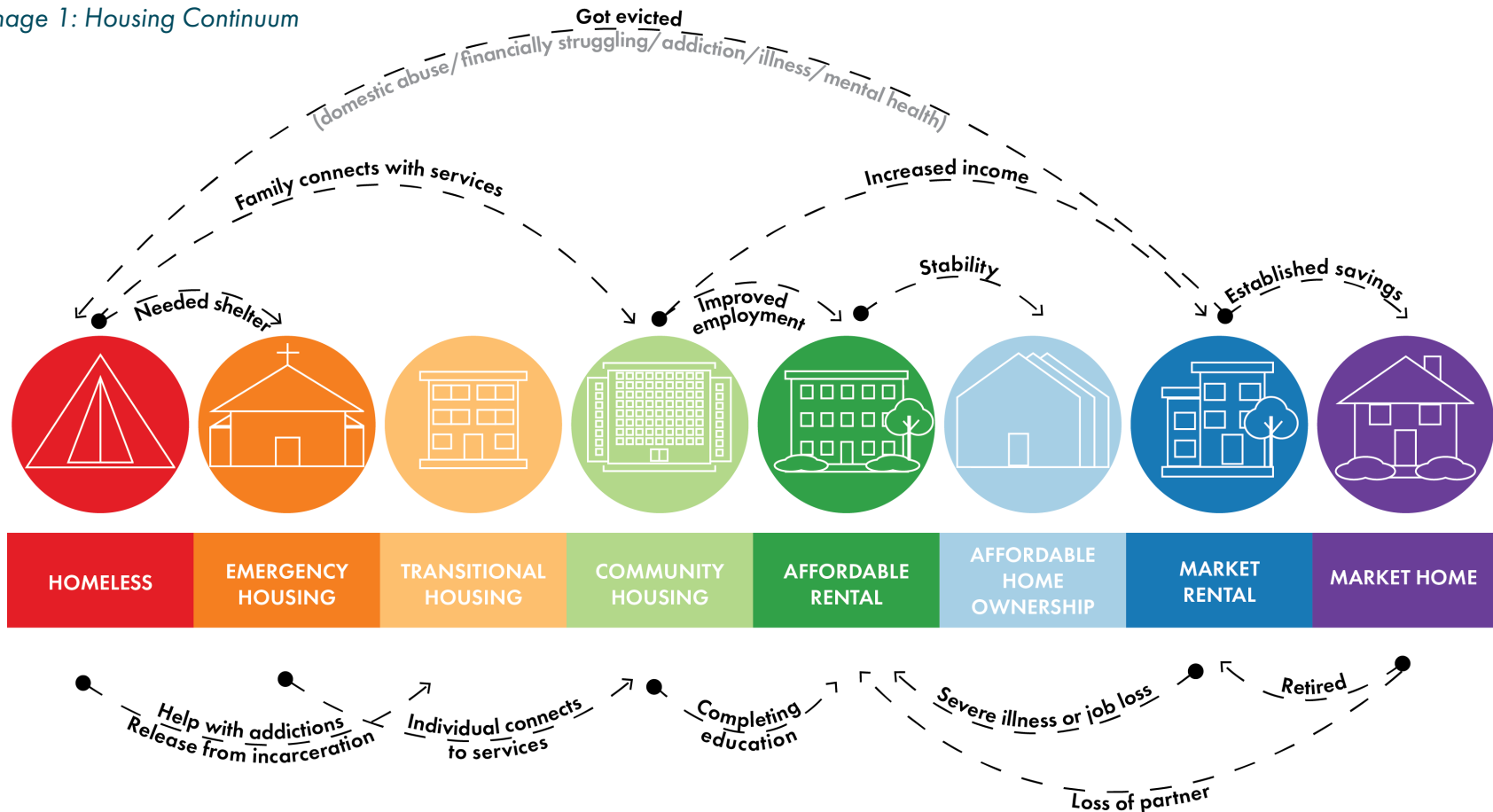
# Introduction

## 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

## Partners

No single group or solution will solve the housing crisis in Kalamazoo County. As such, many individuals and organizations were asked to contribute to the creation of this housing plan, including municipal leaders, realtors, developers, employers, nonprofit agencies, and residents. A Steering Committee was created to provide critical direction and innovative ideas to the planning process, which in turn guided the goals and objectives of this plan. Stakeholder input on these strategies is vital, as their knowledge of local conditions and politics helps determine which are likely to succeed. Several public meetings were held to collect feedback on preliminary results, and survey responses were collected from around 3,000 county residents. The participation showed the level of concern and passion people have for housing solutions in Kalamazoo County.

The housing plan was made possible by the financial contributions from Kalamazoo County Board of Commissioners, Local Initiatives Support Corporation (LISC), the city of Portage, Kalamazoo County Continuum of Care, and an anonymous donor. Additional support was contributed by Oshtemo Township and volunteers at shelters and nonprofits to help distribute the unhoused survey. These shelters and nonprofits included the Disability Network, Cope/Kalamazoo Homeless Coalition, Ministry with Community, Open Doors, Kalamazoo Gospel Mission, Recovery Institute, South County Community Services, Vine Neighborhood, YWCA, Integrated Services of Kalamazoo, and Housing Resources Inc. We are very grateful for the collaboration and partnerships that were created throughout this process.



# Introduction

## Housing Assessment

This plan uses a number of indicators to assess the condition of the housing continuum. The indicators examined include the current and projected population, the existing housing stock, and the needs and desires of the current population. 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 are needed going forward. Assessing the needs and desires of the existing population helps guide decision-making around how resources are utilized to provide the greatest benefit to county residents.

The population of Kalamazoo County has increased over the past few years and is expected to increase through 2030. The rate of growth in the county exceeded that of the state; likewise, Kalamazoo County has a higher proportion of those aged 18–24 than the state. This population increase has led to a higher number of households as well. Unfortunately, the number of housing units produced since the Great Recession did not keep pace with the population growth. This underproduction of housing has caused housing shortages and price increases, which in turn have caused more households to pay more than 30% of their income toward housing expenses. This phenomenon was not experienced equally across all parts of the county with both urban and rural areas (Northside Neighborhood and Prairie Ronde and Pavilion Townships, respectively) seeing 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 who have low to moderate incomes. Those who responded to the housing survey stated that structural issues, mold, electrical, pests, and lead were the top concerns with their house or apartment; structural issues were the most frequent concern. Residents are also concerned about poor insulation and leaky windows, which was brought up regularly by survey respondents in different questions. Addressing 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.

The top four housing concerns of those responding to the survey were affordable housing for low income, unhoused, and vulnerable families; supportive services (mental health, financial literacy, etc.); and more units; followed closely by more transitional or temporary housing for those currently unhoused. Addressing all of these priorities would add options to the housing continuum for the most vulnerable and overburdened populations in the county. It is also important to note that survey respondents were from all income levels and from all parts of the county.

The survey results show many people preferring to live in more rural parts of the county. This corresponds with the amenities individuals look for when buying a new home. The top seven included safety, cost, features of the dwelling, location, proximity to work, sense of community, and connection to nature through trails and parks. Many of these needs can be met in different urban and rural settings by increasing access to nature through connected trails and improving public transportation.

# Introduction

## Supply and Demand

Over 15,000 households are in homes that do not meet their budget, while others are in types of housing they do not prefer. Meanwhile, the population in the county is growing, and housing construction is not keeping pace; it is anticipated that 7,750 new units are needed to appropriately house the new households forming or looking to locate in the county. These two factors have created housing shortages in several segments of the housing market. Therefore, higher rates of construction are essential to address both the current pent-up demand as well as the future demand. Local leaders will need to implement various strategies to enable and incentivize that increase in the supply of housing.

