

Agenda

Brownfield Redevelopment Authority

Board of Directors



City of Kalamazoo

Thursday, February 20, 2025

7:45 AM

CPED Main Conference Room - 245 N. Rose Street, Suite 100

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of minutes from the BRA meeting on January 16, 2025.

D. PUBLIC COMMENTS

E. DIRECTOR COMMENTS

F. PUBLIC HEARING

1. Public hearing for an Act 381 Brownfield Plan for the Redevelopment Project at 447 W North St and 707 N Westnedge Ave, Kalamazoo MI.

- Opening of the Public Hearing
- Project Presentation
- Public Comment Period
- Board of Directors Comments
- Closing of the Public Hearing

G. NEW BUSINESS

1. Approval of an Interlocal Agreement between the Brownfield Redevelopment Authority and Northside Cultural Business District Authority to Capture Tax Increment Revenue for 447 West North Street, Kalamazoo, Michigan.

2. Adoption of a Resolution Approving the Implementation of an Act 381 Brownfield Plan for the Redevelopment Project at 447 W North Street and 707 N Westnedge Avenue and Recommending City Commission Adopt the Plan.
3. Adoption of a Resolution Approving Reimbursement Request #3 for 215 E Michigan Avenue in the Amount of \$9,785.
4. Approval of a Contract Renewal with Dickinson-Wright to provide legal services to the Brownfield Redevelopment Authority from April-December 2025.

H. UNFINISHED BUSINESS

I. COMMUNICATIONS AND ANNOUNCEMENTS

J. STAFF REPORTS AND UPDATES

1. Financial Reports (2024 Year End - Fund 242 Local Brownfield Revolving Fund & Fund 243 - BRA Operations)

K. ADJOURNMENT

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, January 16, 2025
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007**

MEMBERS PRESENT: Sharon Ferraro; Lucas Middleton; Rachel Bair; Kevan Hess; Andrew Schipper; Michael Gurnee; Jason Novotny; Alonzo Wilson; Kyle Gulau

MEMBERS ABSENT: Nathan Bolton

CITY COMMISSIONERS/CITY STAFF PRESENT: Jamie McCarthy (Development Manager); Jerrid Burdue (EDC Liaison/Neighborhood Business & Special Projects Coordinator); Jessica Wood (Attorney, Dickinson Wright); Logan Mulholland (Fishbeck, Consultant); Jared Chambers (Business Specialist); Heidi Waffle (Brownfield Project Assistant); Chelsie Downs-Hubbarth (Community Investment Manager); Erin Hahn (Community Investment Administrative Assistant)

Meeting was called to order at 8:09 AM by Chair Middleton.

MOTION TO EXCUSE ABSENT MEMBERS: Director Gurnee moved to excuse absent members; seconded by Director Bair. Motion approved by voice vote unanimously.

APPROVAL OF AGENDA: Director Hess moved the approval of the agenda; seconded by Director Schipper. Motion approved by voice vote unanimously.

APPROVAL OF MINUTES: Director Ferraro moved approval of minutes from the meeting of December 19, 2024 as presented; seconded by Director Novotny. Motion approved by voice vote unanimously.

PUBLIC COMMENTS

None.

DIRECTOR'S COMMENTS

Director Middleton wished Mr. Burdue the best of luck and he hopes everything goes well in his new job.

NEW BUSINESS

1. Adoption of a Resolution Approving the Development and Reimbursement Agreement Relating to 3625 W Michigan Avenue, in Substantially the Form Attached, Subject to any Non-Substantive Changes Approved by the Chairperson and to Form by Legal Counsel.

Ms. McCarthy shared the agreement looks fairly similar to the template they have previously used for the Development and Reimbursement Agreements, but it contains some changes related to housing TIF. There is new language in terms of reporting that they will be asking developers to give each year, which corresponds to what MSHDA is going to be asking for on an annual report. For each units the developer receives TIF on, they will be required to report the rents of those units and household incomes of the tenants.

Attorney Wood said they do anticipate developers utilizing third party companies to manage these housing TIF facilities. They are going to require the developer to hold a third party management company to the same standards in the agreement.

Ms. McCarthy shared it is also addressed in the agreement if for any reason the developers were not able to fill the units or if the number of units changes how the BRA might address those circumstances for TIF reimbursement.

Ms. McCarthy shared the developer has been working with city staff very closely for the last several weeks. They are working on getting their MSHDA Work Plan to the state for approval and this agreement is one of the last components they need to submit.

Ms. Mulholland shared she believes all MSDHA work plans to date have been approved conditionally.

Director Schipper asked if all eligible activities are going through MSHDA for approval for these housing TIF projects or if it is only the rental gap that will be approved by MSHDA.

Ms. Mulholland shared it should be all eligible activities going through MSHDA. There may be circumstances where there are environmental conditions present on-site as well as housing, so EGLE could be involved at the same time as MSHDA. The state has said they do not foresee a project where MEDC and MSHDA would support the same plan – it would be one or the other.

Ms. McCarthy shared the state agency is reviewing it on the front end, as they always have, but it is MSHDA instead of MEDC in this case. Fishbeck will still be the one to review all of the documentation and information on the back end after the project is built. It is her understanding the state will not be looking at the rental gap and related pieces again on the back end. She shared the BRA is responsible for submitting annual reports and what that process looks like.

Director Gulau asked what happens if a developer is not meeting the reporting requirements.

Ms. McCarthy shared per the agreement, their TIF would be withheld until they were able to provide the monitoring information.

Director Schipper asked if the problem is not rectified by the developer, where do those TIF dollars go.

Attorney Wood shared that ultimately they would go back to the taxing jurisdictions.

Ms. McCarthy discussed how important it is that MSHDA and the BRA are transparent with what is expected of developers in terms of reporting.

Director Gulau suggested reaching out ahead of time to the developer to remind them of their reporting requirement and that it is directly tied to the TIF payments.

Director Hess asked how frequently AMI changes and if so, what time of year does that adjust.

Ms. McCarthy said that MSHDA typically publishes their new rates April 1 each year.

Director Gurnee pointed out a section on page 6 of the agreement that references an incorrect section. Attorney Wood and Ms. McCarthy noted the correction.

Director Gurnee moved adoption of a Resolution Approving the Development and Reimbursement Agreement Relating to 3625 W Michigan Avenue, in Substantially the Form Attached, Subject to any Non-

Substantive Changes Approved by the Chairperson and to Form by Legal Counsel; seconded by Director Hess.
A roll call vote was taken, and the motion passed unanimously.

UNFINISHED BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

- 1. 116 W Cedar – EGLE Environmental Justice Grant

Ms. McCarthy shared EGLE announced their grants at the end of the year and unfortunately funding was not awarded to 116 W Cedar. She has a question into EGLE if they are going to open another grant or if they can provide some feedback as to why the project was not selected.

Director Gulau mentioned that the Purchase Agreement is set to expire in a couple months. He asked if they plan on extending that or not.

Ms. McCarthy said staff has been meeting with the developer regularly. She thinks the developer hopes to get in front of the board to share the plans they have been working on.

Mr. Curt Aardema, representative of AVB, shared an update on the project and how they are making progress. There is some good momentum but also some hurdles before they get to the finish line.

ADJOURNMENT: The meeting was adjourned at 8:34 A.M. by Chair Middleton.

Heidi Waffle
Recording Clerk

Chair Signature

Printed Name/Chair



BRA Board of Directors Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, BRA Staff Liaison

DATE: February 20, 2025

SUBJECT: Approval of an Interlocal Agreement between the Brownfield Redevelopment Authority and Northside Cultural Business District Authority to Capture Tax Increment Revenue for 447 West North Street, Kalamazoo, Michigan.

RECOMMENDATION:

IT is recommended the BRA approve the Interlocal Agreement between the Brownfield Redevelopment Authority and Northside Cultural Business District Authority to capture tax increment revenue for 447 West North Street, Kalamazoo, Michigan.

BACKGROUND:

The Tiny Houses of HOPE Development provides permanent, affordable, supportive, and safe housing for adults without dependents who have a criminal background and/or a history of substance use disorder and meet eligibility requirements. Phase I of the development consists of three 400-square-foot tiny homes at 447 West North Street, completed in 2024 by HOPE through Navigation, a local nonprofit services organization. Phase II will incorporate an on-site leasing building offering Wrap-Around Navigation Services and Supports tailored to the population served.

The Brownfield Redevelopment Plan enables the City's Brownfield Redevelopment Authority (BRA) to establish a reimbursement agreement with the developer for unanticipated brownfield expenses encountered during the first phase. These eligible activities are outlined in the Brownfield Plan.

On January 16, 2025, the Northside Cultural Business District Authority (NCBDA) voted to approve an interlocal agreement, allowing for tax increment financing (TIF) sharing for up to 14 years for the project. The Brownfield Plan includes a capture and reimbursement schedule, estimating that approximately 12 years of TIF capture will be necessary to reimburse all eligible activities. The interlocal agreement outlines the terms of TIF sharing and limits the BRA's capture period to 12 years, ensuring alignment with the Brownfield Plan currently under consideration by the City Commission.

FISCAL IMPACT:

No fiscal impact from this agreement anticipated at this time.

INTERLOCAL AGREEMENT

BETWEEN THE CITY OF KALAMAZOO NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY AND THE CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY TO CAPTURE TAX INCREMENT REVENUE FOR THE PURPOSE OF IMPROVING PROPERTY LOCATED AT 447 W NORTH STREET, KALAMAZOO, MICHIGAN, CONSISTING OF ONE PARCE PRESENTLY KNOWN AS TINY HOUSES OF HOPE.

THIS INTERLOCAL AGREEMENT (the “Agreement”) dated _____, 2025, is entered into between the **CITY OF KALAMAZOO NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY** (the “NCBDA”), an Authority operating pursuant to Part 6 of Act 57 of 2018, as amended, whose address is 241 West South Street, Kalamazoo, Michigan, 49007; and the **CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY** (the “BRA”), an Authority operating pursuant to Act 381 of 1996, as amended, whose address is 245 North Rose Street, Suite 100, Kalamazoo, Michigan, 49007. The NCBDA and the BRA shall be referred to, collectively, as the “Parties.”

RECITALS

WHEREAS, the Urban Cooperation Act, Public Act 7 of 1967, as amended (“Act 7”), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share in common and that each might exercise separately, to allow for the allocation of certain taxes or money received from tax increment financing plans as revenues, and to permit tax sharing; and

WHEREAS, the NCBDA is an authority established pursuant to Act 197 of the Public Acts of 1975, as amended, and now operating pursuant to the recodified Act 57 of 2018, as amended (“Act 57”); and

WHEREAS, the BRA is an authority established pursuant to Act 381 of the Public Acts of 1996, as amended (“Act 381”); and

WHEREAS, the NCBDA and BRA are each considered a “public agency” under Act 7;
and

WHEREAS, the BRA has the authority to reimburse the cost of “Eligible Activities” and other reimbursable costs through the capture of “Tax Increment Revenues” on “Eligible Property” pursuant to and as described in Act 381; and

WHEREAS, the NCBDA has the authority to pay for certain eligible activities and capture tax increment revenues generated by the levy of certain taxes on eligible property pursuant to and as described in Act 57 and the NCBDA’s tax increment financing and development plan; and

WHEREAS, Hope Thru Navigation (“Developer”) requested reimbursement for brownfield eligible activities through a Brownfield Plan (the “Brownfield Plan”), which is attached as Exhibit A to this Agreement and incorporated herein by reference, for redevelopment of certain property identified therein and generally known as 447 West North Street (Parcel ID No. 06-15-165-216) (the “Property”); and

WHEREAS, tax increment revenues generated by the Property are currently subject to capture by the NCBDA pursuant to its tax increment financing and development plan, all in accordance with Act 57;

WHEREAS, the NCBDA acknowledges and understands the tax increment revenues shared and/or transferred under this Agreement will benefit the NCBDA by incentivizing property improvements within the NCBDA District; and

WHEREAS, the NCBDA and the BRA now wish to enter into this Agreement to share and/or transfer the power to capture tax increment revenues generated by the redevelopment of the Property from the NCBDA to the BRA for the limited purpose of reimbursing “Eligible Activities” as set forth in an approved Brownfield Plan and subject to the terms set forth in a binding

development and reimbursement agreement between Developer and the BRA (“Development and Reimbursement Agreement”);

NOW THEREFORE, the NCBDA and BRA agree to the following:

1. Transfer and Use of Tax Increment Revenues. Upon the approval of the Brownfield Plan by the Kalamazoo City Commission, and for the term of and as otherwise limited by this Agreement, additional tax increment revenues actually generated by the Property otherwise subject to capture by the NCBDA shall be transferred to the BRA within thirty (30) days of receipt. If the Kalamazoo City Commission does not approve the Brownfield Plan on or before March 17, 2025, this Agreement shall be null and void.

2. Limitation to Tax Increment Revenues from the Property. Tax increment revenues actually generated by the Property and transferred from the NCBDA to the BRA pursuant to this Agreement shall be used solely to reimburse approved costs of Eligible Activities identified in the Brownfield Plan, subject to the Development and Reimbursement Agreement, and as authorized by Act 381. Upon the conclusion or termination of the Brownfield Plan, this Agreement shall automatically terminate and all tax increment revenues generated by the Property shall thereafter be captured and retained by the NCBDA as authorized by Act 57 and consistent with the NCBDA’s tax increment financing and development plan.

3. BRA as Agent under this Agreement and Development and Reimbursement Agreement. The Parties designate the BRA as their agent to receive the tax increment revenues generated by the Property as required by this Agreement, and to manage the disbursement of all available tax increment revenues according to the terms of this Agreement, the Brownfield Plan, and the Development and Reimbursement Agreement.

4. Limitation to Tax Increment Revenues from Property. The BRA shall only use tax increment revenues actually generated by the Property to pay for approved costs of Eligible Activities and as authorized by Act 381, the approved Brownfield Plan, and the Development and Reimbursement Agreement. **This Agreement does not affect those tax increment revenues that the BRA can receive which are not subject to capture by the NCBDA.**

5. Term. This Agreement shall terminate upon the earliest of: (a) termination of the Brownfield Plan under Act 381, as amended; (b) termination of the NCBDA's tax increment financing plan; (c) final payment of all costs for Eligible Activities required by the Development and Reimbursement Agreement; or (d) 12 years following the effective date of commencement of tax increment capture.

6. Effective Date. The Agreement shall take effect upon when filed with the Kalamazoo County Clerk and Secretary of State of the State of Michigan, as required by Act 7 ("Effective Date").

7. Severability. To the extent that any provisions contained in this Agreement are deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS THEREOF, the NCBDA and the BRA, by their authorized representatives,
have executed this Interlocal Agreement on the dates set forth below.

**CITY OF KALAMAZOO NORTHSIDE
CULTURAL BUSINESS DISTRICT
AUTHORITY**

By: _____

Title: _____

Date: _____

**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

By: _____

Title: _____

Date: _____

EXHIBIT A
BROWNFIELD PLAN

(attached)

Tiny Homes of Hope Project Fact Sheet

Project Overview: Helping Other People Exceed (HOPE) thru Navigation (the “Developer”) intends to redevelop two previously vacant parcels totaling 0.418 acres within the City of Kalamazoo. The Tiny Houses of HOPE Development provides permanent, affordable, supportive, and safe housing for adults without dependents with a Criminal Background and/or Substance Use Disorder history who meet eligibility requirements. Phase I of the Tiny Houses of HOPE Development consists of three 400-square-foot tiny homes on 447 West North Street. Phase II will incorporate the on-site leasing building offering Wrap-Around Navigation Services and Supports specifically tailored to the population served. Phase III will complete the Northside development by building three more tiny homes and a commercial building on the adjacent lot, 707 N Westnedge Avenue. It is anticipated that all six residential units will be leased at \$1 per square foot, or \$400 per month, rates that are affordable to individuals making under 25% of the Area Median Income (AMI).

Parcels Included: 06-15-165-216 and 06-16-289-105.

Eligible Costs

School and Local

- **Pre-Approved Activities** (i.e., Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, Baseline Environmental Assessments) \$27,500.
- **Site Demolition:** During site activities at 447 W North Street buried demolition debris was encountered. Proper disposal (including transportation costs) of demolition debris and fill, compaction, and rough grading to balance the site was required, totaling \$32,952.
- **Brownfield Plan Preparation** The total cost of these activities is anticipated to be \$4,000.

Total: \$64,452

Estimated Outcomes:

- 6 Residential Units Upon Completion
- 2 Commercial Units Upon Completion
- \$1.2M Total Investment
- 6 Jobs Created
- \$13,500 Initial Taxable Value
- \$231,218 Future Taxable Value
- 12 Years of Brownfield Plan Capture
- \$9,130 Authority Administration Fees (10% Local-Only Estimation)
- \$64,452 Maximum Amount of Eligible Activities
- \$53,875 Amount to be Deposited in Local Brownfield Revolving Fund

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY**

**A RESOLUTION APPROVING THE IMPLEMENTATION OF
AN ACT 381 BROWNFIELD PLAN FOR
447 W NORTH ST AND 707 N
WESTNEDGE AVE AND
RECOMMENDING ADOPTION BY THE
CITY COMMISSION**

Minutes of a regular meeting of the City of Kalamazoo Brownfield Redevelopment Authority ("BRA") held on February 20, 2025 at 7:45 a.m., local time at 245 N. Rose Street, Ste. 100 in Kalamazoo, Michigan.

PRESENT: _____

ABSENT: _____

The following resolution was offered by Member _____ and seconded by Member _____.

RECITALS:

A. The City has created the City of Kalamazoo Brownfield Redevelopment Authority (the "Authority"), under the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381").

B. Under Resolution No. 08-16, the City Commission delegated the public hearing process to the Authority regarding any future proposed Act 381 Brownfield Plan, including proposed Act 381 Brownfield Plan for 447 W North Street and 707 N Westnedge Avenue.

C. A public hearing was held by the Authority on February 20, 2025, on the Brownfield Plan for 447 W North Street and 707 N Westnedge Avenue, Kalamazoo; notice of the public hearing was given to all taxing authorities levying ad valorem or specific taxes against any parcels within the Brownfield Plan, as required by Act 381.

D. Following the public hearing on the 447 W North Street and 707 N Westnedge Avenue Brownfield Plan, the Authority, in consideration of any comments heard at the public hearing or written communications received at or prior to the public hearing, determines that the Brownfield Plan constitutes a public purpose in that:

- a. It meets all requirements of Section 13 of Act 381.

- b. The proposed method of financing the costs of eligible activities of the 447 W North Street and 707 N Westnedge Avenue Brownfield Plan is feasible, and the Authority has the authority to arrange the necessary financing.
- c. The description of eligible activities and their estimated costs are reasonable and necessary to carry out the purposes of Act 381, and
- d. The amount of captured taxable value estimated to result from the 447 W North Street and 707 N Westnedge Avenue Brownfield Plan is reasonable.

THEREFORE, IT IS RESOLVED THAT:

The City of Kalamazoo Brownfield Redevelopment Authority approves the implementation of the Act 381 Brownfield Plan for 447 W North Street and 707 N Westnedge Avenue in Kalamazoo and recommends the City Commission adopt a resolution approving this Brownfield Plan.

AYES: _____

NAYS: _____

RESOLUTION DECLARED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the Brownfield Redevelopment Authority at a regular meeting held on February 20, 2025. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Rachel Bair
Secretary



Act 381 Brownfield Plan

Tiny Homes of Hope
447 W North Street and 707 N Westnedge Avenue
Kalamazoo, MI 49007

Prepared For:
City of Kalamazoo Brownfield Redevelopment Authority

Project No. 241037
February 14, 2025

Act 381 Brownfield Plan

Tiny Homes of Hope

**447 W North Street and 707 N Westnedge Avenue
Kalamazoo, MI 49007**

Prepared For:

**City of Kalamazoo Brownfield Redevelopment Authority
Kalamazoo, Michigan**

February 14, 2025

Project No. 241037

Recommended for Approval by Brownfield Redevelopment Authority on: _____

Adopted by Local Unit of Government on: _____

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Table 2 – Total Captured Incremental Taxes Estimates

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Appendix 2 Development/Reimbursement Agreement

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Appendix 5 Relevant Sections from MSHDA Partnership F Data Document

Appendix 6 Relevant Sections from the Kalamazoo County Housing Plan

List of Abbreviations/Acronyms

Act 381	Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
Authority	City of Kalamazoo Brownfield Redevelopment Authority
BEA	Baseline Environmental Assessment
City	City of Kalamazoo
DDCCR	Documentation of Due Care Compliance Report
Developer	Helping Other People Exceed thru Navigation
ESA	Environmental Site Assessment
HOPE	Helping Other People Exceed
LBRF	Local Brownfield Revolving Fund
MSHDA	Michigan State Housing Development Authority
NCBDA	Northside Cultural Business District Authority
PA	Public Act
Plan	Brownfield Plan
TIF	tax increment financing

1.0 Introduction

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

Helping Other People Exceed (HOPE) thru Navigation (the “Developer”) intends to redevelop two previously vacant parcels totaling 0.418 acres within the City of Kalamazoo (the “City”), a qualified local governmental unit pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (“Act 381”). The Tiny Houses of HOPE Development provides permanent, affordable, supportive, and safe housing for adults without dependents with a Criminal Background and/or Substance Use Disorder history who meet eligibility requirements. Phase I of the Tiny Houses of HOPE Development consists of three 400-square-foot tiny homes on 447 West North Street. Phase II will incorporate the onsite leasing building offering Wrap-Around Navigation Services and Supports specifically tailored to the population served. Phase III will complete the Northside development by building three more tiny homes and a commercial building on the adjacent lot, 707 N Westnedge Avenue. The development will include a total of six rental units upon completion.