## Unhoused

Forty percent of the respondents to the unhoused survey identified as Black, while just over 10% of the county's population does, calling attention to racial equity concerns. Feedback from community meetings and survey responses focused on concern about the impact of longstanding institutionalized racism, which is preventing individuals from generating wealth. This further establishes that the impacts of race-based lending practices, redlining, and fair housing issues with renting remain an issue despite recent attention.

Over one-third (38.5%) of the unhoused individuals surveyed indicated that children under the age of 16 are part of their household. Respondents listed the top reason (42.4%) they moved to Kalamazoo County as family connections, and the least frequently cited (less than 4%) was for the emergency shelters in the county.

Prior to becoming unhoused, half of the individuals surveyed rented their homes, some of which included renting individual rooms. Another quarter stayed with friends or relatives. Half of the individuals surveyed considered where they lived before becoming unhoused as unaffordable. To further that point, the respondents also chose the price of rent being too high as the top factor contributing to their unhoused condition.

The survey also asked what additional programs or supports individuals needed to become rehoused. The greatest number of respondents marked rental financial assistance as a need, followed by pre-rental programs to improve the likelihood of landlord acceptance of their applications.

# Introduction

## Vision

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

## Mission

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 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 work 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 county-wide 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

# Methodology

## Housed Survey Methodology

The intent of this survey was to document the housing characteristics and preferences of housed residents of Kalamazoo County. Survey questions were focused on demand for specific housing types, location preferences, clarifying housing challenges, getting feedback on housing priorities, and determining how different demographic groups are impacted by the housing crises. Information gathered from this survey was used to inform content in the Kalamazoo County Housing Plan.

The target population for the survey was housed residents living in Kalamazoo County. For the purposes of this survey, all adults living in the household were asked to respond. As of 2020, Kalamazoo County has a population of 264,322, American Community Survey 5 year estimates. There are 207,218, individuals aged 18 and over residing in Kalamazoo County as of 2020, American Community Survey 5 year estimates. Additionally, there are 104,278 occupied housing units as of 2020, [Kalamazoo County Continuum of Care Annual Report](#).

A sample of residential addresses was obtained from the Kalamazoo County government. Because the county government utilizes the address list for emergency services, apartment units are not specified. This lack of information was accounted for by identifying multifamily residents in the address list and verifying the number of units at the address from voting records. Addresses to be mailed survey prompts were randomly selected from the augmented list. Moreover, the survey was also shared on social

media by cities, townships, villages, neighborhood groups, and nonprofits throughout Kalamazoo County.

The survey instrument was implemented via Survey Monkey on March 1, 2022, and concluded on May 22, 2022. A total of 35,500 survey prompts were mailed to homes in Kalamazoo County. Resource limitations led to the selection of a multifaceted approach to advertising the survey among housed residents of Kalamazoo County. Moreover, this approach would attempt to account for the errors that could occur from administering a survey prompts only via a mailer.

From the 35,500 survey prompts that were mailed, 3,000 responses were received. Of the total population, the survey received a response rate of 1.4%. As the survey results were not a random sample of the county, the responses were weighted to reflect county demographics. The responses were more concentrated in homeowners and white individuals than the county's population. For example, according to the U.S. Census American Community Survey, about 35% of households are renters. In the survey responses, about 15% were renters. Iterative proportional fitting (raking) was used to weight the results by both renters or owners, and race/ethnicity. Reweighting the survey responses brought the results closer to a representative sample of the county and helped reduce the possibility of response bias.

# Methodology

## Unhoused Survey Methodology

The intent of this survey was to document the housing characteristics and preferences of unhoused residents of Kalamazoo County. Survey questions focused on the impacts of programs and services, needs that are not being met, clarifying past and present housing challenges, getting feedback on housing priorities, and determining how different demographic groups are impacted by the housing crises. Information gathered from this survey was used to inform content in the Kalamazoo County Housing Plan.

The target population for the survey was unhoused residents living in Kalamazoo County. For the purposes of this survey, unhoused individuals were self-identified. As of 2020, Kalamazoo County had a population of 264,322, according to the American Community Survey 5 year estimates. At least 2,112 individuals experienced homelessness in Kalamazoo County in 2020, [Kalamazoo County Continuum of Care Annual Report](#). The unhoused survey received 169 responses.

The Continuum of Care worked with multiple different organizations to reach those who are experiencing homelessness. The target population was category one: literal homeless. This is defined as an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by

charitable organizations or by federal, state, and local government programs); or (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution. An individual or family has to meet only one of the above criteria to qualify as literal homeless. Partner organizations volunteered their time and energy to administer the survey through computers, phones, and tablets. The organizations serve or work with those who are unhoused in different capacities, including street outreach, case management, shelters, and transitional housing. These organizations included the Disability Network, Cope/Kalamazoo Homeless Coalition, Ministry with Community, Open Doors, Kalamazoo Gospel Mission, Recovery Institute, South County Community Services, Vine Neighborhood, YWCA, Integrated Service of Kalamazoo, and Housing Resources Inc.

The survey instrument was implemented via Survey Monkey on March 20, 2022 and concluded on May 31, 2022. The compensation for unhoused individuals' time to complete the survey was a \$10 gift card.

Of the total unhoused population from the 2020 annual report, the survey received a response rate of 8%.

# **Attachment E**

## **Oshtemo Township Housing Study**

An excerpt of the W.E. Upjohn Institute Oshtemo Township Housing Plan dated 2023 is included in this Plan. The complete Oshtemo Township Housing Plan can be found here: <https://www.oshtemo.org/files/assets/public/v/1/planning/documents/oshtemo-twp.-housing-plan-adopted.pdf>

# Oshtemo Township Housing Plan 2023



Prepared by the W.E. Upjohn Institute and the Southcentral Michigan  
Planning Council for the Oshtemo Township Board



W.E. UPJOHN  
INSTITUTE  
FOR EMPLOYMENT RESEARCH

By Emily Petz, Dakota McCracken, Gerrit Anderson, Lee Adams, and Brian Pittelko

Adopted: 12/12/2023

## Acknowledgments

No single group or solution will solve the housing crisis. As such, many individuals and organizations were asked to contribute to the creation of this housing plan, including municipal leaders, realtors, developers, employers, nonprofit agencies, and residents. The Planning Commission worked as the steering committee to provide critical direction and innovative ideas to the planning process, which in turn guided the goals and objectives of this plan. Stakeholders' input on these strategies is vital, as their knowledge of local conditions and politics helps determine which are likely to succeed. In addition to the public Planning Commission meetings, eight special public meetings in the evening and on weekends were held to collect feedback on preliminary results. Survey responses were collected from 503 residents in the Oshtemo targeted survey. Further, 435 additional survey responses were received from Oshtemo residents countywide in the Kalamazoo County survey. This strong participation demonstrates the high level of concern, passion, and interest among residents regarding housing solutions for Oshtemo Township.

Formulating this housing plan would not be possible without the hard work of the Planning Commission and the Community Development Department at Oshtemo Township. Additional support provided by Township volunteers was invaluable in getting the word out about the housing survey. In addition to those who answered the survey, we had around 55 participate in stakeholder in-person and Zoom meetings. We are grateful for the collaboration and partnerships that formed during this process.

## Planning Commission members

Kizzy Bradford (TB liaison)  
Philip Doorlag  
Deb Everett  
Zak Ford (TB liaison)  
Scot Jefferies  
Micki Maxwell  
Alistair Smith  
Bruce VanderWeele  
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Chetan Vyas

## Local Housing Experts and Residents

Curt Aardema  
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Melissa Fish  
Gary Heckman  
Kelley Kellis  
Christy Lash  
Rich MacDonald  
Susan Riker  
Paula Rumsey  
Mary Shuster  
Neil Sikora

## Township Board members

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Kizzy Bradford  
Clare Buszka  
Kristin Cole  
Dusty Farmer  
Zak Ford  
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## Staff Support

Colten Hutson (Zoning Administrator)  
Iris Lubbert (Planning Director)  
James Porter (Township Attorney)

The Township wishes to thank the residents that attended the public meetings and participated in the online survey. Your feedback and participation were an invaluable part of the plan!