This Brownfield Plan (the “Plan”) helps to offset the cost gap associated with the redevelopment through the reimbursement of eligible activities with the new tax increment generated by the redevelopment. The total capital investment for the project is expected to be \$1,200,000, and six jobs are anticipated to be created. Phase I of the redevelopment was completed in 2024. The project intends to complete Phase II of the redevelopment in 2025 and to start construction on Phase III by the end of 2025, with occupancy by the end of 2026.

Overall, this project is set to serve a public purpose to the City of Kalamazoo, turning vacant parcels to active tax status, investing capital into the community, and creating affordable housing. It is anticipated that all six residential units will be leased at \$1 per square foot, or \$400 per month, rates that are affordable to individuals making under 25% of the Area Median Income (AMI).

1.2 Eligible Property Information

Parcel ID: 06-15-165-216

Address: 447 W North Street, Kalamazoo, MI 49007

Size: Approximately 0.153 acres

Parcel ID: 06-16-289-105

Address: 707 N Westnedge Avenue, Kalamazoo, MI 49007

Size: Approximately 0.265 acres

Basis of Eligibility

The properties qualify as “eligible property” under Act 381 on the basis of meeting the definition of a “Housing Property” in Section 2(p)(ii). Act 381 defines Housing Property, in part, as “property on which one or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designed to be used as a dwelling.” The project will have a total of six residential units. Maps depicting the location and layout of the Property are attached as Figures 1 and 2.

According to Section 2(o)(ii), the Housing Property must be “located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan.”

1. **Specific Housing Need:** About 54% of the City’s residents are renter households. Michigan’s Statewide Housing Plan (West Michigan Housing Partnership Data; refer to Appendix 5, MSHDA Partnership J Data Document) estimates that 386 renter units are needed in the northern City of Kalamazoo area based on current market demand and calls for a goal of 212 to be built over the next five years. The northern City of Kalamazoo area has a current vacancy rate of 0% for renter units, indicating a strong need for additional housing stock. Furthermore, the Kalamazoo County Housing Plan (Appendix 6) notes census tract 3.0, in the

northern City of Kalamazoo area where the subject property is located, has some of the highest cost-burdened renters with 45.01–60% of the population spending more than 30% of their household income on housing.

2. **Job Growth Data:** From 2021 to 2022, employment in Kalamazoo, Michigan, increased at a rate of 1.14%, from 36.6K employees to 37K employees (Data USA, Census Bureau).

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

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Plan has been developed to reimburse eligible existing and anticipated costs to be incurred by the Developer that support the creation of new affordable housing for the community of Kalamazoo. The City of Kalamazoo Brownfield Redevelopment Authority (the “Authority”) anticipates upfront the Developer a loan from the Local Brownfield Revolving Fund (LBRF) for the actual costs incurred and using the tax increment financing (TIF) to reimburse the LBRF loan, as outlined in a separate agreement. Local tax increment revenues will be captured for reimbursement, and state increment revenues will be captured for reimbursement of pre-approved activities, following approval of this Brownfield Plan and subject to a Development and Reimbursement Agreement. Reimbursement will be made only on actual costs incurred.

The total cost of eligible activities is anticipated to be \$64,452. The estimated cost of all eligible activities under this Plan is summarized in Table 1. Authority administrative and implementation costs are anticipated to be \$9,130. The capture of tax increment revenue for the LBRF is estimated to be \$53,875.

2.1.1 Site Assessment and Baseline Environmental Assessment Activities

Eligible costs for reimbursement include Pre-Approved Activities (i.e., Phase I Environmental Site Assessment [ESA], Phase II ESA, Baseline Environmental Assessment [BEA], and Documentation of Due Care Compliance Report [DDCCR]). The Kalamazoo County Brownfield Redevelopment Authority previously funded the completion of soil gas sampling at 447 W North Street for \$3,500. A Phase I ESA (\$3,000), Phase II ESA (\$15,000), and BEA/DDCCR (\$6,000) are anticipated to be completed for 707 N Westnedge Avenue. The Pre-Approved Activities are estimated to total \$27,500 and are statutorily eligible for reimbursement with both school and non-school tax increment revenues.

2.1.2 Site Demolition

During site activities at 447 W North Street, buried demolition debris was encountered. Proper disposal (including transportation costs) of demolition debris, fill, compaction, and rough grading to balance the site was required, totaling \$32,952.

2.1.3 Brownfield Plan Preparation

Preparation of the Brownfield Plan is estimated to cost \$4,000.

2.1.4 Authority Administration Cost

Eligible administrative costs incurred by the Authority are included in this Plan as an eligible expense at 10% of annual local tax increment capture per year. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as \$9,130.

2.1.5 Local Brownfield Revolving Fund

The Authority intends to capture tax increments for deposits in the LBRF for an estimated five years after Developer and Authority reimbursement, or as allowed by the statute. This capture is estimated to be up to \$53,875.

2.2 Summary of Eligible Activities

Environmental Activities

Pre-approved environmental costs are anticipated to be reimbursed using both state and local tax increment revenues.

Non-Environmental Activities

This Plan will provide for reimbursement of eligible site demolition and development of the Brownfield Plan. Demolition costs up to \$250,000 are pre-approved for state and local tax increment revenues under Act 381.

Authority Expenses

Eligible administrative costs incurred by the Authority are included in this Plan as an eligible expense at 10% of local tax capture. These expenses will be reimbursed with local tax increment revenues only.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial baseline taxable value will be the 2024 combined taxable value, \$13,500. The City of Kalamazoo Assessor estimated a combined future taxable value of \$231,218 after the full build-out is complete. Reimbursements will be made based on actual tax increment revenues captured during the term of the Brownfield Plan and subject to a Development and Reimbursement Agreement. An estimate of the captured taxable value for this project by year is depicted in Table 2. This Plan captures real property tax increment revenues and assumes a 1% annual increase in the taxable value of the eligible property. Pursuant to Act 381, local debt millages will not be captured. 447 W North Street is located within the Northside Cultural Business District Authority (NCBDA). The NCBDA has agreed to step aside for the term of the Brownfield Plan, allowing the Authority to capture all eligible millages for the term of the Brownfield Plan.

Phase I of the redevelopment was completed in 2024. The project intends to complete Phase II of the redevelopment in 2025 and to start construction on Phase III by the end of 2025 with occupancy by the end of 2026. Tax increment revenue collection will start within five years of the adoption of this Plan and is anticipated to begin as early as 2025.

The Brownfield Plan also includes administrative and operating expenses of the Authority as an eligible expense at 10% of annual local tax increment capture per year, which is estimated to total \$53,875. A summary of the estimated reimbursement schedule and the amount of capture by year and in aggregate is presented in Table 3.

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

The eligible activities contemplated under this Plan will be financed by the Developer and/or as an advance from the Authority's LBRF, as outlined in this Plan and the accompanying Development and Reimbursement Agreement (Appendix 2).

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment as early as 2025. This Plan will then remain in place for 12 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the cost of eligible activities), whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

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

An estimate of the impact of TIF on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

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

The Subject Property consists of two parcels addressed as 447 W North Street and 707 N Westnedge Avenue, occupying a total of 0.418 acres. The parcel ID numbers for the property are below. A Site Map is attached as Figure 2. No personal property is included as eligible property. For a Statement of Qualifying Characteristics (eligibility of the parcels), see Section 1.2 of this Plan.

The legal descriptions for the parcels are as follows:

447 West North Street, Parcel ID No.: 06-15-165-216

ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO; Liber 6 of Plats Page 8; All that part of Lot 1 in Block 32 & blank Lot between said Lot 1 & the easterly line of West Street (now Westnedge Avenue) described as: beginning at a point on the north line of Block 32 29.5 feet West of the northeast corner of Lot 1; thence South 5 Rods; thence West 98 feet more-or-less to the east line of North Westnedge Avenue, as relocated Nov. 30, 1962; thence North 5 Rods to the south line of West North Street; thence East along said south line to the point of beginning, excluding that part lying Northwesterly of a line described as: beginning at a point on the south line of the foregoing described parcel which point is 5 feet East of the southwest corner of said foregoing described parcel; thence North 13 degrees 51 minutes 32 seconds East 41.18 feet; thence North 37 degrees 3 6minutes 05 seconds East 53.85 feet to the point of ending.

707 North Westnedge Avenue, Parcel ID No.: 06-16-289-105

Commencing on the west line of North Westnedge Avenue at the south line of WARREN C DEWEY'S ADDITION; thence West 5.5 Rods on said south line; thence South 8 Rods to the north line of West North Street; thence East 5.5 Rods along the north line of West North Street to the west line of North Westnedge Avenue; thence North 8 Rods along the west line of North Westnedge Avenue to beginning, excluding from the southeast corner of above described parcel, a triangle parcel being 30ft along the west line of North Westnedge Avenue and 30ft along the north line of West North Street.

2.9 Estimates of Residents and Displacement of Individuals/Families

There were no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons resided on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons resided on the eligible property. Therefore, this section is not applicable.

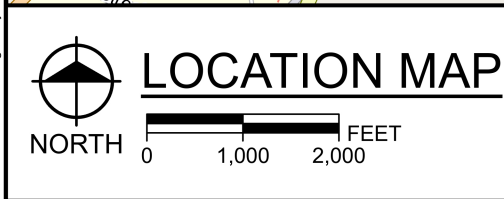
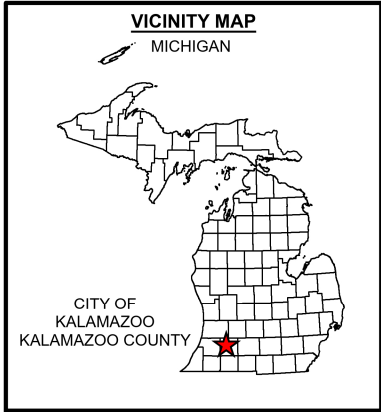
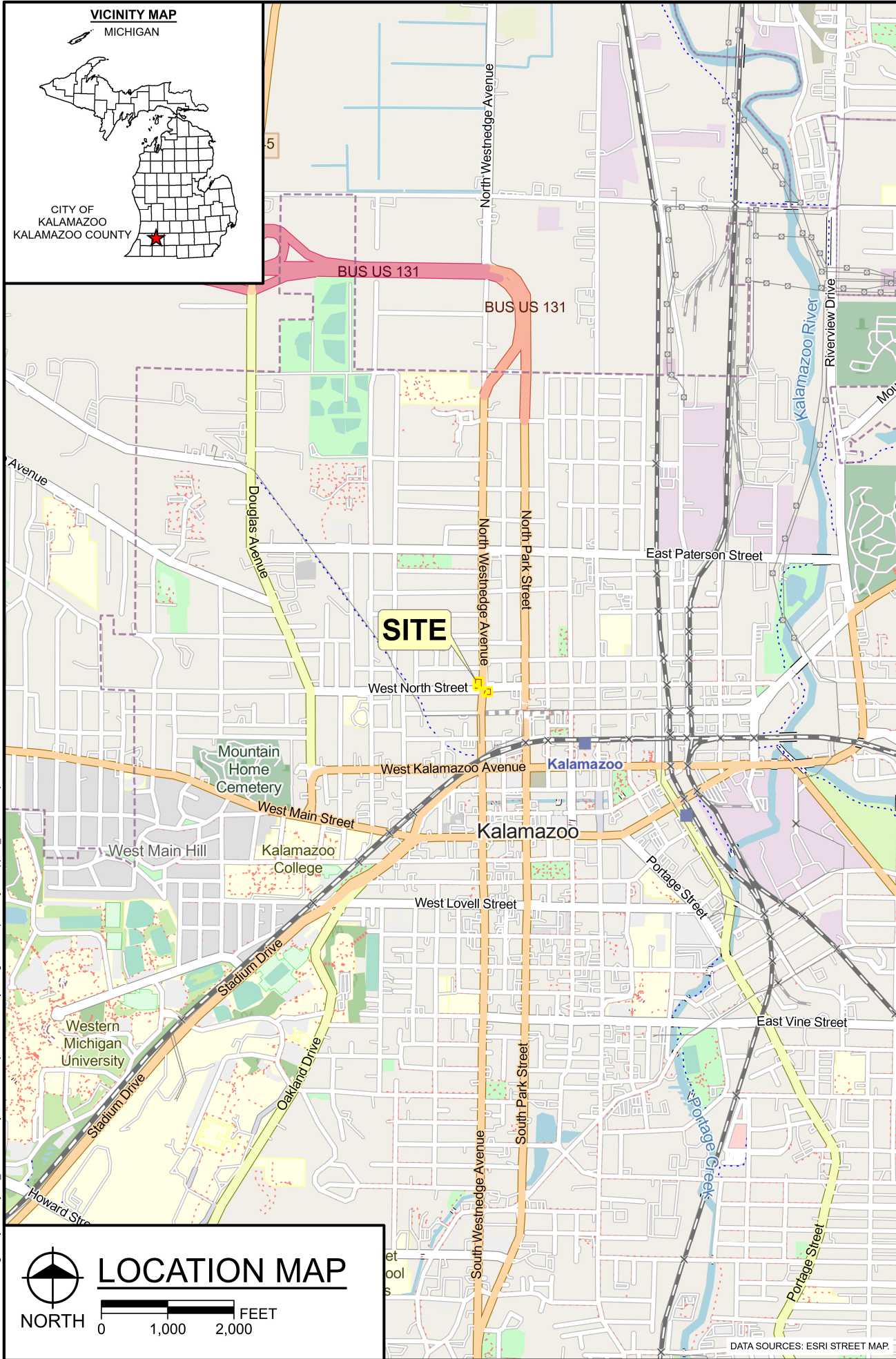
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons resided on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

N/A

Figures



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Tiny Homes Of Hope
447 W North St and 707 N Westnedge Ave, Kalamazoo, MI
Brownfield Plan

PROJECT NO.
241037

FIGURE NO.
1

DATA SOURCES: ESRI STREET MAP.

PLOT INFO: Z:\Envirolgic\Projects\Projects_C\CTYKZ\Tiny Homes of Hope\CAD\Pro\Michigan ESA.aprx Layout: App 2a Location Map Date: 1/29/2025 8:14 AM User: mbell

PLOT INFO: Z:\Envirollogic\Projects\Projects_C\CTYKZ\Tiny Homes of Hope\CAD\ProProj\Michigan ESA.aprx Layout: App 2b_Site Map Date: 1/29/2025 8:14 AM User: mbell



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Tiny Homes Of Hope
447 W North St and 707 N Westnedge Ave, Kalamazoo, MI

Brownfield Plan

PROJECT NO.
241037

FIGURE NO.
2

Tables

Table 1 – Summary of Eligible Costs

Act 381 Brownfield Plan

Tiny Homes of Hope

447 W North Street & 707 N Westnedge Avenue, Kalamazoo, MI 49007

Pre-Approved Eligible Activities Costs and Schedule

Pre-Approved Eligible Activities	Cost	Completion Season/Year
EGLE Department Specific Activities (Pre-Approved)	\$ 27,500	
<i>Soil Gas Sampling - 447 W North Street (KCBRA)</i>	\$ 3,500	2022-23
<i>Phase I ESA - 707 N Westnedge Avenue (Authority/Developer)</i>	\$ 3,000	2025-26
<i>Phase II ESA - 707 N Westnedge Avenue (Authority/Developer)</i>	\$ 15,000	2025-26
<i>BEA/DDCC - 707 N Westnedge Avenue (Authority/Developer)</i>	\$ 6,000	2025-26
Site Demolition (Pre-Approved)	\$ 32,952	
<i>Subsurface Debris Removal, Disposal, and Backfill (Authority/Developer)</i>	\$ 32,952	2024
Pre-Approved Eligible Activities Subtotal	\$ 60,452	
Brownfield Plan Preparation	\$ 4,000	2025
Pre-Approved Eligible Activities Total Costs	\$ 64,452	

Table 2 – Total Captured Incremental Taxes Schedule
Act 381 Brownfield Plan
Tiny Homes of Hope
447 W North Street 707 N Westnedge Avenue, Kalamazoo, MI 49007

Estimated Taxable Value (TV) Increase Rate: 1% increase per year														
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	Totals
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
*Base Taxable Value		\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ -
Future Taxable Value		\$ 109,018	\$ 110,108	\$ 233,409	\$ 235,743	\$ 238,101	\$ 240,482	\$ 242,887	\$ 245,315	\$ 247,769	\$ 250,246	\$ 252,749	\$ 255,276	\$ -
Incremental Difference (New TV - Base TV)		\$ 95,518	\$ 96,608	\$ 219,909	\$ 222,243	\$ 224,601	\$ 226,982	\$ 229,387	\$ 231,815	\$ 234,269	\$ 236,746	\$ 239,249	\$ 241,776	\$ -
School Capture		Millage Rate												
State Education Tax (SET)	6.0000	\$ 573	\$ 580	\$ 1,319	\$ 1,333	\$ 1,348	\$ 1,362	\$ 1,376	\$ 1,391	\$ 1,406	\$ 1,420	\$ 1,435	\$ 1,451	\$ 14,995
School Operating Tax	17.6757	\$ 1,688	\$ 1,708	\$ 3,887	\$ 3,928	\$ 3,970	\$ 4,012	\$ 4,055	\$ 4,098	\$ 4,141	\$ 4,185	\$ 4,229	\$ 4,274	\$ 44,173
School Total	23.6757	\$ 2,261	\$ 2,287	\$ 5,207	\$ 5,262	\$ 5,318	\$ 5,374	\$ 5,431	\$ 5,488	\$ 5,546	\$ 5,605	\$ 5,664	\$ 5,724	\$ 59,168
Local Capture		Millage Rate												
County PubSafety	1.4344	\$ 137	\$ 139	\$ 315	\$ 319	\$ 322	\$ 326	\$ 329	\$ 333	\$ 336	\$ 340	\$ 343	\$ 347	\$ 3,585
County 911	0.6442	\$ 62	\$ 62	\$ 142	\$ 143	\$ 145	\$ 146	\$ 148	\$ 149	\$ 151	\$ 153	\$ 154	\$ 156	\$ 1,610
County Housing	0.7434	\$ 71	\$ 72	\$ 163	\$ 165	\$ 167	\$ 169	\$ 171	\$ 172	\$ 174	\$ 176	\$ 178	\$ 180	\$ 1,858
County Seniors	0.3462	\$ 33	\$ 33	\$ 76	\$ 77	\$ 78	\$ 79	\$ 79	\$ 80	\$ 81	\$ 82	\$ 83	\$ 84	\$ 865
County Veterans	0.0997	\$ 10	\$ 10	\$ 22	\$ 22	\$ 22	\$ 23	\$ 23	\$ 23	\$ 23	\$ 24	\$ 24	\$ 24	\$ 249
KRESA CTE	0.9882	\$ 94	\$ 95	\$ 217	\$ 220	\$ 222	\$ 224	\$ 227	\$ 229	\$ 232	\$ 234	\$ 236	\$ 239	\$ 2,470
KRESA Operating	3.0026	\$ 287	\$ 290	\$ 660	\$ 667	\$ 674	\$ 682	\$ 689	\$ 696	\$ 703	\$ 711	\$ 718	\$ 726	\$ 7,504
KRESA Enhancement	1.4968	\$ 143	\$ 145	\$ 329	\$ 333	\$ 336	\$ 340	\$ 343	\$ 347	\$ 351	\$ 354	\$ 358	\$ 362	\$ 3,741
KRESA Special Ed	1.4909	\$ 142	\$ 144	\$ 328	\$ 331	\$ 335	\$ 338	\$ 342	\$ 346	\$ 349	\$ 353	\$ 357	\$ 360	\$ 3,726
Kal Pub Library	3.8893	\$ 371	\$ 376	\$ 855	\$ 864	\$ 874	\$ 883	\$ 892	\$ 902	\$ 911	\$ 921	\$ 931	\$ 940	\$ 9,720
City Operating	12.0000	\$ 1,146	\$ 1,159	\$ 2,639	\$ 2,667	\$ 2,695	\$ 2,724	\$ 2,753	\$ 2,782	\$ 2,811	\$ 2,841	\$ 2,871	\$ 2,901	\$ 29,989
City Solid Waste	1.8000	\$ 172	\$ 174	\$ 396	\$ 400	\$ 404	\$ 409	\$ 413	\$ 417	\$ 422	\$ 426	\$ 431	\$ 435	\$ 4,498
Cen Cnty Transit	0.8933	\$ 85	\$ 86	\$ 196	\$ 199	\$ 201	\$ 203	\$ 205	\$ 207	\$ 209	\$ 211	\$ 214	\$ 216	\$ 2,232
County Operating	4.6202	\$ 441	\$ 446	\$ 1,016	\$ 1,027	\$ 1,038	\$ 1,049	\$ 1,060	\$ 1,071	\$ 1,082	\$ 1,094	\$ 1,105	\$ 1,117	\$ 11,546
County Transit	0.3102	\$ 30	\$ 30	\$ 68	\$ 69	\$ 70	\$ 70	\$ 71	\$ 72	\$ 73	\$ 73	\$ 74	\$ 75	\$ 775
Kal Valley CC	2.7729	\$ 265	\$ 268	\$ 610	\$ 616	\$ 623	\$ 629	\$ 636	\$ 643	\$ 650	\$ 656	\$ 663	\$ 670	\$ 6,930
Local Total	36.5323	\$ 3,489	\$ 3,529	\$ 8,034	\$ 8,119	\$ 8,205	\$ 8,292	\$ 8,380	\$ 8,469	\$ 8,558	\$ 8,649	\$ 8,740	\$ 8,833	\$ 91,298
Non-Capturable Millages		Millage Rate												
County Debt	0.1176	\$ 11	\$ 11	\$ 26	\$ 26	\$ 26	\$ 27	\$ 27	\$ 27	\$ 28	\$ 28	\$ 28	\$ 28	\$ 294
Kal Sch Debt	8.2000	\$ 783	\$ 792	\$ 1,803	\$ 1,822	\$ 1,842	\$ 1,861	\$ 1,881	\$ 1,901	\$ 1,921	\$ 1,941	\$ 1,962	\$ 1,983	\$ 20,493
Non-Capturable Total	8.3176	\$ 794	\$ 804	\$ 1,829	\$ 1,849	\$ 1,868	\$ 1,888	\$ 1,908	\$ 1,928	\$ 1,949	\$ 1,969	\$ 1,990	\$ 2,011	\$ 20,787
otal Tax Increment Revenue (TIR) Available for Capture		\$ 5,751	\$ 5,817	\$ 13,240	\$ 13,381	\$ 13,523	\$ 13,666	\$ 13,811	\$ 13,957	\$ 14,105	\$ 14,254	\$ 14,405	\$ 14,557	\$ 150,466

Table 3 – Estimated Reimbursement Schedule
Act 381 Brownfield Plan
Tiny Homes of Hope
447 W North Street 707 N Westnedge Avenue, Kalamazoo, MI 49007

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	39.3%	\$ 25,345	\$ -	\$ 25,345
Local	60.7%	\$ 39,107	\$ -	\$ 39,107
TOTAL				
EGLE	42.7%	\$ 27,500	\$ -	\$ 27,500
Pre-Approved Non- Environmental	57.3%	\$ 36,952	\$ -	\$ 36,952

Estimated Total
Years of Plan:12

Estimated Capture	
Administrative Fees	\$ 9,130
State Brownfield Redevelopment Fund	\$ 5,344
Local Brownfield Revolving Fund	\$ 53,875

		1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Total State Incremental Revenue		\$ 2,261	\$ 2,287	\$ 5,207	\$ 5,262	\$ 5,318	\$ 5,374	\$ 5,431	\$ 5,488	\$ 5,546	\$ -	\$ -	\$ -	\$ 42,174
State Brownfield Redevelopment Fund (50% of SET)		\$ 287	\$ 290	\$ 660	\$ 667	\$ 674	\$ 681	\$ 688	\$ 695	\$ 703	\$ -	\$ -	\$ -	\$ 5,344
State TIR Available for Reimbursement		\$ 1,975	\$ 1,997	\$ 4,547	\$ 4,595	\$ 4,644	\$ 4,693	\$ 4,743	\$ 4,793	\$ 4,844	\$ -	\$ -	\$ -	\$ 36,830
Total Local Incremental Revenue		\$ 3,489	\$ 3,529	\$ 8,034	\$ 8,119	\$ 8,205	\$ 8,292	\$ 8,380	\$ 8,469	\$ 8,558	\$ 8,649	\$ 8,740	\$ 8,833	\$ 91,298
BRA Administrative Fee 10%		\$ 349	\$ 353	\$ 803	\$ 812	\$ 821	\$ 829	\$ 838	\$ 847	\$ 856	\$ 865	\$ 874	\$ 883	\$ 9,130
Local TIR Available for Reimbursement		\$ 3,141	\$ 3,176	\$ 7,230	\$ 7,307	\$ 7,385	\$ 7,463	\$ 7,542	\$ 7,622	\$ 7,703	\$ 7,784	\$ 7,866	\$ 7,949	\$ 82,168
Total State & Local TIR Available		\$ 5,115	\$ 5,174	\$ 11,777	\$ 11,902	\$ 12,028	\$ 12,156	\$ 12,285	\$ 12,415	\$ 12,546	\$ 7,784	\$ 7,866	\$ 7,949	\$ 118,998
KCBRA	Beginning Balance													
Reimbursement Balance	\$ 3,500	\$ 3,222	\$ 2,941	\$ 2,302	\$ 1,655	\$ 1,002	\$ 342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 3,500	\$ 3,500	\$ 3,222	\$ 2,941	\$ 2,302	\$ 1,655	\$ 1,002	\$ 342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 1,376	\$ 107	\$ 108	\$ 247	\$ 250	\$ 252	\$ 255	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,376
Local Tax Reimbursement	\$ 2,124	\$ 171	\$ 172	\$ 393	\$ 397	\$ 401	\$ 405	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,124
Total EGLE Reimbursement Balance		\$ 3,222	\$ 2,941	\$ 2,302	\$ 1,655	\$ 1,002	\$ 342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Total Annual KCBRA Reimbursement		\$ 278	\$ 281	\$ 640	\$ 646	\$ 653	\$ 660	\$ 342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
AUTHORITY/DEVELOPER	Beginning Balance													
Reimbursement Balance	\$ 60,952	\$ 56,114	\$ 51,221	\$ 40,084	\$ 28,828	\$ 17,453	\$ 5,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 24,000	\$ 24,000	\$ 22,095	\$ 20,169	\$ 15,783	\$ 11,351	\$ 6,872	\$ 2,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 9,438	\$ 735	\$ 744	\$ 1,693	\$ 1,711	\$ 1,729	\$ 1,748	\$ 1,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,438
Local Tax Reimbursement	\$ 14,562	\$ 1,169	\$ 1,183	\$ 2,692	\$ 2,721	\$ 2,750	\$ 2,779	\$ 1,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,562
Total EGLE Reimbursement Balance		\$ 22,095	\$ 20,169	\$ 15,783	\$ 11,351	\$ 6,872	\$ 2,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Pre-Approved Non-Environmental Costs	\$ 36,952	\$ 36,952	\$ 34,019	\$ 31,053	\$ 24,301	\$ 17,477	\$ 10,581	\$ 3,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 14,531	\$ 1,132	\$ 1,145	\$ 2,607	\$ 2,634	\$ 2,662	\$ 2,691	\$ 1,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,531
Local Tax Reimbursement	\$ 22,421	\$ 1,801	\$ 1,821	\$ 4,145	\$ 4,189	\$ 4,234	\$ 4,279	\$ 1,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,421
Total Pre-Approved Reimbursement Balance		\$ 34,019	\$ 31,053	\$ 24,301	\$ 17,477	\$ 10,581	\$ 3,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,952
Total Annual Reimbursement		\$ 4,838	\$ 4,893	\$ 11,138	\$ 11,256	\$ 11,375	\$ 11,496	\$ 5,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,952
LOCAL BROWNFIELD REVOLVING FUND														
LBRF Deposits *		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,875
State Tax Capture	\$ 10,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,849	\$ 4,793	\$ 4,172	\$ -	\$ -	\$ -	\$ 10,814
Local Tax Capture	\$ 53,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,137	\$ 7,622	\$ 7,703	\$ 7,784	\$ 7,866	\$ 7,949	\$ 43,061
Total LBRF Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

Returned to Taxing Jurisdictions: \$672

Appendix 1

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Brownfield Plan Resolution(s) Pending

Appendix 2

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Development and Reimbursement Agreement Pending

Appendix 3



February 6, 2025

Assistant Superintendent
KRESA
1819 East Milham Road
Portage, MI 49002

To Whom it May Concern:

On Thursday, February 20, 2025, at or after 7:45 a.m. the City of Kalamazoo Brownfield Redevelopment Authority will conduct a public hearing for the First Amendment to the Act 381 Brownfield Plan for 447 W North Street and 707 N Westnedge Avenue. The public hearing will take place during a regular Authority meeting held at the City's Community Planning and Economic Development Office, 245 N. Rose, Suite 100, Kalamazoo, Michigan. The public hearing is being held pursuant to PA 381 of 1996, as amended.

The plan is related to a request for Tax Increment Financing for a redevelopment project located at 447 W North Street and 707 N Westnedge Avenue in Kalamazoo, Michigan. Please see the enclosed Public Notice for more information on the project.

At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage may be subject to capture under the proposed plan shall be afforded an opportunity to be heard regarding the brownfield plan. The plan, which includes a site map and legal descriptions of all parcels identified as eligible property, is available for public inspection by requesting a copy at development@kalamazoo.org or (269) 377-8000.

If you wish to express your views and recommendations prior to the hearing, or if you have any questions regarding the fiscal, economic, or general implications of the proposed Act 381 Brownfield Plan, please contact Jamie McCarthy, Sustainable Development Coordinator at (269) 337-8789.

Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

Vice-President of Financial Services
Kalamazoo Valley Community College
6767 West O Avenue
Kalamazoo, MI 49009

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Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

Director
Kalamazoo Public Library
315 South Rose Street
Kalamazoo, MI 49007

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Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

County Treasurer
Kalamazoo County
201 West Kalamazoo Avenue
Kalamazoo, MI 49007

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Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

Downtown Development Authority
Board of Directors Chairperson
141 East Michigan Avenue, Suite 501
Kalamazoo, MI 49007

To Whom it May Concern:

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At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage may be subject to capture under the proposed plan shall be afforded an opportunity to be heard regarding the brownfield plan. The plan, which includes a site map and legal descriptions of all parcels identified as eligible property, is available for public inspection by requesting a copy at development@kalamazoocity.org or (269) 377-8000.

If you wish to express your views and recommendations prior to the hearing, or if you have any questions regarding the fiscal, economic, or general implications of the proposed Act 381 Brownfield Plan, please contact Jamie McCarthy, Sustainable Development Coordinator at (269) 337-8789.

Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

Assistant Superintendent for Finance
Kalamazoo Public Schools
1220 Howard Street
Kalamazoo, MI 49008

To Whom it May Concern:

On Thursday, February 20, 2025, at or after 7:45 a.m. the City of Kalamazoo Brownfield Redevelopment Authority will conduct a public hearing for the First Amendment to the Act 381 Brownfield Plan for 447 W North Street and 707 N Westnedge Avenue. The public hearing will take place during a regular Authority meeting held at the City's Community Planning and Economic Development Office, 245 N. Rose, Suite 100, Kalamazoo, Michigan. The public hearing is being held pursuant to PA 381 of 1996, as amended.

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Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

Mr. Sean McBride
Director
Metro Transit
530 North Rose Street
Kalamazoo, MI 49007

Dear Sean:

On Thursday, February 20, 2025, at or after 7:45 a.m. the City of Kalamazoo Brownfield Redevelopment Authority will conduct a public hearing for the First Amendment to the Act 381 Brownfield Plan for 447 W North Street and 707 N Westnedge Avenue. The public hearing will take place during a regular Authority meeting held at the City's Community Planning and Economic Development Office, 245 N. Rose, Suite 100, Kalamazoo, Michigan. The public hearing is being held pursuant to PA 381 of 1996, as amended.

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Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

Mr. Steve Vicenzi
Chief Financial Officer, Management Services Director
City of Kalamazoo
241 West South Street
Kalamazoo, MI 49007

Dear Steve:

On Thursday, February 20, 2025, at or after 7:45 a.m. the City of Kalamazoo Brownfield Redevelopment Authority will conduct a public hearing for the First Amendment to the Act 381 Brownfield Plan for 447 W North Street and 707 N Westnedge Avenue. The public hearing will take place during a regular Authority meeting held at the City's Community Planning and Economic Development Office, 245 N. Rose, Suite 100, Kalamazoo, Michigan. The public hearing is being held pursuant to PA 381 of 1996, as amended.

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Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

Michigan Department of Treasury
Lansing, Michigan 48922

To Whom it May Concern:

On Thursday, February 20, 2025, at or after 7:45 a.m. the City of Kalamazoo Brownfield Redevelopment Authority will conduct a public hearing for the First Amendment to the Act 381 Brownfield Plan for 447 W North Street and 707 N Westnedge Avenue. The public hearing will take place during a regular Authority meeting held at the City's Community Planning and Economic Development Office, 245 N. Rose, Suite 100, Kalamazoo, Michigan. The public hearing is being held pursuant to PA 381 of 1996, as amended.

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Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator





February 6, 2025

Michigan EGLE
Brownfield Program
EGLE-brownfields@michigan.gov

To Whom it May Concern:

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Sincerely,

Antonio Mitchell, Community Planning & Economic Development Director

Enclosure

c: Jamie McCarthy, Sustainable Development Coordinator



Appendix 4

CITY OF KALAMAZOO, MICHIGAN

**NOTICE OF A HEARING TO CONSIDER AN ACT 381 BROWNFIELD PLAN FOR
447 W North and 707 N Westnedge, KALAMAZOO, MICHIGAN**

PLEASE TAKE NOTICE that the City of Kalamazoo Brownfield Redevelopment Authority will hold a public hearing on **FEBRUARY 20, 2025 at or after 7:45 a.m.**, local time. The meeting will be held in-person at the Community Planning & Economic Development Department Office at 245 N. Rose Street, Kalamazoo, Michigan pursuant to Act 381, Public Acts of Michigan, 1996, as amended. At the hearing the Authority will receive public comment on the Brownfield Plan.

The following legal parcels are included in the “eligible property”:

Address: 447 W North and 707 N Westnedge, Kalamazoo, Kalamazoo Co.
Parcel ID: 06-15-165-216 and 06-16-289-105
Acreage: 0.418 total acres

The project consists of two parcels totaling 0.418 acres in the City of Kalamazoo which is a qualified local governmental unit (“QLGU”). This project will involve two phases, resulting in three tiny houses and a commercial building built on each parcel. Primary eligible activities include pre-approved environmental site assessments, site demolition, and the cost to prepare the brownfield plan.

The property meets the definition of a “housing property” as defined in the Brownfield Redevelopment Financing Act (1996 PA 381), as amended (2023 PA 90). As such, the property is an “eligible property” under Act 381.

At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage may be subject to capture under the proposed Brownfield Plan, shall be afforded an opportunity to be heard regarding the Act 381 Brownfield Plan. The Brownfield Plan, which includes a site map and legal descriptions of the parcels, is available for public inspection. A copy can be requested by calling (269) 337-8000.

This notice is given by order of the City of Kalamazoo, Michigan.

Scott Borling
City of Kalamazoo Clerk

Appendix 5

Kalamazoo-North

Population

26,236

Households

10,240

Median HH Income

\$37,182

Owner HH Income

\$54,912

Renter HH Income

\$26,624

Housing Costs

Owner Units

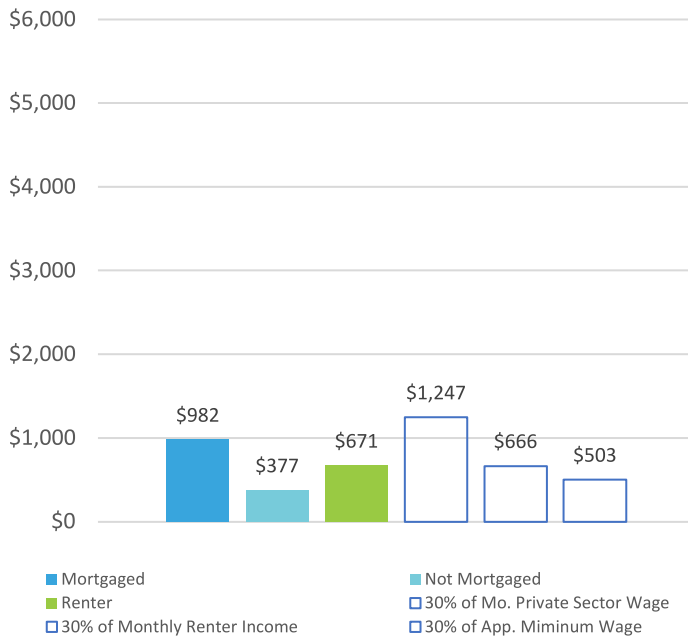
Home Value	\$90,233	2016 Value	\$71,725
Cost M/NM	\$982/\$377	Value ▲	25.8%
\$30,078 To afford median home			

Renter Units

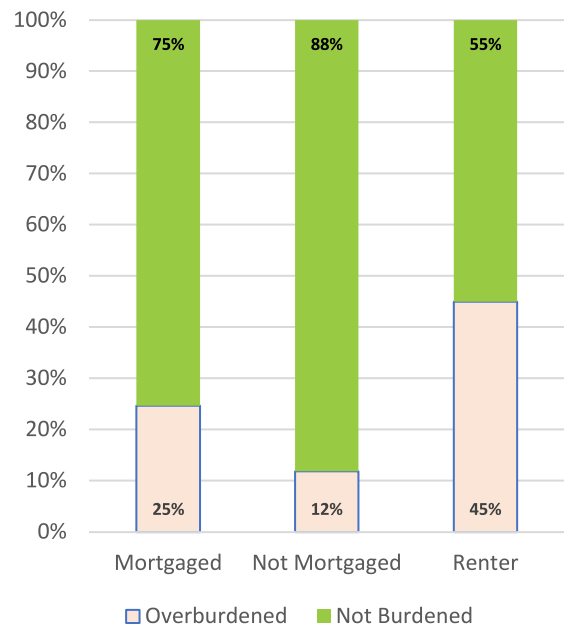
Gross Rent	\$671	2016 Rent	\$699
		Rent ▲	-4.1%
\$26,840 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	11,596	Owner HH	46%	Renter HH	54%
Median Year Built	1945	% Built Pre-1970			78.1%
Median Move Year	2013	% Built After 2010			2.1%
Median Rooms	5.1	SF%	60.1%	MM%	25.9%
				MF%	13.2%

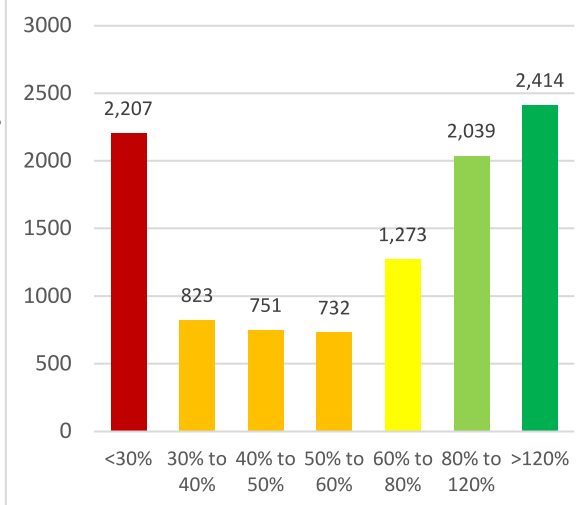
Vacancy Rates

Total	11.7%	Owner	0%	Renter	0%
Seasonal	1.0%	Other	6.9%	# V Rent	248
				# V Owner	7

Homeownership Rate by Race/Ethnicity

Black	34.3%	White	54.9%
Asian	37.8%	Other or Multiracial	28.2%
Am. Indian	0.0%	Hispanic	51.4%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Kalamazoo-North