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1

# Introduction

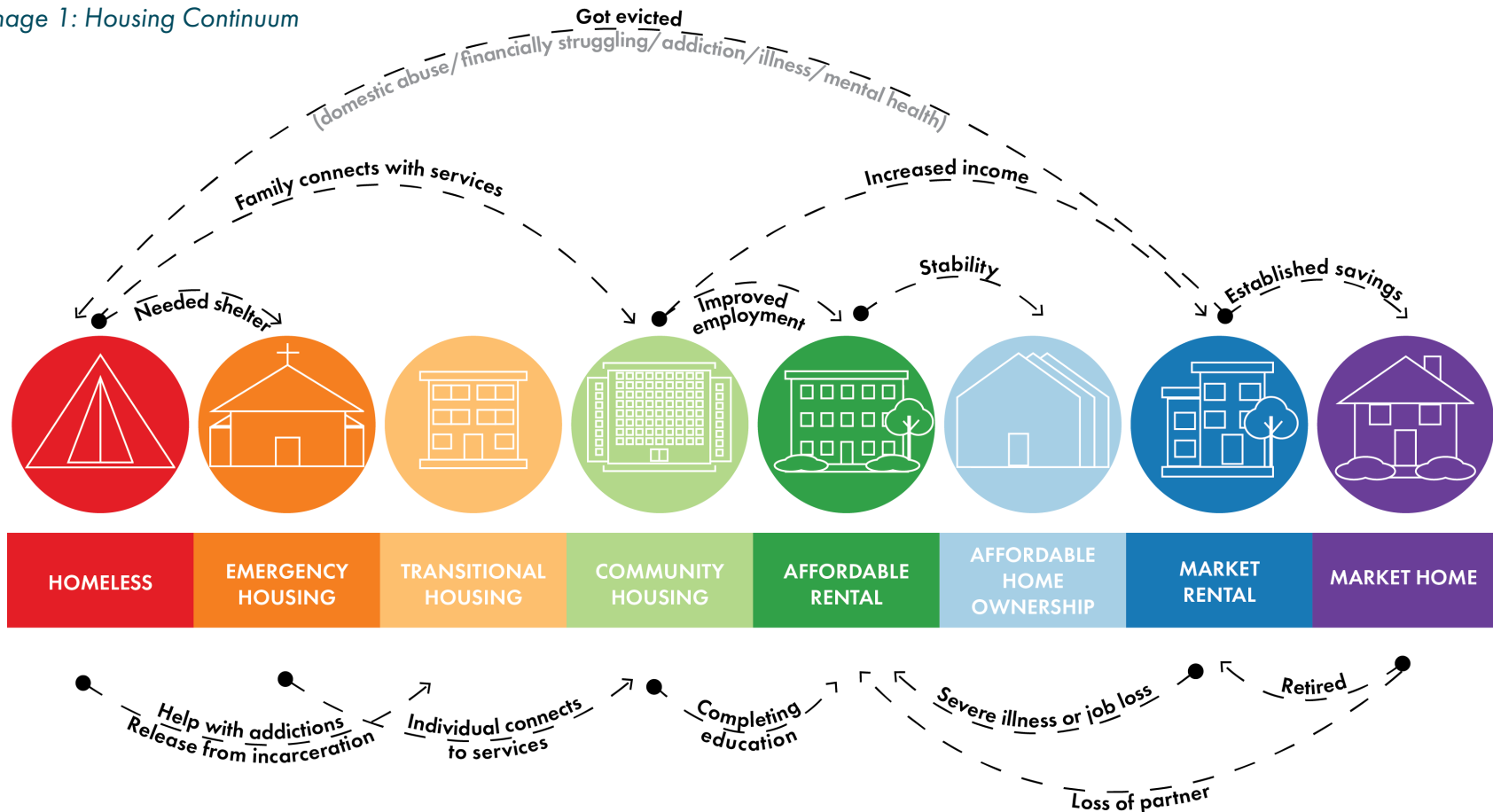
# Introduction

## 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

## Creating This Plan

The Upjohn Institute was asked by the Oshtemo Township Board to complete a housing plan for the community. This plan will cover the housing needs assessment, market demands, results from the Oshtemo Township Housing Survey, the Oshtemo portion of the countywide housing survey, and goals and objectives. Community and committee engagement guided the direction and focus. The data and survey results contextualized the housing pressures and frustrations experienced throughout the Township. We cannot stop change, but we can take a proactive approach to guiding the changes and growth to provide a better future. The plan provides the data to see where we are currently, where we can go and how we can get there.

## Executive Summary

A healthy housing continuum provides homes for those with a range of incomes or in different life situations. Oshtemo Township has a shortage of housing units at multiple price points. Low rates of construction, high construction costs, increased demand from a growing population, and housing costs that are increasing faster than wages have contributed to the shortage and affordability issues. This plan uses a number of indicators to assess the condition of the housing continuum. The indicators examined include the current and projected population, the existing housing stock, and the needs and desires of the current population. Population indicators and survey results are needed to understand the current and future demand for housing. An examination of the existing housing stock is needed in order to grasp what problems currently exist and which housing types are needed going forward. Assessing the needs and desires of the existing population helps guide decision-making around how resources are utilized to provide the greatest benefit to Township residents.

Fortunately, many strategies are available to help alleviate some

of the housing concerns found in the Township. These strategies are most effective when community partners band together to implement them as a cohesive unit.

In 2021, the population of Oshtemo Township stood at 23,583. It had grown about 5 percent during the preceding five years, a higher growth rate than that of the state overall, which was 1.54 percent for that same period. The Township has grown by 205 households since 2016. Among homeowners, one-person households and two-person households have declined by 3.0 and 7.5 percentage points, respectively. From 2016 to 2021, the population of Oshtemo Township became more racially diverse. The fastest-growing ethnic/racial group is the one categorized as “Two or More Races,” whose proportion increased by more than 4 percentage points over the five-year period.

Housing-unit construction in Oshtemo Township has remained low following the housing crash of the Great Recession. Even as the housing bubble burst, Oshtemo continued to grant building permits, while permits in the county overall declined. Both the Township and the county have found a stable level of construction since the recovery, though Oshtemo has been trending downward since 2018. While the pace of permitting countywide is modest, Oshtemo Township is missing out on potential growth and unmet demand.

Lower inventory of housing is one of the drivers of higher prices: demand for housing is high, but there are fewer available homes

**Affordability** is defined as a household paying 30 percent or less of its total gross annual income on housing. This is an inclusive definition that can be used for either market-rate or subsidized housing. Conversely, income-qualified units are intended only for low- and moderate-income households.

# Introduction

than in the past. Housing prices and weekly earnings were trending generally together until 2018. Then, wages stagnated until the end of 2020 before rising steadily through 2021. During the same period, home prices rose steadily until flattening in 2022. The resulting gap is stark, making many homes unaffordable even as wages are rising.

The high proportion of university students in Oshtemo Township likely lowers the median income. Residents under the age of 25 making less than \$20,000 a year account for twice the rate in Oshtemo Township as they do statewide. Additionally, over 15 percent of the senior-aged population in Oshtemo Township make less than \$20,000 annually, and 28 percent of Oshtemo seniors make less than \$30,000 annually, indicating that some seniors likely struggle to afford housing without being cost-burdened.