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	1.6%	2.3%
Household Count, 2021	10,240	312,046

	Market			Partnership		
Housing Affordability	Number	%	% Change	Number	%	% Change
Home value / partnership income	1.55	--	--	--	--	--
Median Income, 2021	\$37,182	--	18.5%	\$58,370	--	12.0%
Median owner income, 2021	\$54,912	--	9.5%	\$73,085	--	12.2%
Median renter income, 2021	\$26,624	--	39.3%	\$33,974	--	13.1%
Median home value	\$90,233	--	25.8%	\$155,072	--	12.6%
Median gross rent	\$671	--	-4.1%	\$837	--	7.2%
Income needed for median rent	\$26,840	--	--	\$33,482	--	--
Income needed for median value	\$30,078	--	--	\$51,691	--	--
Overburdened households	3,418	33%	-20.7%	79,377	25.4%	-9.6%

	Market			Partnership		
Housing Quality and Vacancy	Number	%	% Change	Number	%	% Change
"Other" vacancy	795	6.9%	-34.4%	14,017	3.9%	-7.0%
Seasonal vacancy	116	1.0%	-34.8%	22,596	6.3%	-5.8%
For-Sale vacancy	7	0.1%	-96.7%	2,313	0.6%	-50.0%
For-Rent vacancy	248	2.1%	-2.4%	5,457	1.5%	-13.2%
Homes built pre-1940	5,255	45.3%	--	66,714	18.6%	--
Homes built post-1990	771	6.6%	--	93,883	26.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*	Low Cost and Growing
Strength and Need Type**	Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	50	386	436
Market supply (vacant on market, adjusted for age)	6	167	173
5 year Market production goals (based on 75K units)	42	212	253
1 year Market production goals (based on 15K units)	8	42	51
5 year Partnership goals (based on 75K units)	2,406	3,729	6,135
1 year Partnership goals (based on 15K units)	481	746	1,227

Kalamazoo-North

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	355	Total Amt/App	\$128,577	% Approved	74.4%
Total Conventional Apps	246	Conventional Amt/App	\$132,846	% Conv Apprvd	76.8%
Total Assisted Apps	109	Assisted Amt/App	\$118,945	% Asst Apprvd	68.8%
Applications by Race: White					
Total Apps	242	Total Amt/App	\$131,405	% Positive	81.0%
Total Conventional Apps	179	Conventional Amt/App	\$135,223	% Conv Positive	84.4%
Total Assisted Apps	63	Assisted Amt/App	\$120,556	% Asst Positive	71.4%
Applications by Race: Black					
Total Apps	53	Total Amt/App	\$120,849	% Positive	62%
Total Conventional Apps	28	Conventional Amt/App	\$123,214	% Conv Positive	67.9%
Total Assisted Apps	25	Assisted Amt/App	\$118,200	% Asst Positive	56.0%
Applications by Race: Asian					
Total Apps	2	Total Amt/App	\$60,000	% Positive	50.0%
Total Conventional Apps	2	Conventional Amt/App	\$60,000	% Conv Positive	50.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	2	Total Amt/App	\$110,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$115,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$105,000	% Asst Positive	100.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	49	Total Amt/App	\$126,020	% Positive	59.2%
Total Conventional Apps	33	Conventional Amt/App	\$127,424	% Conv Positive	48.5%
Total Assisted Apps	16	Assisted Amt/App	\$123,125	% Asst Positive	81.3%
Applications by Ethnicity: Hispanic					
Total Apps	18	Total Amt/App	\$122,222	% Positive	66.7%
Total Conventional Apps	16	Conventional Amt/App	\$125,625	% Conv Positive	62.5%
Total Assisted Apps	2	Assisted Amt/App	\$95,000	% Asst Positive	100.0%

Appendix 6

2

Housing Assessment

Housing Assessment

About the Data

Most of the data gathered for this report comes from the 2020 five-year estimates and the 2015 five-year estimates—of the American Community Survey, which is a product of U.S. Census Bureau. Census data is collected through a self-reported survey; as such, it is possible that respondents did not provide entirely accurate responses. Nonetheless, the U.S. Census Bureau remains a reliable data source for subjects covered in this report. Not all variables identified in this report were available on the county subdivision level; therefore, data was pulled on the census tract level.

Data Limitations

Census tracts are generally drawn to contain a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Some of the municipalities in Kalamazoo County do not meet the population threshold to have their own census tract individually; therefore, some census tracts often contain multiple municipalities. Furthermore, several municipalities are split across multiple census tracts. Please reference the county subdivision to census tract tables and the county subdivision by census tract maps (Maps 1 and 2 on the following two pages) for a visual representation of the census tract and county subdivision boundaries.

The U.S. Census Bureau updates the boundaries of census tracts every 10 years; therefore, the 2020 five-

year estimates and the 2015 five-year estimates census tract boundaries are not the same. Moreover, the 2020 five-year estimates correspond to the 2020 census tract boundaries, while the 2015 five-year estimates correspond to the 2010 census tract boundaries. The U.S. Census Bureau either splits or merges census tracts, depending on population change (split for population increases and merges for population decreases). In Kalamazoo County, between 2010 and 2020, 10 census tracts were split into new tracts (see Table 2). This discrepancy between the two years means that metrics that require calculating the percent change between the 2020 five-year estimates and the 2015 five-year estimates are associated with the 2010 census tract boundaries, as the tracts that were split in 2020 can be aggregated together to sum to the value of the 2010 tracts.

The U.S. Census Bureau worked with university group quarter administrators to include students who would normally be on campus April 1, 2020, but who were not present due to temporary university shutdowns associated with the Covid-19 pandemic in the overall population measure.

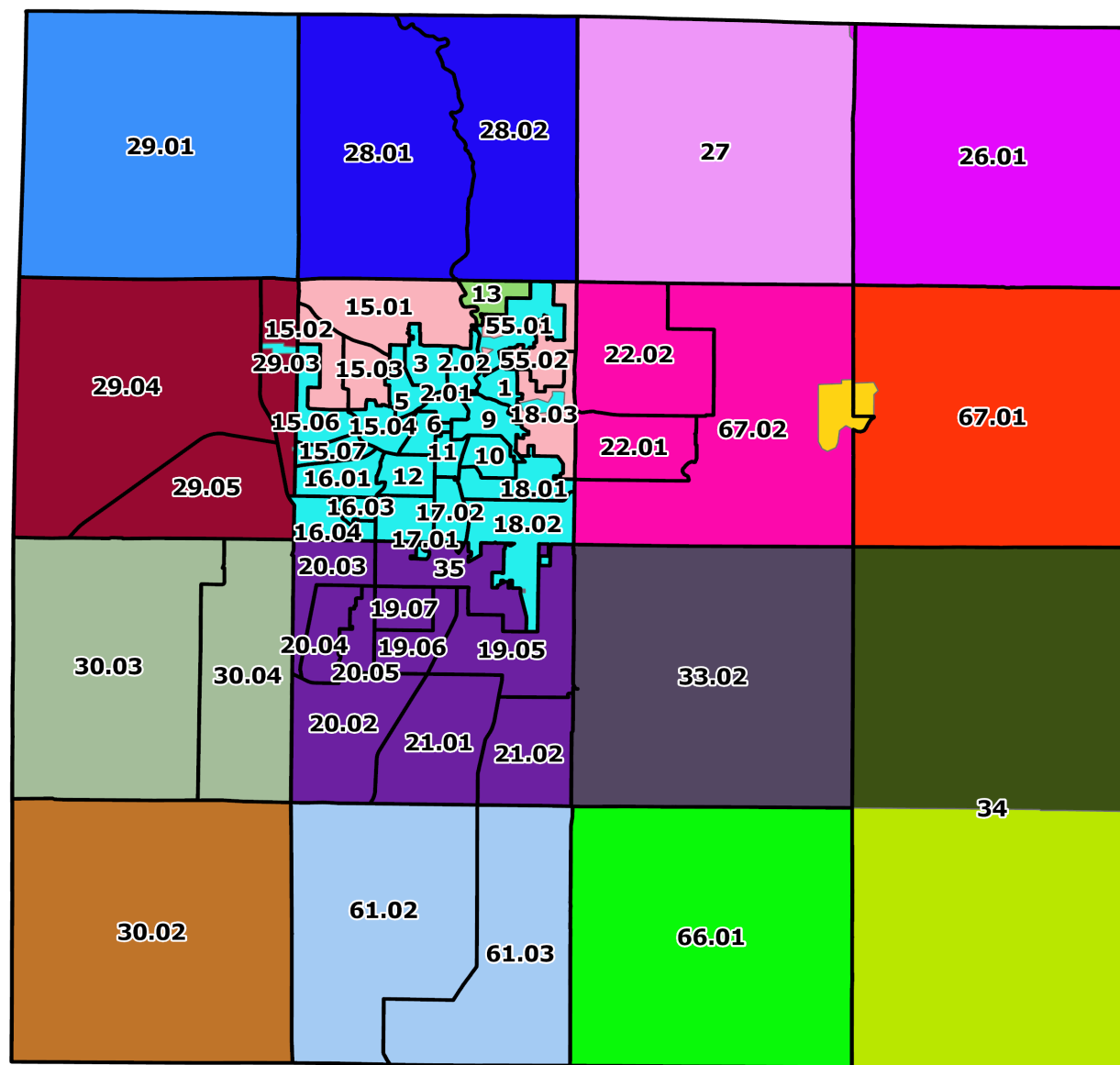
Housing Assessment

Map 1: Kalamazoo Subdivision by Census Tract, 2010 Tracts

Kalamazoo County: County Subdivisions

By 2010 Census Tracts

- Alamo Township
- Brady Township
- Charleston Township
- Climax Township
- Comstock Township
- Cooper Township
- Galesburg City
- Kalamazoo City
- Kalamazoo Township
- Oshtemo Township
- Parchment Township
- Pavilion Township
- Portage City
- Prairie Ronde Township
- Richland Township
- Ross Township
- Schoolcraft Township
- Texas Township
- Wakeshma Township
- 2019 Census Tracts



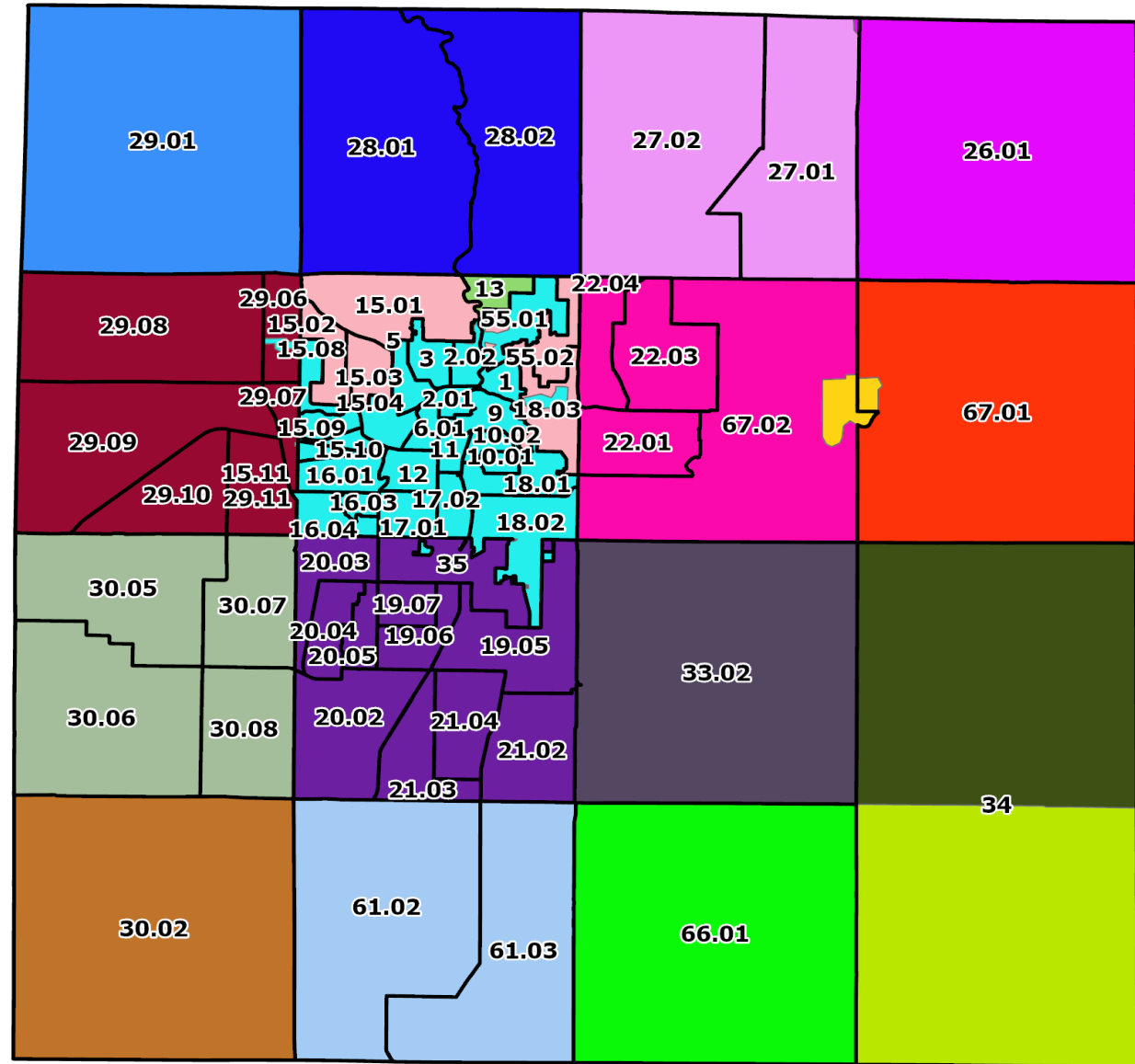
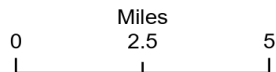
Housing Assessment

Map 2: Kalamazoo Subdivision by Census Tract, 2020 Tracts

Kalamazoo County: County Subdivisions

By 2020 Census Tracts

- Alamo Township
- Brady Township
- Charleston Township
- Climax Township
- Comstock Township
- Cooper Township
- Galesburg City
- Kalamazoo City
- Kalamazoo Township
- Oshtemo Township
- Parchment Township
- Pavilion Township
- Portage City
- Prairie Ronde Township
- Richland Township
- Ross Township
- Schoolcraft Township
- Texas Township
- Wakeshma Township
- 2020 Census Tracts



Housing Assessment

Geography

Kalamazoo County is located south of Grand Rapids, southwest of Lansing and west of Detroit. Kalamazoo County comprises the entire Kalamazoo–Portage, Metropolitan Statistical Area. U.S. Route 131 and Interstate 94 intersect near the center of the county. Kalamazoo County consists of four cities (of which the city of Kalamazoo is the county seat), five villages, and 15 Townships. Kalamazoo County consists of 68 census tracts, as of the most recent census boundaries.

Survey Responses

What were your main reasons for moving to Kalamazoo County? (general survey)

"Kalamazoo offers many amenities of a big city, while still feeling like a small community. Also, low cost of living, lots of green space, and low traffic."

Housing Assessment

Table 1: Census Tract to County Subdivision

Tract	County Subdivision
1	City of Kalamazoo
2.01	City of Kalamazoo
2.02	City of Kalamazoo
3	City of Kalamazoo
5	City of Kalamazoo
6.01	City of Kalamazoo
9	City of Kalamazoo
10.01	City of Kalamazoo
10.02	City of Kalamazoo
11	City of Kalamazoo
12	City of Kalamazoo
13	Parchment Township
15.01	Kalamazoo Township
15.02	Kalamazoo Township
15.03	Kalamazoo Township
15.04	City of Kalamazoo
15.08	City of Kalamazoo
15.09	City of Kalamazoo
15.1	City of Kalamazoo
15.11	City of Kalamazoo
16.01	City of Kalamazoo
16.03	City of Kalamazoo
16.04	City of Kalamazoo
17.01	City of Kalamazoo
17.02	City of Kalamazoo
18.01	City of Kalamazoo
18.02	City of Kalamazoo
18.03	Kalamazoo Township

Tract	County Subdivision
19.05	City of Portage
19.06	City of Portage
19.07	City of Portage
20.02	City of Portage
20.03	City of Portage
20.04	City of Portage
20.05	City of Portage
21.02	City of Portage
21.03	City of Portage
21.04	City of Portage
22.01	Comstock Township
22.03	Comstock Township
22.04	Comstock Township
26.01	Ross Township
27.01	Richland Township
27.02	Richland Township
28.01	Cooper Township
28.02	Cooper Township
29.01	Alamo Township
29.06	Oshtemo Township
29.07	Oshtemo Township
29.08	Oshtemo Township
29.09	Oshtemo Township
29.1	Oshtemo Township
29.11	Oshtemo Township
30.02	Prairie Ronde Township
30.05	Texas Township
30.06	Texas Township

Tract	County Subdivision
30.07	Texas Township
30.08	Texas Township
33.02	Pavilion Township
34	Wakeshma Township, Climax Township
35	City of Portage
55.01	City of Kalamazoo, Kalamazoo Township
55.02	Kalamazoo Township
61.02	Schoolcraft Township
61.03	Schoolcraft Township
66.01	Schoolcraft Township
67.01	Charleston Township, City of Galesburg
67.02	Comstock Township, City of Galesburg

Source: U.S. Census Bureau

Housing Assessment

Population and Households

In order to design an effective housing plan, one must consider the unique demographics of a community and how the current housing supply may or may not serve the community's needs. Such background information helps identify opportunities to better match housing supply to housing need.

Population

In 2020, the population of Kalamazoo County stood at 261,670. It grew 1.9% during the preceding five years, a higher growth rate than that of the state overall, which was 0.74% during the same period. From 2015 to 2020, 19 census tracts experienced a population decrease within Kalamazoo County. The largest decreases occurred within the city of Kalamazoo, between -15% and -25.05%, in tracts 1 (Eastside Neighborhood), 2.02 (Northside Neighborhood), 12 (Oakland/Winchell and Westnedge Hill Neighborhoods), and 15.04 (WMU). Conversely, 38 census tracts experienced a population increase. The largest increases occurred within Oshtemo Township, Charleston Township, and the city of Kalamazoo; between 15.01 and 26.68 percent. Tracts that saw the largest increases include tract 15.06 (Arcadia Neighborhood), 16.03 (Oakwood Neighborhood), 29.03 (Eastern Oshtemo Township) and 67.01 (Charleston Township and eastern portion of the city of Galesburg). While specific tracts in Kalamazoo County saw increases or decreases in population between 2015 and 2020, Kalamazoo County's population increased by over 7,000 individuals between those years.

Survey Responses

What were your main reasons for moving to Kalamazoo County? (general survey)

"Cheaper, less crowded, and less developed than the south-east part of the state."

Housing Assessment

Table 2: Kalamazoo County Population

2010 Tract	2015 Population	2020 Tract	2020 Population	Change
1	3,035	1	2,502	-17.6%
2.01	2,123	2.01	2,221	4.6%
2.02	1,018	2.02	763	-25.0%
3	4,223	3	4,492	6.4%
5	4,020	5	4,010	-0.2%
6	4,478	6.01	4,738	5.8%
9	1,132	9	1,049	-7.3%
10	5,597	10.01	2,423	
10	5,597	10.02	3,890	12.8%
11	1,911	11	1,988	4.0%
12	3,082	12	2,570	-16.6%
13	2,016	13	1,887	-6.4%
15.01	4,436	15.01	4,987	12.4%
15.02	4,571	15.02	4,426	-3.2%
15.03	4,801	15.03	4,821	0.4%
15.04	5,431	15.04	4,531	-16.6%
15.06	7,308	15.08	3,439	
15.06	7,308	15.09	5,819	26.7%
15.07	6,869	15.1	4,621	
15.07	6,869	15.11	1,384	-12.6%
16.01	2,538	16.01	2,804	10.5%
16.03	1,397	16.03	1,731	23.9%
16.04	1,846	16.04	1,659	-10.1%
17.01	3,687	17.01	3,482	-5.6%
17.02	4,188	17.02	3,707	-11.5%
18.01	3,922	18.01	4,339	10.6%

Kalamazoo County Population

2010 Tract	2015 Population	2020 Tract	2020 Population	Change
18.02	4,658	18.02	4,335	-6.9%
18.03	2,200	18.03	2,076	-5.6%
19.05	6,024	19.05	5,550	-7.9%
19.06	4,510	19.06	4,607	2.2%
19.07	4,210	19.07	4,776	13.4%
20.02	3,697	20.02	4,084	10.5%
20.03	5,592	20.03	6,127	9.6%
20.04	4,052	20.04	3,838	-5.3%
20.05	4,155	20.05	4,306	3.6%
21.01	8,057	21.03	2,932	
21.01	8,057	21.04	2,039	-38.3%
21.02	2,927	21.02	6,216	112.4%
22.01	2,416	22.01	2,635	9.1%
22.02	7,885	22.03	3,466	
22.02	7,885	22.04	4,512	1.2%
26.01	4,784	26.01	4,940	3.3%
27	7,852	27.01	2,842	
27	7,852	27.02	5,466	5.8%
28.01	4,130	28.01	4,619	11.8%
28.02	6,235	28.02	6,401	2.7%
29.01	3,838	29.01	3,941	2.7%
29.03	4,691	29.06	1,759	
29.03	4,691	29.07	4,123	25.4%
29.04	9,885	29.08	4,841	
29.04	9,885	29.09	3,753	-13.1%

Source: 2020 ACS, 5 yr Estimates

Housing Assessment

Kalamazoo County Population

2010 Tract	2015 Population	2020 Tract	2020 Population	Change
29.05	7,718	29.1	4,539	
29.05	7,718	29.11	4,103	12.0%
30.02	2,378	30.02	2,306	-3.0%
30.03	8,314	30.05	5,746	
30.03	8,314	30.06	3,149	7.0%
30.04	7,482	30.07	6,512	
30.04	7,482	30.08	1,698	9.7%
33.02	6,309	33.02	6,431	1.9%
34	3,849	34	3,840	-0.2%
35	4,272	35	4,749	11.2%
55.01	3,861	55.01	4,153	7.6%
55.02	5,517	55.02	5,809	5.3%
61.02	3,607	61.02	3,626	0.5%
61.03	4,901	61.03	5,395	10.1%
66.01	4,393	66.01	4,535	3.2%
67.01	2,606	67.01	3,064	17.6%
67.02	6,118	67.02	6,200	1.3%

Source: 2020 ACS, 5 yr Estimates

Survey Responses

What were your main reasons for moving to Kalamazoo County? (general survey)

"Living in a manageable small town."

Housing Assessment

Household Size

In 2020, Kalamazoo County had 104,278 households. The total number of households in Kalamazoo County increased by nearly 4,000 between 2015 and 2020—an increase of 3.9%, which is a higher growth rate than that of the population. The proportion of one-person households remained the same, while the proportion of two- or three-person households decreased and the proportion of households with more than four persons increased.

Table 3: Tenure by Household Size, Kalamazoo County

Household size	2015 Owner Occupied		2015 Renter Occupied		2020 Owner Occupied		2020 Renter Occupied	
1-person Household	14,558	14.5%	15,487	15.4%	15,311	14.7%	15,871	15.2%
2-person Household	25,224	25.1%	10,604	10.6%	26,052	25.0%	9,885	9.5%
3-person Household	9,692	9.7%	5,239	5.2%	9,669	9.3%	5,077	4.9%
4-person Household	9,514	9.5%	3,048	3.0%	9,990	9.6%	3,795	3.6%
5-person Household	3,581	3.6%	855	0.9%	4,070	3.9%	1,718	1.6%
6-person Household	1,104	1.1%	535	0.5%	1,507	1.4%	566	0.5%
7 + person Household	629	0.6%	271	0.3%	656	0.6%	111	0.1%
All Sizes	64,302	64.1%	36,039	35.9%	67,255	64.5%	37,023	35.5%

Source: 2020 ACS, 5 yr Estimates

Race

The majority (79.8%) of Kalamazoo County's residents identify as White; however, the county is becoming more diverse. The proportions of those identifying as Two or More Races, Some Other Race, or ethnically Hispanic increased between 2015 and 2020. The proportion of those identifying as Black or African American remained steady at 11%.

Table 4: Race 2015–2020, Kalamazoo County

Race	Population 2015		Population 2020	
White	209,590	81.6%	210,967	79.8%
Black or African American	28,169	11.0%	29,156	11.0%
Hispanic Ethnicity *Of any race	11,603	4.5%	13,573	5.1%
Two or More Races	10,359	4.0%	14,598	5.5%
Some Other Race	8,634	3.4%	9,601	3.6%
Total Population	256,752	100%	264,322	100%

Note: Differences in the 2020 total population count listed in the population section and that of this table stem from differences in the 2020 American Community Survey one-year estimate and the 2020 American Community Survey five-year estimate.

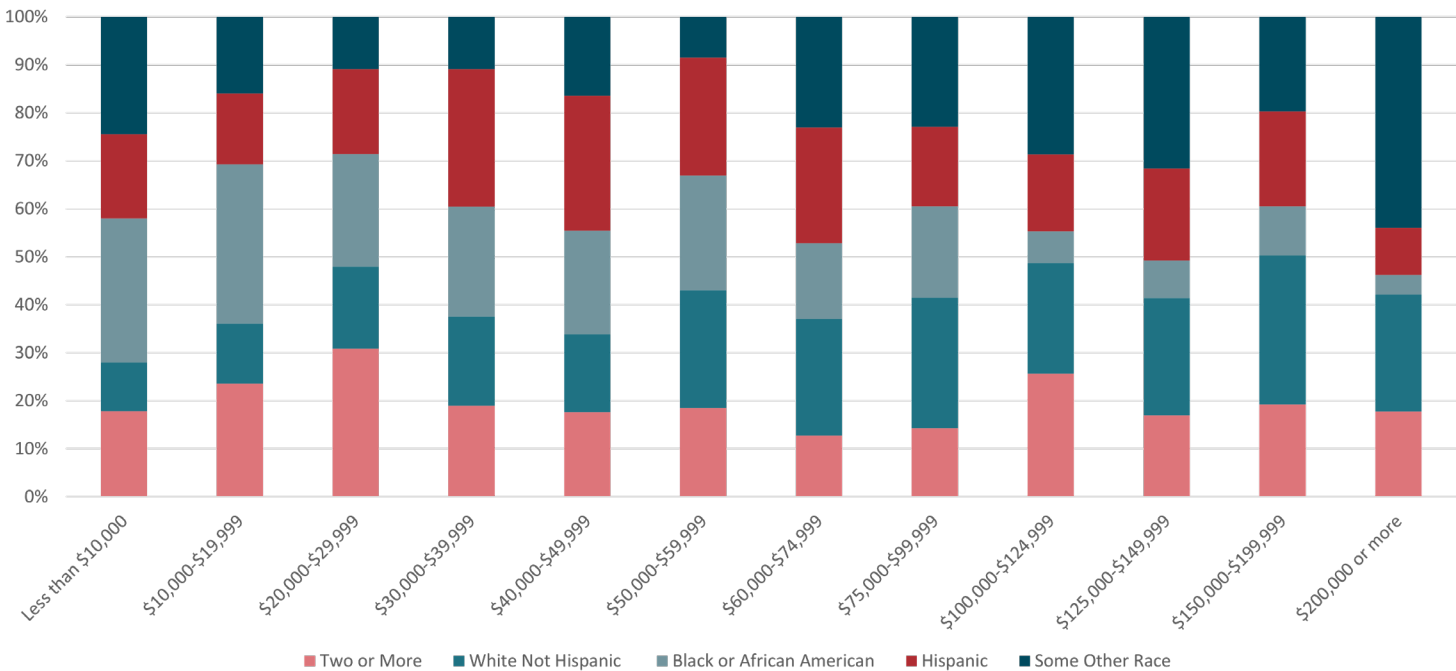
Source: 2020 ACS, 5-yr estimates.

Housing Assessment

Race, cont.

Within Kalamazoo County, 20.8% of White Non-Hispanic residents earn less than \$30,000 annually, increasing the likelihood they are housing burdened. Twenty-five-point seven percent of Hispanic residents, 25.8% of residents who identify as Some Other Race, 37.9% of residents who identify as Two or More Races and 44.7% of Black or African Americans earn less than \$30,000 annually. The proportion of Black or African American residents earning less than \$30,000 annually is twice that of White Non-Hispanic residents, drawing attention to racial equity concerns.

Chart 1: Kalamazoo County Income by Race, 2020



Source: 2020 ACS, 5 yr Estimates

Survey Responses

Which of the following are your top three priorities for supporting housing? (general survey)

"We are a Black couple and I want to be sure that our neighborhood welcomes us."

What were your main reasons for moving to Kalamazoo County? (general survey)

"More progressive and diverse than where I came from."

Housing Assessment

Table 5: Kalamazoo County Income By Race, 2020

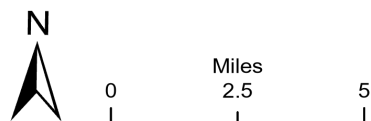
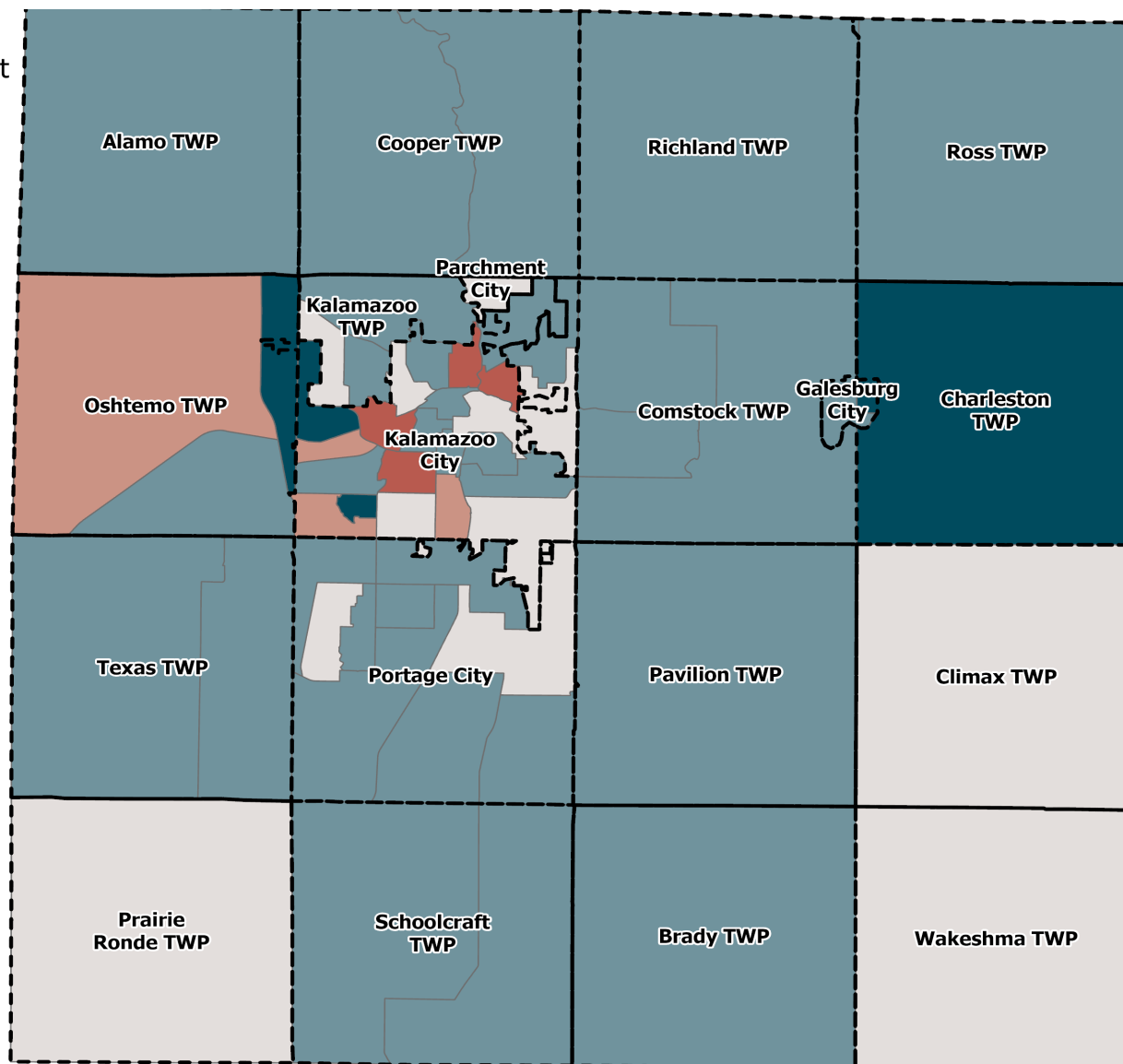
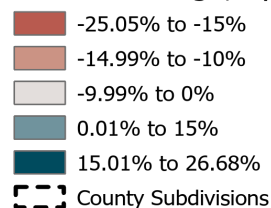
Income	White Non-Hispanic	Black or African American	Hispanic Ethnicity	Two or More Races	Some Other Race
Less than \$10,000	4.63%	13.60%	7.96%	8.10%	11.10%
\$10,000- \$19,999	6.88%	18.30%	8.13%	13.00%	8.80%
\$20,000- \$29,999	9.26%	12.80%	9.64%	16.80%	5.90%
\$30,000- \$39,999	9.43%	11.60%	14.52%	9.60%	5.50%
\$40,000- \$49,999	8.40%	11.10%	14.49%	9.10%	8.50%
\$50,000- \$59,999	8.61%	8.40%	8.61%	6.50%	3.00%
\$60,000- \$74,999	9.67%	6.30%	9.56%	5.10%	9.20%
\$75,000- \$99,999	13.26%	9.30%	8.07%	7.00%	11.20%
\$100,000- \$124,999	10.01%	2.90%	6.99%	11.20%	12.50%
\$200,000 or more	6.41%	1.10%	2.57%	4.70%	11.60%

Source: 2020 ACS, 5 yr Estimates

Housing Assessment

Map 3: Kalamazoo Population Percent Change, 2015–2020

Population, 2015 to 2020
Percent Change, by Census Tract



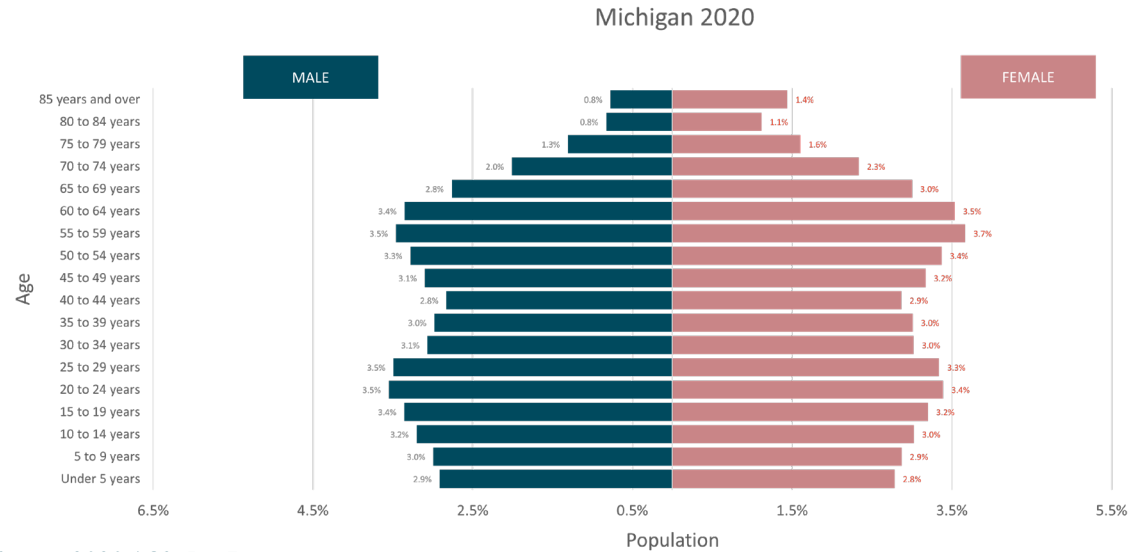
Source: 2020 ACS 5yr Estimates and 2015 5yr Estimates

Housing Assessment

Age

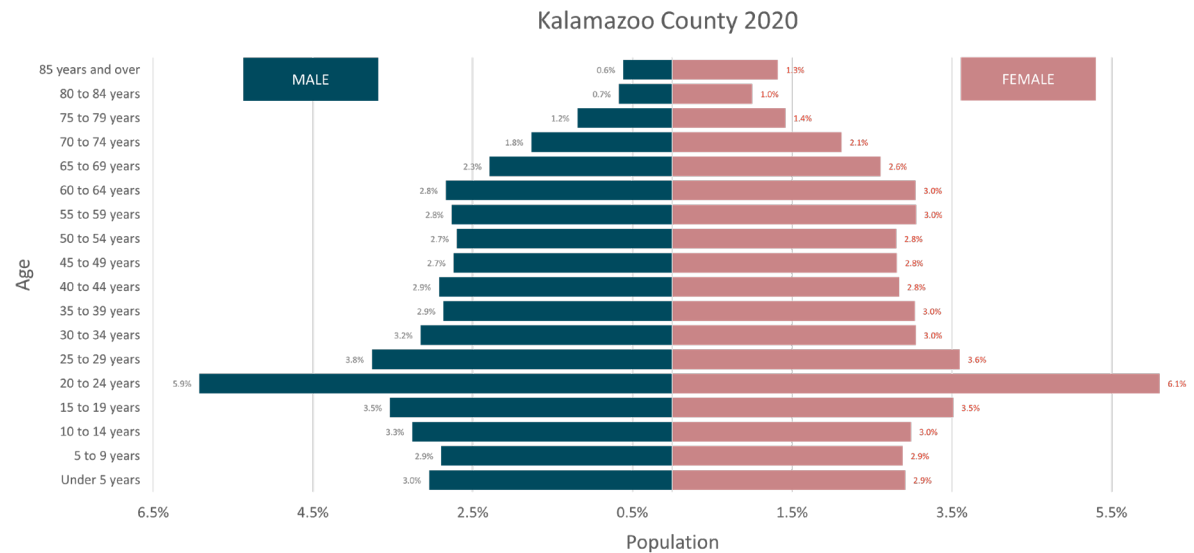
In 2020, 78.4% of Kalamazoo County residents were adults, a ratio similar to that of Michigan's. However, the median age in Kalamazoo County (34.5 years) is lower than that of the state overall (39.8 years). In the same year, 15.5% of Kalamazoo County's population was between the ages of 18 and 24, which is significantly higher than the state proportion of 9.6% or the national proportion of 9.3%. This is potentially due to Kalamazoo County being home to a state university, a liberal arts college, and a community college. A university presence within a county introduces unique housing needs: those of a rotating population of residents that often live in a community for only a few years, and potentially only during academic semesters. In 2020, Kalamazoo County reported 5,217 persons living in College/University Student Housing, with 4,418 persons associated with Western Michigan University (tracts 15.04 and 15.10) and 744 associated with Kalamazoo College (tract 5). Western Michigan University reports that in fall 2021, approximately one-third of the 15,309 undergraduate students lived

Chart 2: Michigan Population Pyramid, 2020



Source: 2020 ACS, 5 yr Estimates

Chart 3: Kalamazoo Population Pyramid, 2020

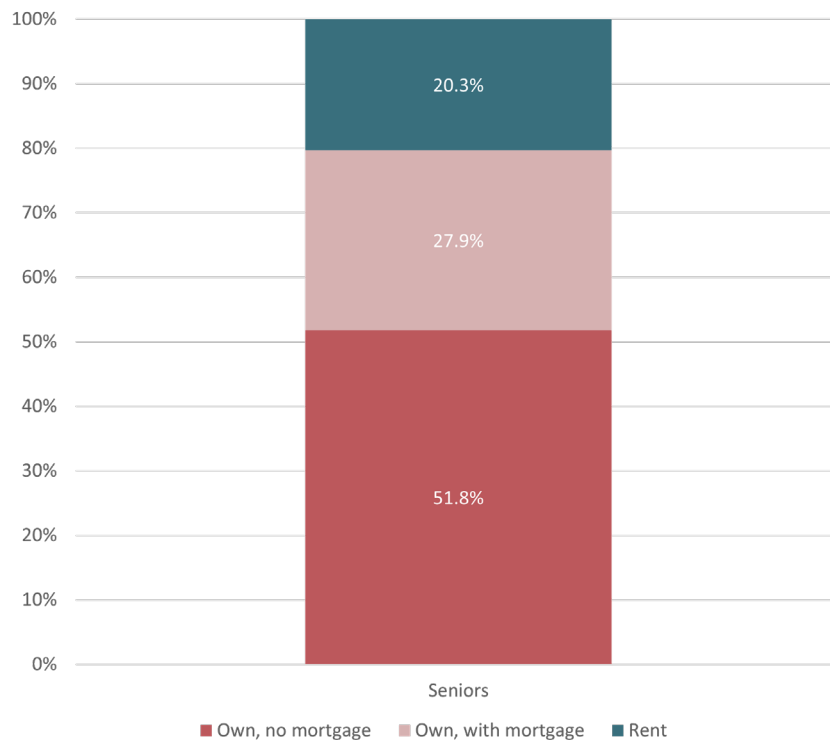


Source: 2020 ACS, 5 yr Estimates

Housing Assessment

in college-owned, -operated, or -affiliated housing and the rest lived off campus. [Western Michigan University Common Data Set 2021-2022](#). This count does not include graduate students and is lower than years prior to the Covid-19 pandemic. Of the total population in Kalamazoo County, 15% is composed of senior-aged individuals, those 65 years or older. This is lower than the 17.2% of all Michiganders who fall within that age group. In Kalamazoo County, 79.7% of seniors own the homes they live in. Thirty-five percent of those homes are mortgaged, which is a

Chart 4: Seniors In Kalamazoo, 2020



Source: 2020 ACS, 5 yr Estimates

Survey Responses

Why do you feel your housing expenses are unaffordable? (general survey)

"Aging in one's home is becoming harder for many folks due to the rising cost of utilities and taxes."