Overall, the number of owner-occupied housing units in Oshtemo Township increased by more than 50 from 2016 to 2021. However, there was a decline in homeownership in Census Tract 29.05 (the section of the Township south of the Amtrak line and west of U.S. 131) by 1.81 percent.

The housing concerns in Oshtemo Township 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. The supply-and-demand chapter shows that 2,300 renting households are burdened by their current housing costs. Most of these renters earn below \$20,000 per year and would need rental units costing below \$500 per month for relief from that burden. There are fewer than 1,000 overburdened homeowners, in a wide range of incomes. The largest group, at 300 households, are making \$35,000 to \$49,999 per year. These households would need homes of between \$115,000 and \$163,000 (depending on property taxes and loan parameters) to afford payments of \$875 to \$1,249 per month.

According to our estimates, the Township needs to enable the development of 750 new housing units to address housing issues. This includes population-growth projections and pent-up demand from the past under production of housing. This will require a substantial public private investment—an estimated \$177 million.

In total, 504 responses were received in the Oshtemo Township Survey, for a coverage rate of 5 percent of households. This is within the standard range for survey responses. Homeowners make up just over half of Oshtemo Township residents but represent over 85 percent of respondents to the survey. To account for this, data from the survey questions were apportioned by renter and owner to show responses separately. The purpose of the survey was to provide additional public engagement and feedback during a time when in-person meetings decreased. The survey responses do not represent the demographics of the community based on the U.S. Census's American Community Survey. There was a strong difference between renter and owner responses on further development of multifamily housing. The largest portion of renters—over 45 percent—strongly agreed that multifamily housing options were important. Owners were more evenly distributed but seem generally not to be in favor of multifamily housing, as “strongly agree” was the smallest response.

Owners and renters have different challenges when it comes to finding housing. Renters' primary concern is price. Their second and third concerns are the pace by which units are leaving the market and the various housing options. For owners, the issues were more evenly distributed, but the pace of homes on the market was the most frequent response. When asked what they were looking for when choosing a home, renters' top response indicated a desire to live in a mixed-income neighborhood. They also prioritized proximity to work more highly than homeowners did. Homeowners' responses most often prioritized factors associated with family life, such as parks, schools, and proximity to family.

# Methodology

## Kalamazoo County Survey Methodology

The intent of this survey was to document the housing characteristics and preferences of housed residents of Kalamazoo County. Survey questions were focused on determining demand for specific housing types, location preferences, clarifying housing challenges, getting feedback on housing priorities, and determining how different demographic groups are impacted by housing crises. Information gathered from this survey was used to inform content in the Kalamazoo County Housing Plan.

The target population for the survey was housed residents living in Kalamazoo County. For the purposes of this survey, all adults living in the household were asked to respond. As of 2021, Kalamazoo County had a population of 261,108 [1]. There were 204,985 individuals aged 18 and over residing in Kalamazoo County as of 2021 [2]. Additionally, there were 105,990 occupied housing units as of 2020 [3].

A sample of residential addresses were obtained from the Kalamazoo County government. Because the county government utilizes the address list for emergency services, apartment units are not specified. This lack of information was compensated for by identifying multifamily residents in the address list and verifying the number of units at the address from voting records. Addresses to be mailed survey prompts were randomly selected from the augmented list. Moreover, the survey was also shared on social media by cities, townships, villages, neighborhood groups, and nonprofits throughout Kalamazoo County.

The survey instrument was implemented through Survey Monkey on March 1, 2022, and concluded on May 22, 2022. A total

of 35,500 survey prompts were mailed to homes in Kalamazoo County. Resource limitations led to the selection of a multifaceted approach to advertising the survey among housed residents of Kalamazoo County. Moreover, this approach would attempt to account for the errors that could occur from administering survey prompts only by way of a mailer.

The mailed survey prompts, social media campaigns, and other advertising methods yielded roughly 3,000 responses. Of those roughly 3,000 responses, 435 were from Oshtemo Township residents. It is essential to incorporate these responses in this plan to ensure the largest number of Oshtemo Township residents' perspectives were considered. The results and analysis of these responses are found in Chapter 4.

# Methodology

## Oshtemo Township Survey Methodology

The intent of this survey was to document the housing characteristics and preferences of housed residents of Oshtemo Township. Survey questions were focused on determining demand for specific housing types, location preferences, clarifying housing challenges, getting feedback on housing priorities, and determining how different demographic groups are impacted by housing crises. Information gathered from this survey was used to inform the Oshtemo Township Housing Plan.

The target population for the survey was housed residents living in Oshtemo Township. For the purposes of this survey, all adults living in the household were asked to respond. As of 2021, Oshtemo Township had a population of 23,583 [1]. There were 18,687 individuals aged 18 and over residing in Oshtemo Township as of 2021 [2]. Additionally, there were 10,383 occupied housing units as of 2021 [3].

The survey instrument was implemented through Survey Monkey on November 18th, 2022 and concluded on March 10th, 2023. The survey was shared on a postcard to all addresses registered to vote in Oshtemo Township. It was shared on the Township newsletter, through multiple social media posts and posters were made for apartments where posting was possible. In total, 504 responses were received, for a coverage rate of 5 percent of households. This is within the standard range for survey responses.

# **Attachment F**

## **9<sup>th</sup> Street Sub-Area Plan**

## **9<sup>th</sup> Street Sub-Area Plan**

In the 1990's, when the Township prepared the last Master Plan, the 9<sup>th</sup> Street corridor was studied as part of a larger 9<sup>th</sup> Street Focus Area that included the West Main Street Sub-Area. Since that time, significant development has occurred along 9<sup>th</sup> Street. The intersection of West Main Street and 9<sup>th</sup> Street has become a major commercial node for the western Kalamazoo market, and new residential neighborhoods have been developed along 9<sup>th</sup> Street and in the area surrounding that node.

Despite the drop-off in development between 2007 and 2011, traffic levels and development interest has remained steady along 9<sup>th</sup> Street and West Main Street. There remain several large vacant parcels within the area prime for development. Due to the large undeveloped parcels, the proximity of the new residential neighborhoods, and the important rural corridor that connects them all, the 9<sup>th</sup> Street Sub-Area deserved its own analysis separate from West Main Street.

Previous plans have called for low density, residential development and preservation of the rural character and natural features captured by these large parcels. However, as times and conditions change, it is reasonable to ask whether this is still practical, or whether the limit of commercial development at the 9<sup>th</sup> Street and West Main Street intersection should be allowed to expand. Exploring this issue, among others, was the purpose of the sub-area study.

### **What is a Sub-Area Plan?**

A Sub-Area Plan is an individual component of the overall Township Master Plan. A Sub-Area is an area with unique circumstances that requires a deeper evaluation and further public input before establishing a plan for future development. This Sub-Area Plan includes a vision, goals, principles of development, and a future land use map just like the overall Master Plan, although in more detail than the Township-wide Plan. Completed after adoption of the Master Plan, the Township has amended the Plan to add this Sub-Area Plan as an appendix.

### **Existing Conditions**

#### **Regional Location**

The 9<sup>th</sup> Street Sub-Area is located in the eastern portion of the Township. The Sub-Area is located along 9<sup>th</sup> Street extending from just north of Meijer and Menards south to KL Avenue. The Sub-Area extends from 8<sup>th</sup> Street to the parcels east of 9<sup>th</sup> Street but also includes parcels fronting on KL Avenue from 9<sup>th</sup> Street to the existing apartment developments.

The 9<sup>th</sup> Street Sub-Area is also influenced by the development that has occurred on the land surrounding it:

- To the north, in addition to the intense commercial development occurring at West Main Street and 9<sup>th</sup> Street, significant residential development has occurred in the Westport neighborhoods.