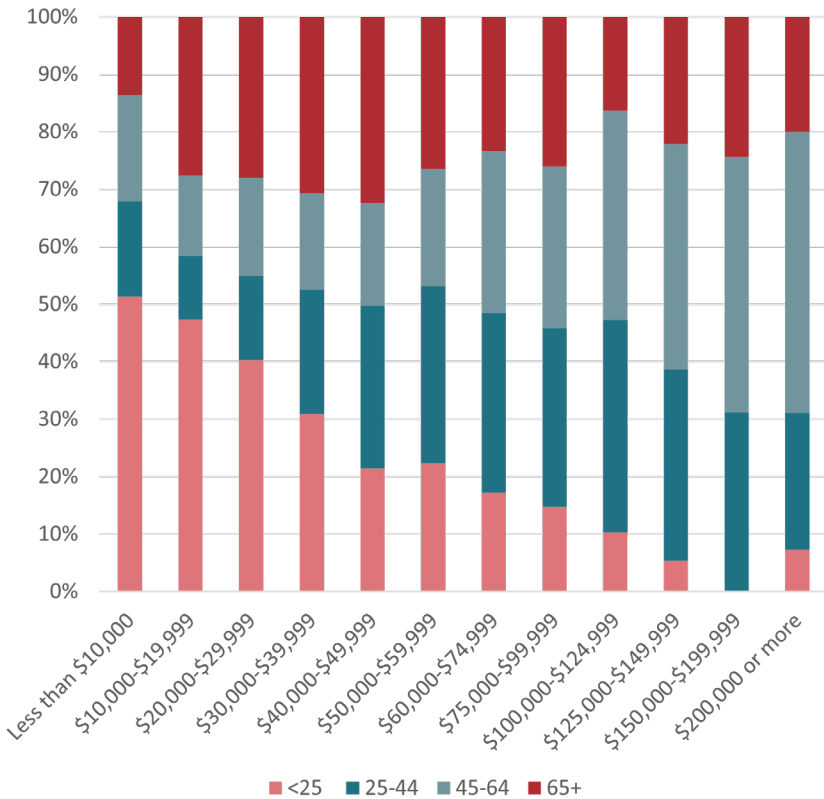
"I own my home, if I didn't, I couldn't live here. Kalamazoo is trying to tax seniors out of here."

Housing Assessment

little lower than the national rate of 37% for the same category. Just under half of all seniors in the county have either a rent or mortgage payment. The cost of rent varies significantly within the county, but the annual median cost of rent is \$10,152. Of the senior population in Kalamazoo County, 28.5% have incomes less than \$30,000, indicating potential difficulty for some groups of seniors to afford rent without being cost burdened. Issues that may especially affect senior residents include aging housing stock with the associated costly repairs and limited availability of smaller

housing units for seniors who wish to downsize. Additionally, several survey respondents noted property taxes as a burden for Kalamazoo County seniors, who may have fixed incomes.

Chart 5: Kalamazoo Income by Age, 2020



Source: 2020 ACS, 5 yr Estimates

Survey Responses

Which of the following are your top three priorities for supporting housing? (general survey)

“Lower taxes for over 65-year-olds”

Housing Assessment

Tenure

Overall, the number of owner-occupied housing units increased by over 2,000 from 2015 to 2020 in Kalamazoo County.

However, there was a decline in homeownership in 24 census tracts. The largest decline of homeownership, -15% to -34.44%, can be observed in tracts 2.02 (Northside Neighborhood) and 5 (West Douglas, West Main Hill, and Stuart Neighborhoods).

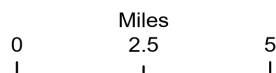
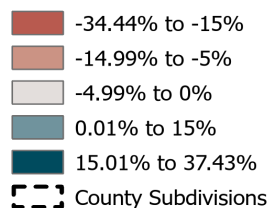
Thirty-three census tracts saw an increase in the number of owner-occupied housing units between 2015 and 2020. The largest increase in owner-occupied housing units, 15.01% to 37.43%, can be observed in tracts 6 (Vine Neighborhood), 10 (Edison Neighborhood), 15.06 (Arcadia Neighborhood), 16.03 (Oakwood Neighborhood), 17.02 (Westnedge Hill/South Westnedge Neighborhoods), 20.03 (northwest City of Portage), 27 (Richland), 61.03 (eastern portion of Schoolcraft Township), and 66.01 (Brady Township).

Housing Assessment

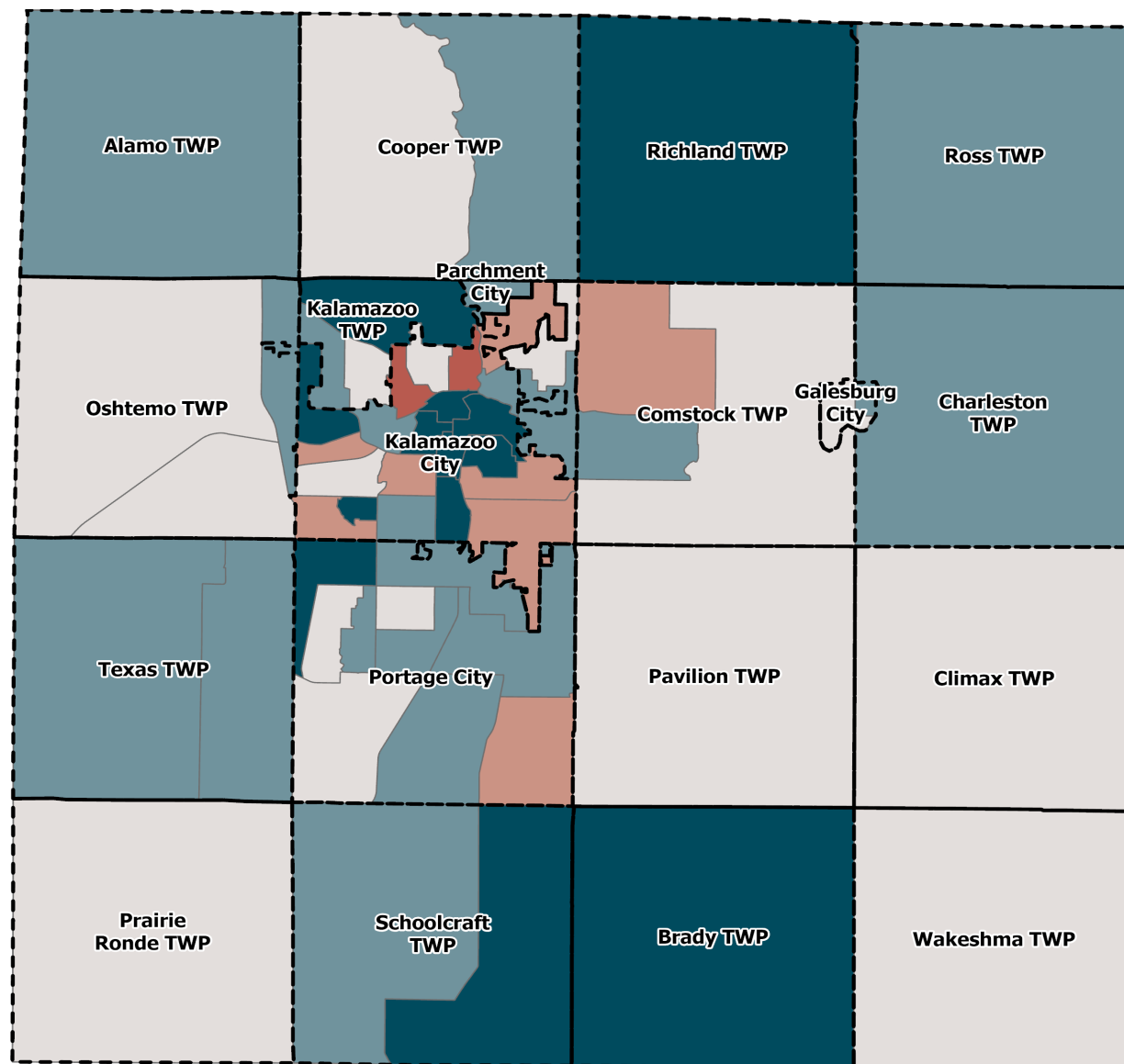
Map 4: Kalamazoo Homeownership Percent Change, 2015–2020

Homeownership, 2015 to 2020

Percent Change, by Census Tract



Source: 2020 ACS 5yr Estimates and 2015 5yr Estimates



Housing Assessment

Table 6: Kalamazoo County Homeownership

2010 Tract	2015 % Homeowner	2020 Tract	2020 % Homeowner	Change in % points
1	59.2%	1	59.6%	0.4
2.01	6.6%	2.01	8.9%	2.3
2.02	50.7%	2.02	43.9%	-6.8
3	46.0%	3	43.5%	-2.5
5	36.3%	5	23.8%	-12.5
6	17.8%	6.01	22.5%	4.7
9	50.1%	9	65.2%	15.1
10	47.1%	10.01	72.5%	3.3
10	47.1%	10.02	38.1%	3.3
11	47.1%	11	65.4%	13.9
12	83.7%	12	83.4%	-0.3
13	55.4%	13	59.3%	3.9
15.01	80.0%	15.01	78.8%	-1.2
15.02	47.0%	15.02	50.9%	3.9
15.03	65.9%	15.03	62.5%	-3.4
15.04	14.6%	15.04	21.9%	7.3
15.06	29.6%	15.08	41.0%	-3.4
15.06	29.6%	15.09	13.4%	-3.4
15.07	10.0%	15.1	5.6%	1.1
15.07	10.0%	15.11	25.4%	1.1
16.01	73.1%	16.01	69.9%	-3.2
16.03	65.5%	16.03	69.3%	3.8
16.04	62.4%	16.04	58.5%	-3.9
17.01	53.1%	17.01	59.6%	6.5
17.02	41.2%	17.02	48.4%	7.2
18.01	70.0%	18.01	54.7%	-15.3

Source: 2020 ACS, 5 yr Estimates

Kalamazoo County Homeownership

2010 Tract	2015 % Homeowner	2020 Tract	2020 % Homeowner	Change in % points
18.02	49.7%	18.02	48.7%	-1
18.03	61.6%	18.03	73.6%	12
19.05	56.1%	19.05	57.3%	1.2
19.06	39.0%	19.06	39.6%	0.6
19.07	53.3%	19.07	51.6%	-1.7
20.02	59.9%	20.02	52.5%	-7.4
20.03	63.1%	20.03	74.1%	11
20.04	81.0%	20.04	80.2%	-0.8
20.05	68.7%	20.05	66.9%	-1.8
21.01	87.0%	21.03	85.1%	-3.4
21.01	87.0%	21.04	81.3%	-3.4
21.02	91.8%	21.02	90.7%	-1.1
22.01	74.7%	22.01	79.0%	4.3
22.02	60.8%	22.03	94.6%	-3.4
22.02	60.8%	22.04	37.5%	-3.4
26.01	85.4%	26.01	86.2%	0.8
27	77.5%	27.01	77.1%	8.3
27	77.5%	27.02	90.8%	8.3
28.01	91.4%	28.01	84.1%	-7.3
28.02	71.2%	28.02	73.4%	2.2
29.01	94.0%	29.01	94.5%	0.5
29.03	14.0%	29.06	8.5%	-1.4
29.03	14.0%	29.07	14.6%	-1.4
29.04	73.3%	29.08	95.7%	7.4
29.04	73.3%	29.09	63.1%	7.4

Housing Assessment

Kalamazoo County Homeownership

2010 Tract	2015 % Homeowners	2020 Tract	2020 % Homeowners	Change in % points
29.05	58.1%	29.1	67.7%	-1.1
29.05	58.1%	29.11	47.0%	-1.1
30.02	96.7%	30.02	97.6%	0.9
30.03	94.8%	30.05	91.2%	-2.5
30.03	94.8%	30.06	94.2%	-2.5
30.04	94.9%	30.07	94.4%	0.6
30.04	94.9%	30.08	100.0%	0.6
33.02	94.0%	33.02	88.3%	-5.7
34	90.7%	34	87.7%	-3
35	82.5%	35	82.5%	0
55.01	74.8%	55.01	67.0%	-7.8
55.02	57.6%	55.02	53.3%	-4.3
61.02	73.4%	61.02	79.2%	5.8
61.03	82.2%	61.03	87.0%	4.8
66.01	84.2%	66.01	90.6%	6.4
67.01	86.7%	67.01	83.6%	-3.1
67.02	84.3%	67.02	85.3%	1

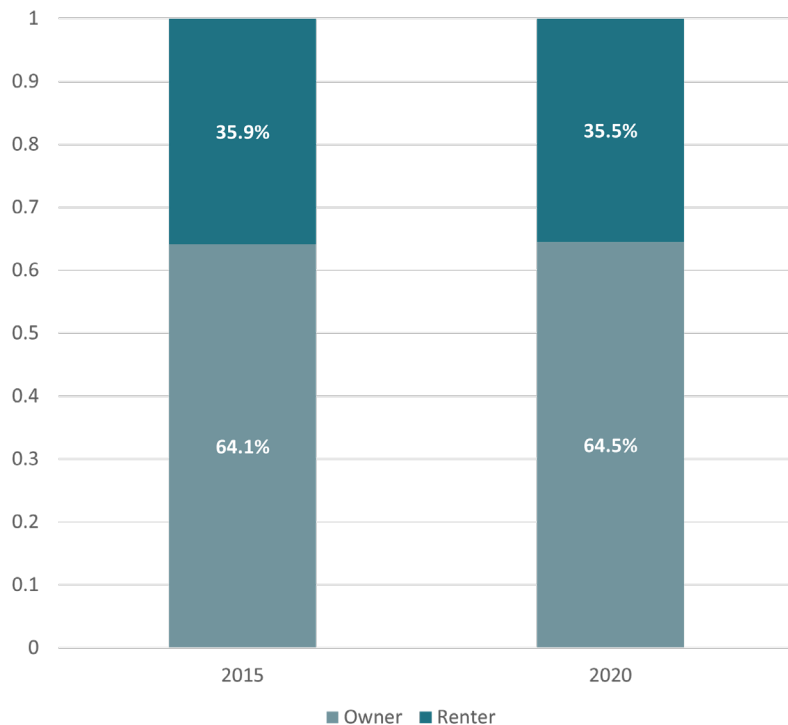
Source: 2020 ACS, 5 yr Estimates

Housing Assessment

Income to Afford Rent

The tracts in Kalamazoo County with the highest yearly incomes needed to afford median rent, \$40,001 –\$48,280, are in the city of Kalamazoo and the city of Portage. Moreover, those tracts are 15.03 (Westwood Neighborhood), 15.08 (Westwood Neighborhood), 18.01 (Milwood Neighborhood), 19.07 (north central city of Portage), 20.03 (northwest City of Portage), 21.04 (central City of Portage), and 35 (northern City of Portage).

Chart 6: Kalamazoo Owner vs. Renter



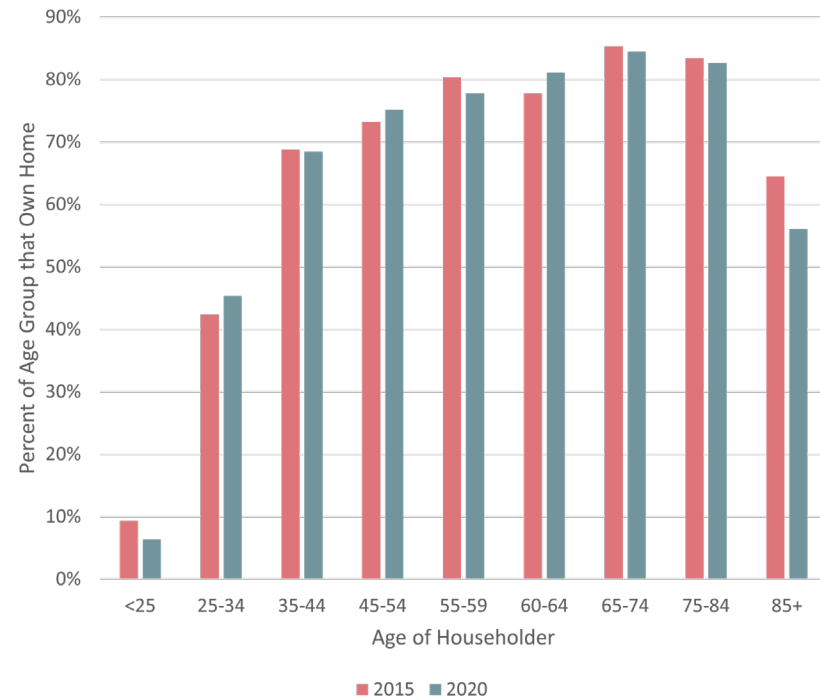
Source: 2020 ACS, 5 yr Estimates

Survey Responses

What were your main reasons for moving to Kalamazoo County? (general survey)

“Opportunity for low-income home ownership.”

Chart 7: Kalamazoo Homeownership by Age



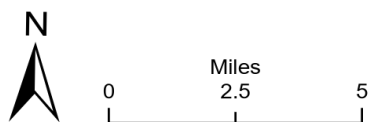
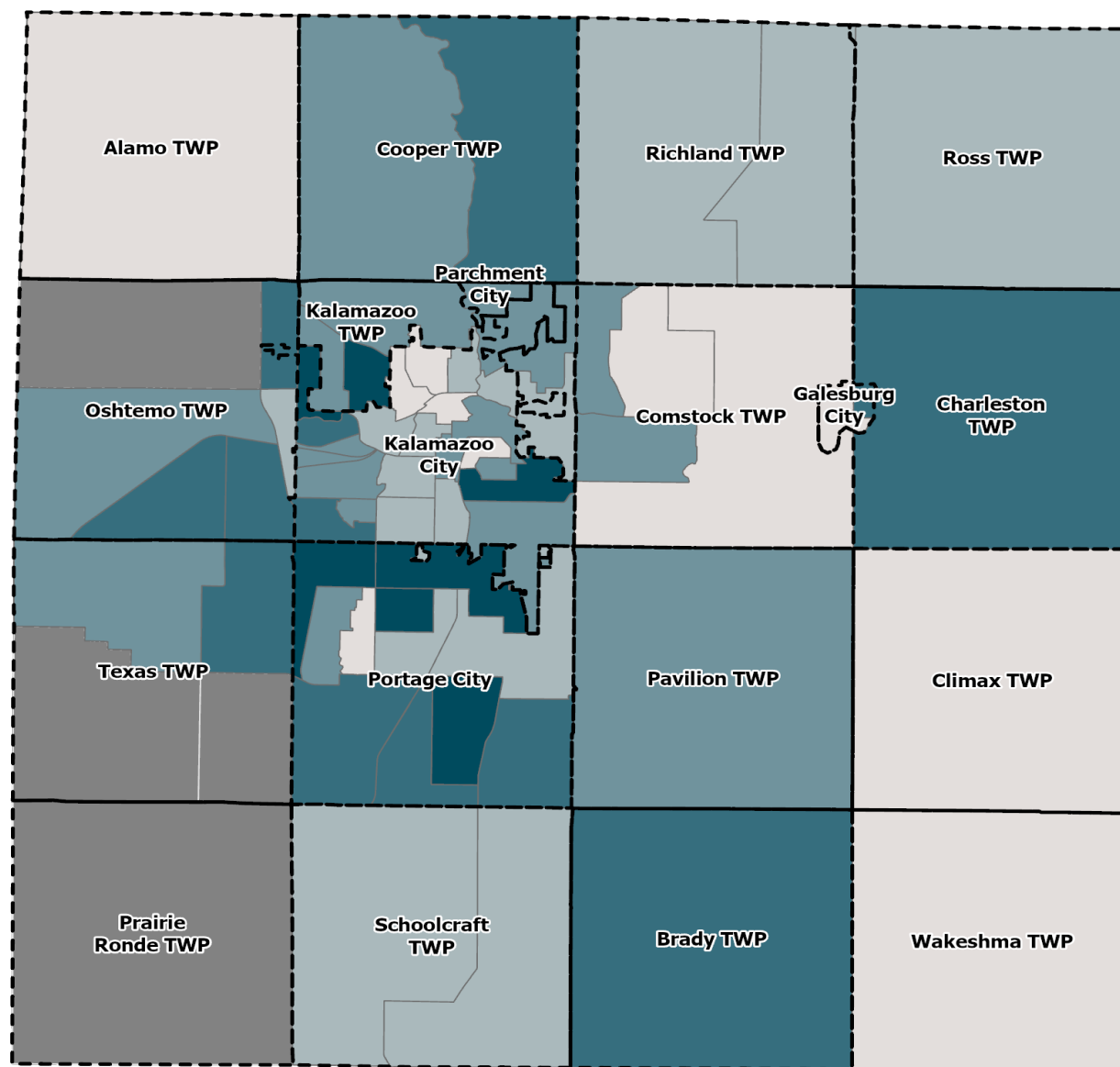
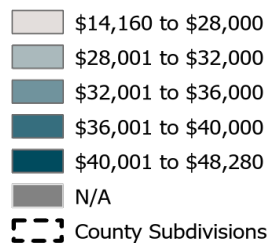
Source: 2020 ACS, 5 yr Estimates

Housing Assessment

Map 5: Kalamazoo Income Needed to Afford Median Rent, 2020

Income Needed to Afford Median Rent 2020

Yearly Income, by Census Tract



Source: 2020 ACS 5yr Estimates

Housing Assessment

Cost Burden

A household (owning or renting) is cost burdened when it is spending more than 30% of household income for housing (rent or mortgage plus utilities, taxes, insurance, etc.). Severe cost burden is when a household is spending more than 50% of household income for housing.

Cost-Burdened Homeowners

The largest percent of cost-burdened homeowners (with a mortgage) in Kalamazoo County, 40.01%–55.88%, are in tracts 2.01 (Northside Neighborhood), 2.02 (Northside Neighborhood), and 3 (Central Business District). It should be noted that these tracts generally have a low number of homeowners.

Cost-Burdened Renters

The largest percent of cost-burdened renters in Kalamazoo County, 60.01%–100%, are in tracts 1 (Eastside Neighborhood), 2.02 (Northside Neighborhood), 11 (Westnedge Hill Neighborhood), 15.04 (WMU), 15.08 (Westwood Neighborhood), 15.09 (Arcadia Neighborhood), 15.10 (Knollwood Neighborhood), 15.11 (Knollwood Neighborhood), 16.03 (Oakwood Neighborhood), 20.05 (west central City of Portage), 29.11 (southeast portion of Oshtemo Township), 30.02 (Prairie Ronde Township), and 33.02 (Pavilion Township). It should be noted that tract 30.02, which is listed as 100% cost-burdened renters, has only 10 renters listed in the 2020 census data.

Survey Responses

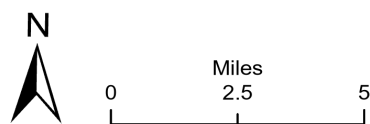
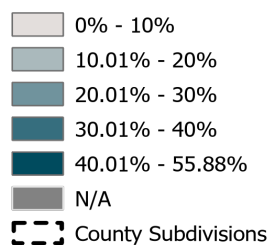
Why do you feel your housing expenses are unaffordable? (general survey)

"Increases in non-house related expenses such as high medical costs, lack of affordable day care, transportation costs."

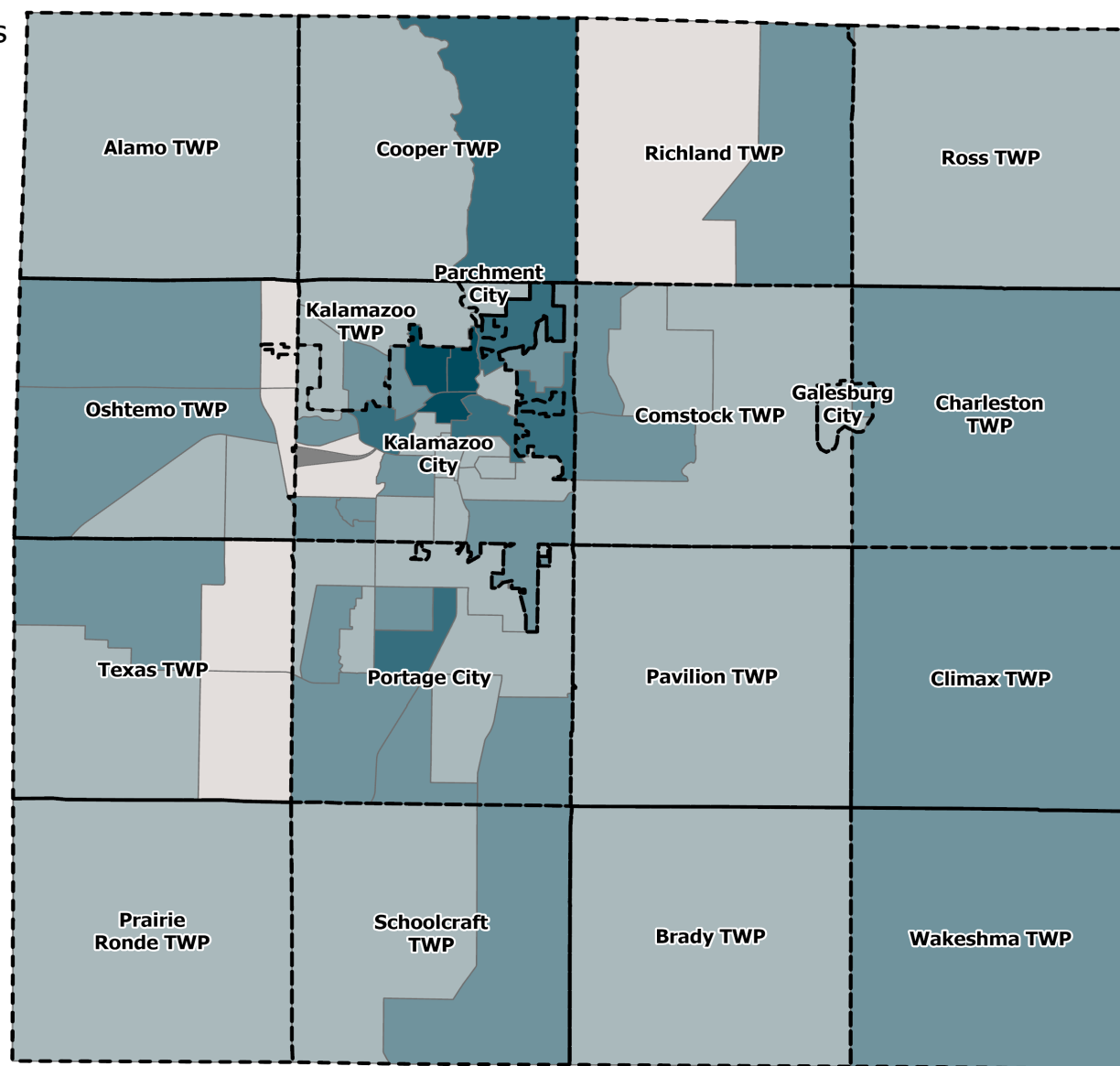
Housing Assessment

Map 6: Kalamazoo Cost-Burdened Homeowners, 2020

Cost-Burdened Homeowners
With a Mortgage, by Census
Tract



Source: 2020 ACS 5yr Estimates



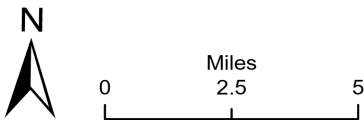
Housing Assessment

Map 7: Kalamazoo Cost-Burdened Renters, 2020

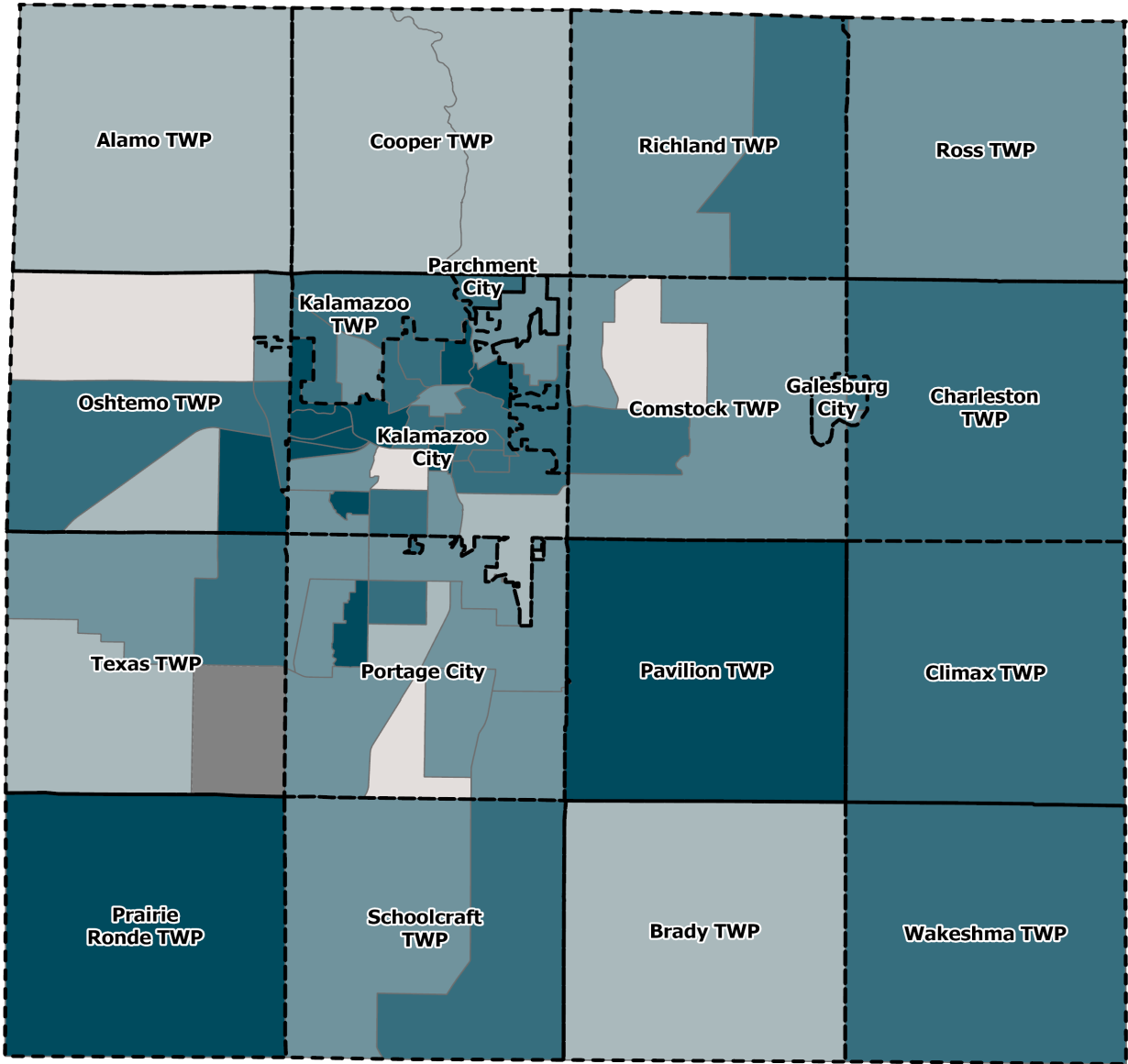
Cost-Burdened Renters

By Census Tract

- 0% - 15%
- 15.01% - 30%
- 30.01% - 45%
- 45.01% - 60%
- 60.01% - 100%
- N/A
- County Subdivisions



Source: 2020 ACS 5yr Estimates



Housing Assessment

Housing Units

The number of housing units in Kalamazoo County decreased in 22 census tracts between 2015 and 2020. Tracts with the largest decreases, -10% to -26.76%, were within the city of Kalamazoo. They include tracts 2.02 (Northside Neighborhood), 15.04 (WMU), and 18.02 (Millwood Neighborhood). The number of housing units increased in 35 census tracts. Tracts experiencing the largest increases, 10.01%–28.16%, include census tract 9 (Edison Neighborhood), 15.01 (Kalamazoo Township), 15.03 (Westwood

Neighborhood), 15.06 (Arcadia Neighborhood), 20.03 (northwest City of Portage), 29.01 (Alamo Township), and 66.01 (Brady Township). The total number of housing units for the entirety of Kalamazoo County increased by over 2,000 units between 2015 and 2020. In comparison the total number of households in Kalamazoo County increased by nearly 4,000 between 2015 and 2020.

Housing Assessment

Table 7: Kalamazoo County Housing Units

2010 Tract	2015 Housing Units	2020 Tract	2020 Housing Units	Change
1	966	1	989	2.4%
2.01	1,120	2.01	1,123	0.3%
2.02	468	2.02	403	-13.9%
3	1,801	3	1,745	-3.1%
5	1,917	5	1,930	0.7%
6	2,339	6.01	2,358	0.8%
9	469	9	553	17.9%
10	2,648	10.01	880	-1.6%
10	2,648	10.02	1,726	-1.6%
11	935	11	892	-4.6%
12	1,327	12	1,310	-1.3%
13	893	13	918	2.8%
15.01	1,907	15.01	2,236	17.3%
15.02	2,300	15.02	2,248	-2.3%
15.03	2,186	15.03	2,441	11.7%
15.04	411	15.04	301	-26.8%
15.06	3,509	15.08	2,050	28.2%
15.06	3,509	15.09	2,447	28.2%
15.07	2,649	15.1	1,769	-8.8%
15.07	2,649	15.11	647	-8.8%
16.01	1,245	16.01	1,194	-4.1%
16.03	757	16.03	810	7.0%
16.04	930	16.04	853	-8.3%
17.01	1,817	17.01	1,655	-8.9%
17.02	1,767	17.02	1,770	0.2%
18.01	1,623	18.01	1,744	7.5%

Kalamazoo County Housing Units

2010 Tract	2015 Housing Units	2020 Tract	2020 Housing Units	Change
18.02	2,153	18.02	1,923	-10.7%
18.03	924	18.03	853	-7.7%
19.05	2,478	19.05	2,507	1.2%
19.06	2,366	19.06	2,343	-1.0%
19.07	1,951	19.07	2,073	6.3%
20.02	1,762	20.02	1,903	8.0%
20.03	2,375	20.03	2,634	10.9%
20.04	1,656	20.04	1,691	2.1%
20.05	1,599	20.05	1,650	3.2%
21.01	3,161	21.03	812	4.6%
21.01	3,161	21.04	2,494	4.6%
21.02	1,210	21.02	1,203	-0.6%
22.01	921	22.01	944	2.5%
22.02	3,769	22.03	1,401	-1.2%
22.02	3,769	22.04	2,322	-1.2%
26.01	2,243	26.01	2,255	0.5%
27	3,291	27.01	1,216	0.9%
27	3,291	27.02	2,103	0.9%
28.01	1,713	28.01	1,682	-1.8%
28.02	2,547	28.02	2,660	4.4%
29.01	1,509	29.01	1,712	13.5%
29.03	3,206	29.06	990	4.2%
29.03	3,206	29.07	2,352	4.2%
29.04	3,920	29.08	1,889	-6.9%
29.04	3,920	29.09	1,761	-6.9%

Source: 2020 ACS, 5 yr Estimates

Housing Assessment

Kalamazoo County Housing Units

2010 Tract	2015 Housing Units	2020 Tract	2020 Housing Units	Change
29.05	3,763	29.1	1,837	4.3%
29.05	3,763	29.11	2,089	4.3%
30.02	882	30.02	836	-5.2%
30.03	3,117	30.05	1,986	0.3%
30.03	3,117	30.06	1,140	0.3%
30.04	2,611	30.07	2,282	9.5%
30.04	2,611	30.08	576	9.5%
33.02	2,553	33.02	2,580	1.1%
34	1,578	34	1,541	-2.3%
35	1,833	35	2,013	9.8%
55.01	1,722	55.01	1,555	-9.7%
55.02	2,593	55.02	2,634	1.6%
61.02	1,494	61.02	1,513	1.3%
61.03	1,977	61.03	2,151	8.8%
66.01	1,758	66.01	1,987	13.0%
67.01	1,131	67.01	1,178	4.2%
67.02	2,446	67.02	2,322	-5.1%

Source: 2020 ACS, 5 yr Estimates

Housing Assessment

Aging Housing Stock

Even with proper maintenance, buildings break down over time. As such, assessments of housing availability must consider unit age. Structures in Kalamazoo County are, on average, newer than those in the state overall, with a median structure age of 48 years compared to 51 years. However, over 40% of structures in Kalamazoo County are more than 50 years old and therefore may require more intensive maintenance or repairs to remain tenable.

The city of Kalamazoo has eight historic districts listed on the National Register of Historic Places, some of which include residential areas. Homes in these districts must meet the standards and guidelines set forth by the Kalamazoo Historic District Commission when making external repairs or renovations.

Table 8: Year Structure Was Built, Kalamazoo County

Year Built	Michigan	Kalamazoo
Median Year	1971	1974
2014 or later	1.8%	3.0%
2010 to 2013	1.2%	2.1%
2000 to 2009	9.9%	11.3%
1990 to 1999	13.3%	12.9%
1980 to 1989	9.9%	11.4%
1970 to 1979	15.4%	15.0%
1960 to 1969	11.8%	11.4%
1950 to 1959	14.7%	12.5%
1940 to 1949	7.5%	6.0%
1939 or earlier	14.6%	14.4%

Source: 2020 ACS, 5 yr Estimates

Survey Responses

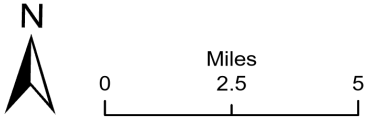
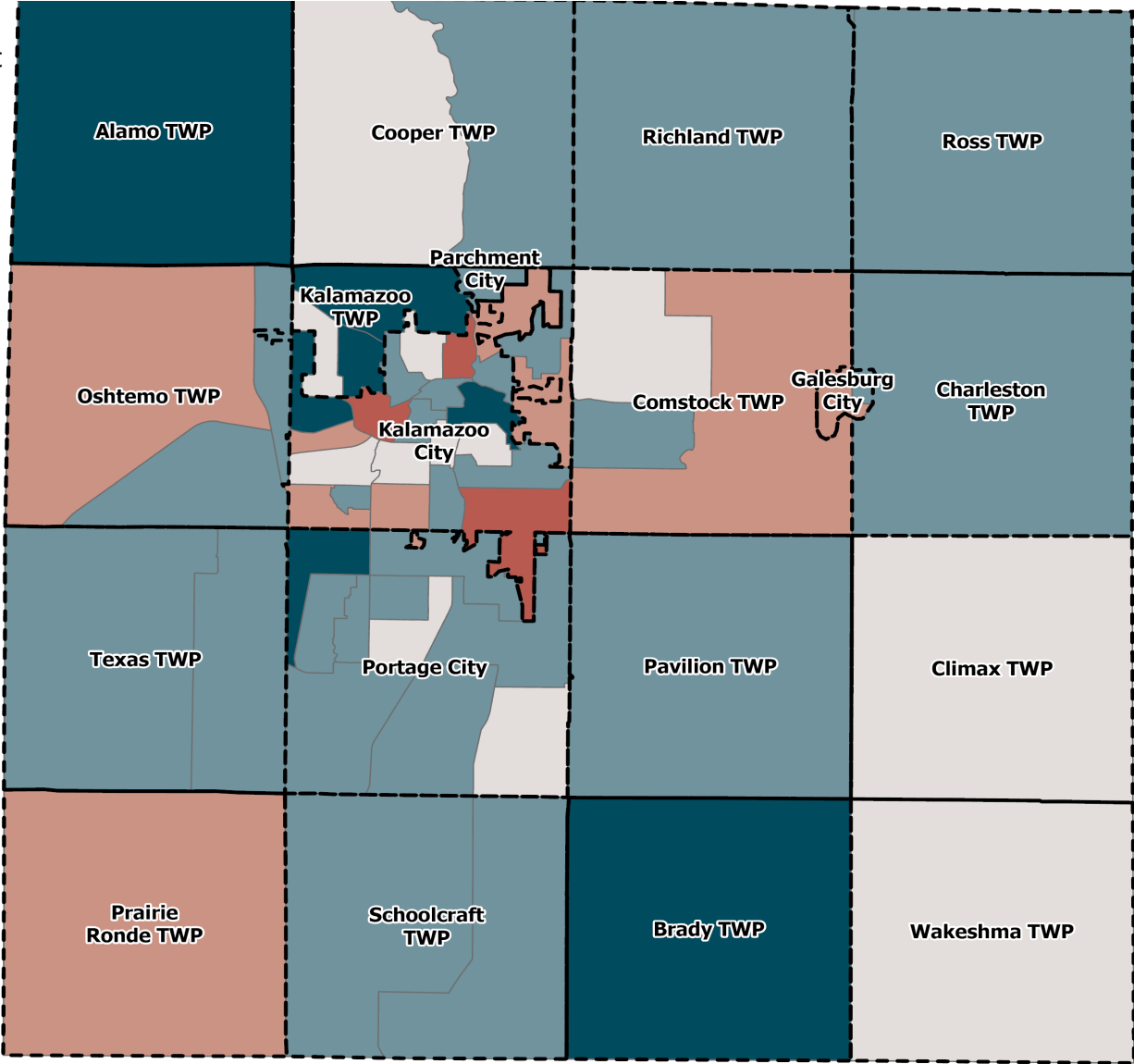
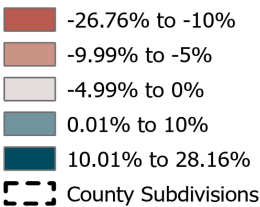
Which of the following are your top three priorities for supporting housing? (general survey)

“Assistance for homeowners living in the historic district as cost of repairs continue to increase making it hard to keep property up to historic district’s requirement.”