- To the east, West Main Street and Drake Road have become major commercial and high density residential corridors, particularly east of US-131, providing services and conveniences to residents in the Township and region.
- To the south, the Oshtemo Village area has plans for redevelopment, a new elementary school has been constructed, and 9<sup>th</sup> Street has been improved (and will continue to be improved as discussed later) providing a better link to growing residential centers in the County and I-94.

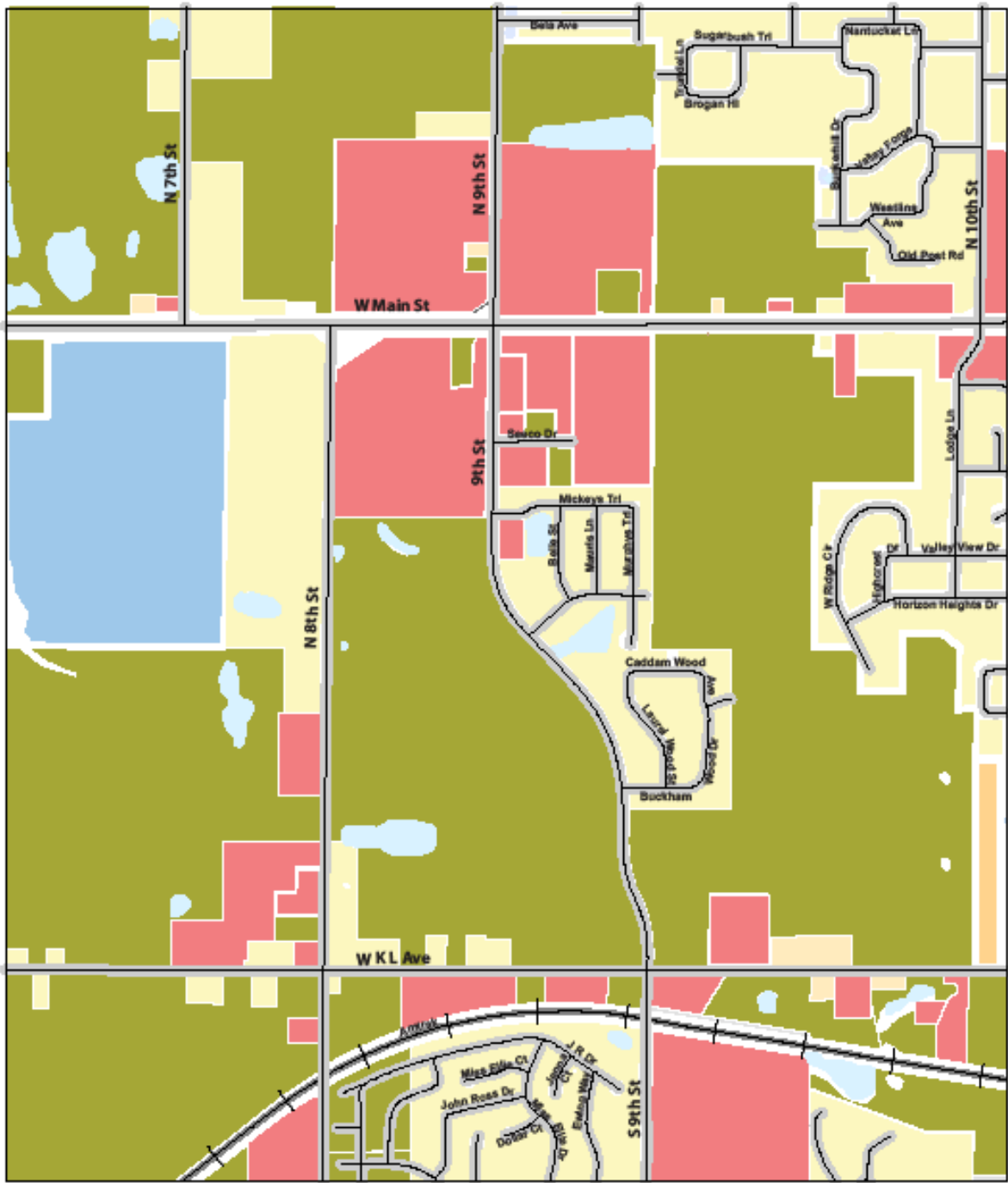
In the past decade, Oshtemo Township and Texas Township have seen the highest levels of growth in the County showing that the centers of population growth and development are in the west side of the region. With the new commercial development and the infrastructure improvements that have been made, 9<sup>th</sup> Street has become a significant link in the regional transportation network.

### **Existing Land Uses**

Unlike some of the previous Sub-Areas that have been studied, the 9<sup>th</sup> Street Sub-Area contains a significant amount of development in addition to large undeveloped areas.

- The commercial development at West Main Street and 9<sup>th</sup> Street is nearly built-out and has a strong influence on the Sub-Area. The intersection contains a combination of retail, service, and office development, including a few big box retailers.
- South of this area and on the east side of 9<sup>th</sup> Street are two single-family residential neighborhoods. The northernmost was developed through the Planned Unit Development (PUD) process, which allows limited commercial development along the 9<sup>th</sup> Street frontage. One such unit has already been developed (Hannapel Home Center).
- Uses along the south side of KL Avenue are a mixture of heavy commercial and light industrial uses. Similar uses are also found at the northwest corner of 8<sup>th</sup> Street and KL Avenue.
- There are a few rural residential homes fronting on KL Avenue east of 8<sup>th</sup> Street.
- The character on 8<sup>th</sup> Street is primarily residential / rural residential with several homes of various styles and ages located along the road.
- The large vacant parcels are predominately located between 8<sup>th</sup> Street and 9<sup>th</sup> Street north of KL Avenue. The parcels include rolling hills, woodlands, a few open water areas, and fields.

(Insert Existing Land Use Map)

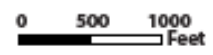


**Existing Land Use**

Oshtemo Charter Township, Kalamazoo County, Michigan

- Low Density Residential
- High Density Residential
- Commercial/Industrial
- Public/Semi Public
- Infrastructure
- Undeveloped

Base Map Source: MIGDL v6b & v7b  
 Data Source: Oshtemo Township, 2008;  
 McKenna Associates, 2008



**Draft**  
**McKenna**  
 ASSOCIATES

10/18/11



## **Zoning**

The sub-area is divided primarily between the R-2 Residence district, the C Local Business district, and the I-1 Industrial District Manufacturing & Service district. The 9<sup>th</sup> Street Focus Area Overlay Zone is also within the sub-area. The C district is located at the corner of 9<sup>th</sup> Street and West Main Street and is inclusive of the existing commercial development at that location. (A small strip of C zoning also exists on the north side of KL Avenue east of 8<sup>th</sup> Street.) The I-1 district is located on the south side of KL Avenue extending from west of 8<sup>th</sup> Street east to 11<sup>th</sup> Street. It also includes several parcels on the west side of 8<sup>th</sup> Street north of KL Avenue.

The remainder of the sub-area is in the R-2 district. The R-2 district is a single and two family residential district. However, use of the PUD development process within this area does allow for limited commercial development. The Sky King Meadows development was developed as a PUD and allows limited nonresidential uses along the 9<sup>th</sup> Street frontage. One use has been developed and was consistently used as an example of the type of development envisioned on the vacant land within the Sub-Area.

The parcels on the north side of KL Avenue east of 9<sup>th</sup> Street are also included in the 9<sup>th</sup> Street Overlay Zone in addition to being zoned R-2. This overlay also allows for office development as a special exception use under certain conditions, in addition to the uses permitted in the underlying zoning district.

## **Public Services / Infrastructure**

### **Transportation**

The 9<sup>th</sup> Street Sub-Area includes several key transportation routes for this immediate area and the Township in general. 9<sup>th</sup> Street is a two-lane road at the northern border of the Sub-Area. Travelling south and approaching the West Main Street intersection, the roadway expands to five lanes wide with the addition of access lanes for the shopping centers and turn lanes at the intersection. South of the intersection, the roadway is five lanes wide before reducing back to two-lanes south of the commercial development. A turn-lane is provided at the Buckham Wood Drive access point. Limited transit service is available along 9<sup>th</sup> Street (based at the commercial centers). There are no sidewalks or non-motorized facilities along 9<sup>th</sup> Street although there are some facilities provided within the neighborhoods and some commercial developments. Signalized intersections are located at both KL Avenue and West Main Street as well as at Seeco Drive.

The Kalamazoo County Road Commission (KCRC) is planning to improve 9<sup>th</sup> Street in 2012. Although the design plans are not finalized, the plans tentatively include widening the two-lane portion of the roadway from KL Avenue north to three lanes with curb and gutter and drainage improvements. An extended shoulder (five feet) is anticipated to provide some space for pedestrian or non-motorized use. The Township Non-motorized Pathway Plan calls for a separated pathway (10' asphalt) along 9<sup>th</sup> Street in this area. It is unlikely that this will be installed at this time during this project due to lack of funding.

Both 8<sup>th</sup> Street and KL Avenue are two lane roads with large trees and tree canopies along the roads. Neither road has transit access or any pedestrian or non-motorized facilities. Although anecdotes and comments from the public input session indicate that traffic levels are increasing along these roadways, the KCRC has no plans at this time for major improvements to either roadway. 8<sup>th</sup> Street is a designated collector road, and any improvements would rely heavily on local funds. Therefore, KCRC has focused its efforts and federal funding on 9<sup>th</sup> Street, an arterial. KL Avenue likely has a sufficient amount of non-residential development and access points as well as existing traffic to warrant improvement and redevelopment. However, due to the sharp topography to the south, significant underground utility lines that exist there, and groundwater in the area, it would be very challenging and likely cost prohibitive to undertake an expansion of KL Avenue to three lanes.

Because KL Avenue and 9<sup>th</sup> Street are key transportation corridors in the Township, not only in the Sub-Area but for transportation throughout the Township, the capacity and efficiency along these corridors must be protected as the vacant parcels are developed. Access points to these roadways will be limited and strategically located based upon existing access points across the road and the topography and natural features. Internal roadways will be developed to provide access to developed parcels and parking facilities and minimize drives and access points onto the adjacent roadways. These internal roadways will also improve the local street network in this area between neighborhoods and provide opportunities for interconnectivity to residents allowing for more efficient movement and travel. Use of stub streets and connection to existing development will create a seamless network throughout the Sub-Area. Through proper design, routing, and traffic calming mechanisms, the network will limit use of the local street network by outside vehicles as a shortcut opportunity.

During the Design Workshop, several comments were made by members of the public attending the session about the transportation system and specifically the 9<sup>th</sup> Street corridor. Concerns included the speed and amount of traffic on 9<sup>th</sup> Street, delays at the intersections at both KL Avenue and West Main Street, the lack of pedestrian and non-motorized facilities, and challenges posed by the curves and hills along the roadway. Workshop participants identified the importance of the corridor and emphasized the existing character and rural / natural aesthetic that exists along 9<sup>th</sup> Street (as well as KL Avenue and 8<sup>th</sup> Street). Ensuring these issues are addressed as the roadway is improved is a primary goal of this Sub-Area Plan. As development occurs and the roads are improved, the existing vistas and character of the roadway should be maintained.

## **Utilities**

Currently, only public water service is available throughout the entire 9th Street Sub-Area. Development in this area would be able to tap into the water supply and access public water.

Public sanitary sewer service is available in portions of the Sub-Area. A public sewer main is located along 9<sup>th</sup> Street and provides public sewer service to the development along 9<sup>th</sup> Street. The sewer extends east of 9<sup>th</sup> Street south of KL Avenue along the existing Amtrak right of way.

There is currently no public sewer service west of 9<sup>th</sup> Street (other than at the intersection of West Main Street). As development occurs, it can be extended from 9<sup>th</sup> Street.

All other utilities are available to the property as well.

## **Stormwater Management**

Stormwater management is a concern in any rapidly developing area. However, this area has developed particularly quickly, especially at the intersection of West Main Street and 9<sup>th</sup> Street, and this development has included a significant amount of impervious surface. Although all development has included stormwater provisions, surrounding property owners discussed rising groundwater levels and increasing water levels within retention ponds, particularly during rain events.

The Plan encourages the use of natural, low-impact mitigation techniques, such as swales and rain gardens, designed to provide for effective management of stormwater. Shared systems are encouraged, particularly in areas where existing topographic conditions encourage stormwater flow to continue its natural pattern or where other aspects of the development are already being coordinated. See the Physical Character and Environment chapter of the Master Plan (Chapter 4) for a more detailed discussion of stormwater management techniques. The KCRC will be utilizing similar techniques when improving 9<sup>th</sup> Street and addressing drainage issues along this corridor and associated with the widened roadway.

## **Public Input**

### **Township-Wide Public Input**

Township-wide public input was gathered for the Master Plan in general. Because this comprehensive effort was well-received and involved the entire Township, the results still carry weight for the sub-areas, too. A review of these results provides some guidance for this particular area as well.

In the fall of 2008, Oshtemo Township conducted a visioning workshop consisting of several different exercises. This was followed in the spring of 2009 with an opinion survey of randomly selected residents throughout the Township. The opinion survey had a response rate of 34 percent, well above the typical response rate for similar surveys. The Master Plan provides an overall description of the process and results; a detailed summary of the full results is provided in the Appendix. Below are some specific items that are relevant to the 9<sup>th</sup> Street Sub-Area:

- On the Township survey, when asked to select terms that describe the portion of the Township between Drake Road and 8th Street, the top four terms selected by respondents were “commercial”, “congested”, “high density,” and “open spaces threatened.”
- When asked whether expanding commercial development was important, respondents were split. About one quarter (26.6%) indicated it was “not important” (1 on a 1-5 scale)

while 35.6% indicated it was “somewhat important” or “important” (4 or 5 on a 1-5 scale).

- When asked what they liked about living in the Township, the most often indicated items were “shopping, services, convenience, close to city” (60%); “rural, open, small town” (38.8%); and “roads, freeways, convenient access to...” (17.7%). When asked for items they would improve, respondents most often indicated “roads (snow removal, maintenance, signals, etc.)” (23.1%); “sidewalks, pathways” (12.5%); and “growth, development, control and management of...” (11.7%).
- The survey asked respondents where future commercial development should occur and indicated that they could select two choices from a list of six (including “other”). “West Main Street, East of 9<sup>th</sup> Street” (44.4%) and “9<sup>th</sup> Street, South of West Main Street” (34.4%) were two of the top three choices.

### **Design Workshop**

To focus on the vision for the 9<sup>th</sup> Street Sub-Area, a design workshop was held in October 2011. The workshop included four focus group stakeholder meetings. The sessions were held with the following groups of stakeholders:

- Property Owners
- Transportation and Utilities
- Neighbors and Natural Resources
- Government

Attendees engaged in a thorough discussion of the Sub-Area, past and current use of the area and surrounding property, and their vision for the future of the Sub-Area. Attendees identified the positive attributes of the area, the challenges that exist there, and the principles the Township should apply to future development. The results of these discussions are provided in the appendix.

In the next exercise, land owners, neighbors, and residents allocated future land uses on a map of the sub-area in accordance with their vision for the future. Working in small groups, the participants discussed the best layout for future uses and illustrated their ideas on individual maps. This allowed them to understand the challenges faced by the Township and the Planning Commission and also gave them direct input in the planning process.

All of the information gathered was used by the design team to formulate a preliminary draft plan for the Sub-Area. The preliminary plan included principles for development and a draft land use map.

## **Vision, Goals, and Principles**

The Master Plan contains Goals and Objectives to describe the vision for the Township as a whole and how to achieve them. (See the Goals and Objectives Chapter of the Master Plan – Chapter 7). These overall goals and objectives also apply to the 9<sup>th</sup> Street Sub-Area and will help shape the development that occurs along this corridor.

However, due to the unique circumstances in this Sub-Area, a specific vision and set of goals developed for the Sub-Area will further guide development in this area.

### **Vision for the Sub-Area**

The 9<sup>th</sup> Street Sub-Area is very much representative of Oshtemo Township. Primarily a rural corridor, much of the corridor is flanked by open spaces, wild flowers, and large trees. An important corridor for transportation in the Township, many residents and visitors pass this area on a daily basis, and it is therefore important that the corridor not only continue to function efficiently in this role, but that it also presents the appropriate image and character for the Township. As market conditions improve and interest in developing the large vacant parcels grows, the form and intensity of the development must be such to maintain the capacity and function of the corridor as well as maintain the existing, rural character of the area.

### **Goals for the Sub-Area**

Goals for this Sub-Area describe how the vision for future development will be accomplished in greater detail. Principles have also been established that will guide future land use and development of the 9<sup>th</sup> Street Sub-Area. The development principles have been sorted and placed under the appropriate goal.

Future market conditions may change, development trends may evolve, and new ideas may emerge that were not anticipated. Regardless, the following goals and objectives will apply irrespective of the type of development that is proposed in the future.

### **GOAL ONE**

**Corridor:** Future development in the 9<sup>th</sup> Street Sub-Area will recognize its location along a significant rural corridor in the Township and shall ensure future development presents the appropriate character for the Township.

- A green corridor with enhanced building and parking setbacks must be provided along 9<sup>th</sup> Street, the north side of KL Avenue and the east side of 8<sup>th</sup> Street to maintain the rural character of these roads and this area as development occurs.
- Uses within the Sub-Area will utilize quality design and materials consistent with the character of the Township and be coordinated throughout the larger development area.

- Form and character standards will be established so that appearance becomes as important as the specific uses established in this area.
- Use of Planned Unit Development will be promoted to ensure development is coordinated and consistent across large parcels, particularly in regards to access, parking, and design.
- Development will incorporate existing landscape and topography into site layout and design to provide screening and natural setbacks and enhance the rural character of the development.
- Low intensity office and commercial developments will be allowed along the frontage of 9<sup>th</sup> Street and along KL Avenue.

## **GOAL TWO**

**Transportation / Infrastructure:** Future development within the 9<sup>th</sup> Street Sub-Area will maintain the efficiency of the existing transportation system and provide a safe and efficient local transportation network within new development along with other necessary infrastructure and utility improvements.

- Ensure future development complies with the Township's Access Management Plan.
- Require interconnections between developments where reasonable and efficient.
- Coordinate with MDOT and KCRC to ensure future road improvements are consistent with Complete Streets policies, this sub-area plan and other plans of the Township, including the Non-Motorized Facilities Plan.
- Complete or install non-motorized facilities on 9<sup>th</sup> Street and KL Avenue.
- Direct access points for new development to strategic, coordinated locations aligned with existing access points across the street with the potential for a signalized intersection at Buckham Wood Drive.
- As development occurs, provide Sub-Area with public water and sanitary sewer utility service.

## **GOAL THREE**

**Quality of Life:** Future development in the 9<sup>th</sup> Street Sub-Area will provide for a high quality of life for residents in and around the Sub-Area, including the protection of existing natural features.

- Protect the integrity and quality of life of existing and future neighborhoods and surrounding residential areas through buffers, location of land uses, dedication of open / green space, and incorporation of institutional uses.

- Provide trails and connections within the Sub-Area and with existing networks and activity centers outside the Sub-area, including a connection to the Township Park and the Library.
- Include a natural setback / buffer from 9<sup>th</sup> Street and KL Avenue to match the character of the Township.
- Integrate stormwater best management practices into development to limit off-site impacts of development.

## Future Land Use

The following map illustrates the desired future land use for the 9<sup>th</sup> Street Sub-Area. It is a supplement to the Township-wide Future Land Use Map. Also illustrated on the Sub-Area Map are a variety of transportation improvements that would be consistent with the Plan. These are not mandates, but as development occurs and road networks are developed, these should be used to guide the development and approval of such plans.

***Note that this Sub-Area map is generalized and the exact location of features on it will not necessarily dictate where development and infrastructure improvements will be implemented. This map is a guideline to be consulted when future development occurs. [PUT THIS PARAGRAPH INTO TEXT BOX.]***

## Opportunities & Constraints

Several characteristics of the Sub-Area and the facilities and properties surrounding the area will ultimately guide the development of the land. The opportunities and constraints identified here summarize several of the important issues that will factor into future development decisions.

- There are several large, vacant parcels in the Sub-Area that create an opportunity for development. These parcels contain a variety of different vegetation along with unique topography, which create an amenity for residential development.
- Future development will require creation of an internal circulation system, including the necessary access points on the adjacent roads.
- The area has limited transit service and there are no pedestrian or non-motorized facilities along the corridor. Non-motorized facilities will be needed in the future, particularly along 9<sup>th</sup> Street, and a transit stop should be added with new development.
- 9<sup>th</sup> Street will be widened to three lanes in 2012 along with improvements to the 9<sup>th</sup> Street / KL Avenue intersections. Western Michigan University (WMU) owns a large, vacant parcel in the Sub-Area with a significant amount of frontage on 9th Street. However, University officials indicate that the future use of this land is undetermined at this time.

## **Sub-Area Plan Designations**

### **9<sup>th</sup> Street Commercial**

The majority of the 9<sup>th</sup> Street and KL Avenue frontage has been designated as 9<sup>th</sup> Street Commercial. This designation reflects a commercial and non-residential vision along 9<sup>th</sup> Street that complements the rural nature of the Township as a whole.

Uses in this land use designation may consist of office buildings and low intensity commercial, similar to the use and intensity of the commercial development existing as part of the Sky King Meadows PUD (Hannapel Home Center). Auto-oriented and big box type retail are not envisioned in this land use designation. The Planned Unit Development tool will be promoted in this land use designation as a means to effectively and efficiently accommodate limited commercial development while keeping with the goals of this Sub-Area Plan.

To maintain the function and capacity of 9<sup>th</sup> Street and KL Avenue, uses will front on and gain access via an internal road network and shared access system. An enhanced setback from 9<sup>th</sup> Street is included as well with existing landscaping protected or other greenbelt plantings provided to further maintain the current rural character of the community.

## **ZONING IMPLEMENTATION**

The 9<sup>th</sup> Street Commercial designation may be implemented in the following ways:

- Creation of a 9<sup>th</sup> Street Commercial zoning district with form based code standards.
- Amendment of existing 9<sup>th</sup> Street overlay district.
- Review and potential amendment of PUD standards, particularly provisions regarding allowance for non-residential uses.
- Compliance with Township Access Management Plan.
- Inclusion of transportation and infrastructure improvements in Township Capital Improvement Plan (CIP).

### **Transitional Residential**

Areas designated Transitional Residential will allow for residential development primarily through PUD or cluster development processes in order to allow for innovative neighborhoods while protecting existing natural resources and open space areas. Where the development is adjacent to the 9<sup>th</sup> Street Commercial designation, medium density residential uses such as condominiums, senior housing, and 2-4 family units would be appropriate. As the development area transitions away from the adjacent commercial use towards existing residential neighborhoods (either along 8<sup>th</sup> Street or to the north), the density and intensity of development shall decrease. Uses here shall include low density, single-family uses as well as parks and institutional uses. Through a coordinated plan, the overall development area shall provide a smooth transition from the non-residential development allowed along 9<sup>th</sup> Street and KL Avenue to the existing rural and low density residential neighborhoods.

Development should incorporate the existing natural resources and elements of the natural landscape (such as the topography and vistas) into the site layout and development design. The existing topography and open spaces create natural areas for development. As this is done, natural corridors will be created throughout the development creating habitat areas for wildlife and providing means for wildlife to navigate through the development. This will also provide trail, pathway, and recreation opportunities for residents.

Clearly, preservation of open space will be important in the Transitional Residential designation. There are a variety of ways open space preservation can be achieved, including:

- Purchase of land by the community, a foundation, or a conservancy.
- Conservation easements placed on the land by the owner limiting development.
- Purchase of development rights from property owners, their transfer to another area where development is intended, and their use to increase the allowable density in the receiving area.
- Clustered development onto a portion of a site with the remainder of the property set aside as permanent open space.

These tools are anticipated to allow future residential development while protecting the character of the nearby land and natural resources. The density of the future development shall be the same as would be otherwise permitted under conventional low to medium density residential development with provisions made to encourage clustering of these lots or otherwise setting aside open space and natural features. Formal policies implementing these tools and policies will be necessary.

Transportation improvements to support additional vehicles, non-motorized users, and residents will be critical as development occurs. Interconnection of the local street network needs to be established as limited access points will be permitted on 8<sup>th</sup> or 9<sup>th</sup> Streets. With additional residents along the corridor, bicycle and pedestrian amenities are needed on 9<sup>th</sup> Street and KL Avenue to reduce potential for accidents and improve the quality of life for residents and their mobility options.

## ZONING / IMPLEMENTATION

The Transitional Residential designation may be implemented in the following ways:

- Creation of a new Transitional Residential zoning district
- Creation of a Transitional Residential overlay district requiring use of open space preservation development
- Establishment of proper mechanisms and incentives to protect open space and natural features
- Coordination with property owners
- Inclusion of transportation and infrastructure improvements in Township Capital Improvement Plan (CIP)

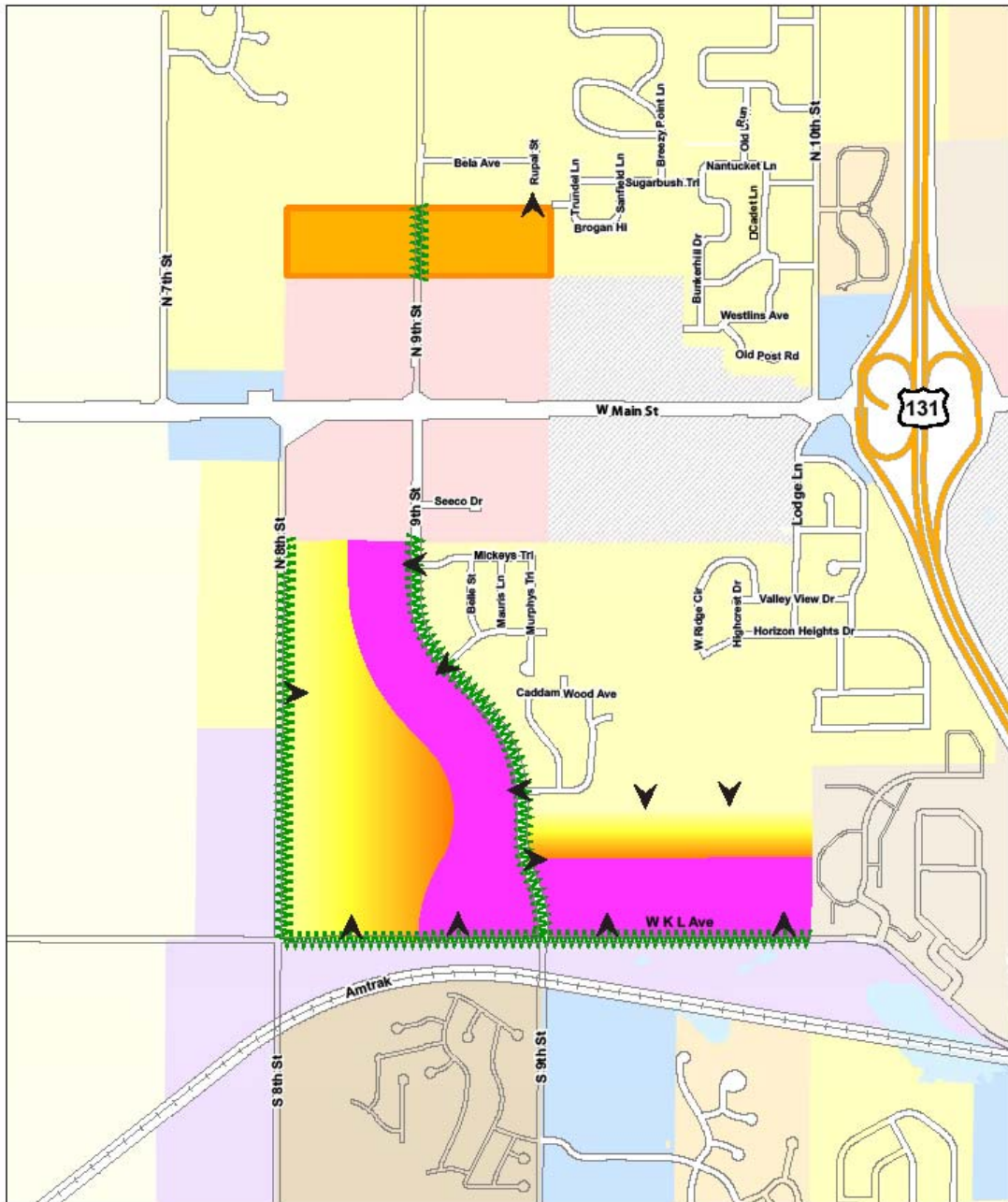
## Medium Density Residential

The northern portion of the Sub-Area quickly changes from a commercial character to a suburban / rural residential character. Nonetheless, the lands immediately to the north of the commercial development are adjacent to the large, unattractive stormwater retention ponds for Meijer and Menards and face the rear of these facilities and their loading docks. This is not a good neighbor for single-family or rural residential development. Water and sewer are available in this area. Therefore, the plan calls for a thin band of a transitional use – medium density residential – to provide a buffer between the intense commercial development to the south and the existing residential development to the north.

The medium density residential category includes single, double, and four-family dwelling units as well as senior-oriented housing. Due to increased density, development should include open space and proper stormwater management techniques. Circulation between adjacent developments must be provided, as applicable.

#### ZONING / IMPLEMENTATION

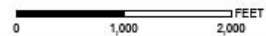
- Review and update / amendment of current R-3 zoning district standards
- Establishment of overlay standards consistent with the intent of this area
- Compliance with Township Access Management Plan














DRAFT November 01, 2011

## 9th Street Sub Area Plan

Oshtemo Charter Township, Kalamazoo County, Michigan



- |   |                            |   |                            |
|---|----------------------------|---|----------------------------|
|  | Transitional Residential   |  | Low Density Residential    |
|  | Medium Density Residential |  | Medium Density Residential |
|  | 9th Street Commercial      |  | High Density Residential   |
|  | Green Corridor             |  | Transitional Mixed Use     |
|  | Access Points              |  | General Commercial         |
|   |                            |  | Sub Area                   |

Data Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 10s.  
Aerial Source: Kalamazoo County, 2010  
Data Source: Oshkoro Township, 2008; McKenna Associates, 2011