Housing Assessment

Map 8: Kalamazoo Housing Units Percent Change, 2015–2020

Housing Units, 2015 to 2020
Percent Change, by Census Tract



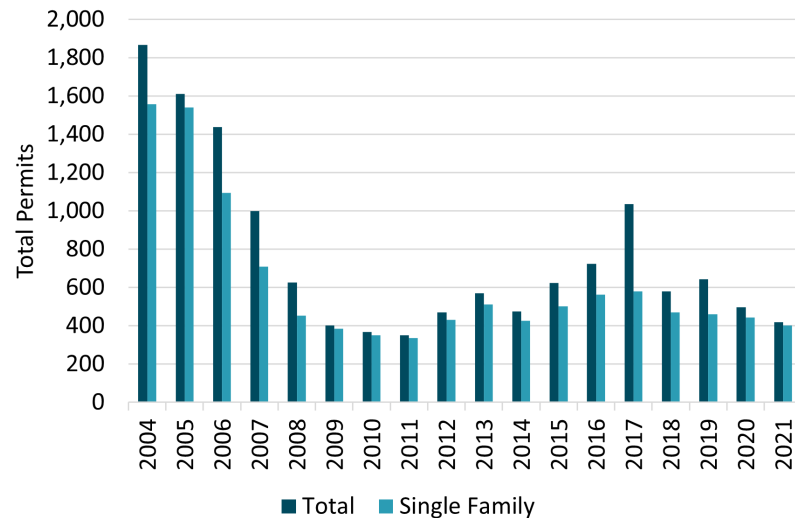
Source: 2020 ACS 5yr Estimates and 2015 5yr Estimates

Housing Assessment

Housing Building Permits

New construction of housing units significantly reduced during the Great Recession and unit creation in the last few years is not significantly higher than rates during the Great Recession. The lack of building permits shows we are not creating new housing units even though the population has increased, and unit creation is behind demand.

Chart 8: Permit Units by Year

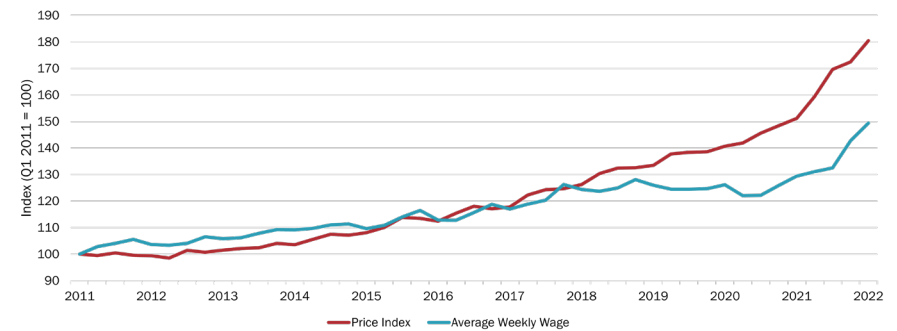


Source: US Census Building Permit Survey

Price and Wages

Housing prices in Kalamazoo County have risen steadily since 2011. The prices started to increase drastically in 2021, while wages have not kept pace. The higher prices exacerbate affordability issues.

Chart 9: FHFA Price Index and Average Weekly Wage Index



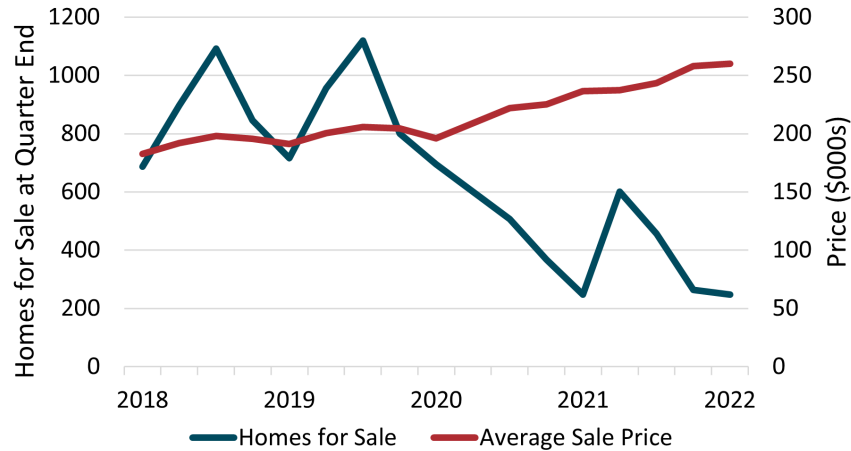
Source: Federal Housing Finance Agency & Bureau of Labor Statistics Current Employment Statistics

Housing Assessment

Sale Price and Housing Inventory

The inventory of homes remains low as prices continue to rise. The lack of housing supply continues to push the prices of available homes up. This makes it very difficult for those looking to buy a new home to find what they are looking for at a price their family can afford.

Chart 10: Inventory and Average Sale Price



Source: Jaqua Real Estate Market Report

Memo

TO: City of Kalamazoo Brownfield Redevelopment Authority

FROM: Logan Mulholland, Brownfield Project Analyst

DATE: January 30, 2025 **PROJECT NO.:** 241037

RE: Review of Reimbursement Request #3, 215 E Michigan Avenue (Barrio Taco)

Fishbeck was requested to review the Reimbursement Request #3 pertaining to the project located at 215 E Michigan Avenue, also known as Barrio Taco, included in the 215 E. Michigan Avenue Brownfield Plan adopted by the City of Kalamazoo on July 5, 2023. Additionally, a Michigan Economic Development Corporation (MEDC) Work Plan was approved for the project on October 31, 2023.

The 215 E. Michigan Avenue Brownfield Plan anticipated available tax increment revenues as early as the 2024 taxes. The Brownfield Plan and Development and Reimbursement Agreement allows for the capture of up to \$263,923. Previously, two reimbursement requests were approved totaling \$231,840.50 in eligible activities. The Developer has submitted a final, third reimbursement request of \$9,785.00. This amount, combined with the previous requests, is within the limits of the Brownfield Plan, MEDC Work Plan, and the Development and Reimbursement Agreement.

Fishbeck finds that the requested reimbursement is for eligible interior demolition costs included in the Brownfield Plan and Work Plan. All costs were incurred after the adoption of the Brownfield Plan.

Fishbeck finds that documentation of the reimbursement request included an invoice with a date and description of the eligible activity and a partial lien waiver.

Based on our review, Fishbeck finds a total of \$9,785.00 to be eligible for reimbursement. We recommend that BRA Staff advise the BRA Board that the reimbursement request is approvable.

A spreadsheet detailing the reimbursement request is included in Appendix 1. If you have any questions or require additional information, please contact me at 269.544.6966 or lmulholland@fishbeck.com.

By email

Appendix 1

PROJECT TITLE: 215 E. Michigan (Barrio Taco)
PROJECT ADDRESS: 215 E. Michigan
DATE OF BROWNFIELD PLAN: 7/5/2023
PREPARED BY: LLM
DATE PREPARED: 6/12/2024, 8/1/2024, 1/22/2025
CONTINGENCY: 15% (not to exceed 15%)



Brownfield Plan Approved Estimated Costs			
Category Total		Total	
1.00	Baseline Environmental Assessment (BEA) - Statutorily Approved		
1.01	Phase I and II Environmental Site Assessments	\$15,000.00	\$15,000.00
1.02	Baseline Environmental Assessment	\$0.00	\$0.00
1.03	Asbestos, Lead and Mold Surveys	\$6,100.00	\$6,100.00
1.04	Pre-Demolition Survey	\$0.00	\$0.00
	Sub-Total	\$21,100.00	\$21,100.00
		\$21,100.00	\$21,100.00
Category Total		Total	
5.00	Public Infrastructure Improvements		
5.01	Streets, roads	\$0.00	\$0.00
5.02	Sidewalks	\$0.00	\$0.00
5.03	Bike paths	\$0.00	\$0.00
5.04	Bridges	\$0.00	\$0.00
5.05	Lighting	\$0.00	\$0.00
5.06	Signage	\$0.00	\$0.00
5.07	Storm sewers	\$0.00	\$0.00
5.08	Water mains	\$0.00	\$0.00
5.09	Curb and gutter	\$5,000.00	\$5,000.00
	Sub-Total	\$5,000.00	\$5,000.00
		\$5,000.00	\$5,000.00
Category Total		Total	
6.00	Lead and Asbestos Abatement		
6.01	Pre-Demolition Survey	\$0.00	\$0.00
6.02	Abatement including disposal and air monitoring	\$78,000.00	\$78,000.00
	Sub-Total	\$78,000.00	\$78,000.00
		\$78,000.00	\$78,000.00
Category Total		Total	
7.00	Building Demolition		
7.01	Pre-Demolition Audit or Survey	\$12,000.00	\$12,000.00
7.02	Building Demolition/Deconstruction	\$40,000.00	\$40,000.00
7.03	Foundation and basement removals	\$0.00	\$0.00
7.04	Dewatering during foundation and basement removals	\$0.00	\$0.00
7.05	Sheeting/Shoring	\$0.00	\$0.00
7.06	Backfill	\$0.00	\$0.00
7.07	Compaction	\$0.00	\$0.00
7.08	Rough Grading	\$0.00	\$0.00
	Sub-Total	\$52,000.00	\$52,000.00
		\$52,000.00	\$52,000.00
Category Total		Total	
8.00	Site Demolition		
8.01	Removal of abandoned utilities	\$0.00	\$0.00
8.02	Underground storage tank removal	\$0.00	\$0.00
8.03	Parking lot removal	\$0.00	\$0.00
8.04	Road removal	\$0.00	\$0.00
8.05	Curbs, gutter removal	\$0.00	\$0.00
8.06	Rail spurs removal	\$0.00	\$0.00
8.07	Sidewalks, bike paths removal	\$0.00	\$0.00
8.08	Other Site Demolition (Describe)	\$2,000.00	\$2,000.00
8.09	Disposal, Recycling	\$0.00	\$0.00
8.10	Fill, Compaction, Rough Grading	\$0.00	\$0.00
8.11	Soft Costs (Engineering, Design, Survey, Legal, other Professional)	\$0.00	\$0.00
	Sub-Total	\$2,000.00	\$2,000.00
		\$2,000.00	\$2,000.00
Category Total		Total	
9.00	Site Preparation		
9.01	Clearing and Grubbing	\$0.00	\$0.00
9.02	Compaction & Sub-base Preparation	\$0.00	\$0.00
9.03	Cut & Fill Operations	\$0.00	\$0.00
9.04	Dewatering	\$0.00	\$0.00
9.05	Dredging in Waterways	\$0.00	\$0.00
9.06	Excavation for Unstable Material	\$0.00	\$0.00
9.07	Fill	\$0.00	\$0.00
9.08	Foundation Work to address Special Soil Concerns	\$0.00	\$0.00
9.09	Geotechnical Engineering	\$5,000.00	\$5,000.00
9.10	Grading	\$0.00	\$0.00
9.11	Land Balancing	\$0.00	\$0.00
9.12	Relocation of Active Utilities	\$0.00	\$0.00
9.13	Retaining Walls	\$0.00	\$0.00
9.14	Solid Waste Disposal	\$0.00	\$0.00
9.15	Staking	\$5,000.00	\$5,000.00
9.16	Temporary Construction Access and/or Roads	\$0.00	\$0.00
9.17	Temporary Erosion Control	\$0.00	\$0.00
9.18	Temporary Facility	\$7,500.00	\$7,500.00
9.19	Temporary Sheeting/Shoring	\$0.00	\$0.00
9.20	Temporary Site Control	\$2,000.00	\$2,000.00
9.21	Temporary Traffic Control	\$0.00	\$0.00
9.22	Specific and Unique Activities	\$0.00	\$0.00
9.23	Soft Costs (Engineering, Design, Survey, Legal, other Professional)	\$0.00	\$0.00
	Sub-Total	\$19,500.00	\$19,500.00
		\$19,500.00	\$19,500.00
Category Total		Total	
10.00	Development of Brownfield Plan and/or Work Plan		
10.01	Development of Brownfield Plan	\$20,000.00	\$20,000.00
10.02	Development of Act 381 Work Plan	\$0.00	\$0.00
10.03	Work Plan and/or Brownfield Plan Implementation	\$0.00	\$0.00
	Sub-Total	\$20,000.00	\$20,000.00
		\$20,000.00	\$20,000.00
Category Total		Total	
	Contingency	\$23,475.00	\$23,475.00
Category Total		Total	
	Total Potential Brownfield Plan Eligible Costs*		\$263,923.00

*Reimbursement Agreement limits reimbursement to: \$ 263,923.00

Actual Costs Incurred									
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	1.01	3/11/2022	\$ 2,200.00	39035 ASTI			X	Invoice marked paid	
	1.01	5/13/2022	\$ 12,100.00	39304 ASTI			X	Invoice marked paid	
	1.03	1/31/2022	\$ 6,100.00	19559 BDN			X	Invoice marked paid, Check	
		\$ 20,400.00							
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	5.09	10/31/2023	\$ 22,490.00	AIA #7 CSM Group, Inc. (Earley & Associates, Inc.)	Site Concrete		X	Partial Lien Waiver	
		\$ 22,490.00							
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	6.02	2/28/2023	\$ 86,272.00	22015-01 CSM	Demolition/Abatement		X	Partial Lien Waiver	
		\$ 86,272.00							
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	7.02	5/31/2023	\$ 7,420.00	LQ01785462 CSM (GFL Environmental)	Demolition		X	Partial Lien Waiver	
	7.02	6/30/2023	\$ 13,320.00	LQ01829413 CSM (GFL Environmental)	Demolition		X	Partial Lien Waiver	
	7.02	7/31/2023	\$ 25,050.00	LQ01861980 CSM (GFL Environmental)	Demolition		X	Partial Lien Waiver	
	7.02	8/29/2023	\$ 10,987.50	LQ01899597 CSM (GFL Environmental)	Demolition		X	Partial Lien Waiver	
	7.02	12/31/2024	\$ 9,785.00	5304 Kalleward Group, Inc.	Interior Demo, 2nd Floor		X	Partial Lien Waiver	
		\$ 66,562.50							
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	8.08	5/19/2023	\$ 3,074.00	App #1 James E. Fulton & Sons, Inc.	Approach Removal		X	Partial Lien Waiver	
		\$ 3,074.00							
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	9.09	10/31/2023	\$ 1,245.00	AIA #7 CSM	Materials Testing		X	Partial Lien Waiver	
	9.13	10/31/2023	\$ 7,989.00	AIA #7 CSM	Dumpsters		X	Partial Lien Waiver	
	9.18	10/31/2023	\$ 2,378.00	AIA #7 CSM	Temp Facility (Toilets)		X	Partial Lien Waiver	
	9.20	10/31/2023	\$ 5,780.00	AIA #7 CSM	Project Signage		X	Partial Lien Waiver	
	9.20	10/31/2023	\$ 2,231.00	AIA #7 CSM (Hazelhoff Builders)	Temp Wall CO #2		X	Partial Lien Waiver	
	9.20	10/31/2023	\$ 6,855.00	AIA #7 CSM (Hazelhoff Builders)	Temp Wall CO #12		X	Partial Lien Waiver	
	9.20	10/31/2023	\$ 2,674.00	AIA #7 CSM (Buist Electric)	Temp Lighting CO #23		X	Partial Lien Waiver	
		\$ 29,152.00							
Brownfield Plan Category	Date of Invoice	Invoiced Amt	Invoice #	Contractor	Note:	Local Only	Local and School	Proof of Payment	
	10.01	1/11/2023	\$ 420.00	1859883 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	2/8/2023	\$ 2,707.00	1863560 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	3/22/2023	\$ 2,280.00	1867266 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	4/5/2023	\$ 2,275.50	1871174 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	5/6/2023	\$ 1,521.00	1875086 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	6/30/2023	\$ 1,745.50	1878749 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	8/29/2023	\$ 1,623.50	1888016 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	9/26/2023	\$ 722.00	1891919 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	10/7/2023	\$ 243.00	1896223 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
	10.01	11/7/2023	\$ 137.50	1901371 Michigan Growth Advisors	BF Plan / Work Plan		X	Email Confirmation	
		\$ 13,675.00							
\$ 263,923.00		\$ 241,625.50				\$ -	\$241,625.50		

**CITY OF KALAMAZOO BROWNFIELD
REDEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING REIMBURSEMENT OF
ELIGIBLE ACTIVITIES WITH AVAILABLE TAX INCREMENT REVENUES
PURSUANT TO DEVELOPMENT AND REIMBURSEMENT AGREEMENT**

Boardmember _____, supported by Boardmember _____, moved the adoption of the following resolution:

WHEREAS:

1. The Authority and 215 EM Partners, LLC (the “Developer”) entered into a binding agreement dated June 15, 2023 (the “Agreement”) concerning the procedure and requirements for the reimbursement of available tax increment revenues for certain eligible activities related to the redevelopment of qualifying eligible property located at 215 E Michigan Avenue, Kalamazoo, Michigan, all pursuant to an Act 381 Brownfield Plan; and
2. On January 12, 2025, as required by the Agreement, the Developer submitted a request for reimbursement of eligible costs, along with a written statement, detailed invoices, and other documentation establishing that it has incurred costs eligible for reimbursement.
3. The Authority, with the assistance of its staff and brownfield consultant, and following a review procedure as set forth in the Agreement, have reviewed the Developer’s request and supporting documentation and has determined that costs in an amount not exceeding \$9,785 are eligible for reimbursement.

RESOLVED:

1. That the Executive Director of the Authority or his or her designee is hereby authorized and directed to reimburse eligible costs with available tax increment revenues generated from 215 E Michigan Avenue in an amount not to exceed \$9,785, all pursuant to the terms and conditions of the Agreement, and
2. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: February 20, 2025

Rachel Bair, Secretary

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on August 15, 2024, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: February 20, 2025

Rachel Bair, Secretary



BRA Board of Directors Staff Report

City of Kalamazoo

TO: Brownfield Redevelopment Authority Board of Directors

FROM: Antonio Mitchell, Director of Community Planning and Economic Development
Prepared by: Jamie McCarthy, BRA Staff Liaison

DATE: February 20, 2025

SUBJECT: Approval of a Contract Renewal with Dickinson-Wright to provide legal services to the Brownfield Redevelopment Authority from April-December 2025.

RECOMMENDATION:

It is recommended the BRA approve a Contract Renewal with Dickinson-Wright to provide legal services to the Brownfield Redevelopment Authority from April-December 2025.

BACKGROUND:

The current contract with Dickinson Wright will expire on March 31, 2025. Purchasing Division obtained updated cost quote and hourly billing will remain the same in 2025 at \$240/hour rate. Staff is recommending a 9-month contract extension from April - December 2025 to align the contract with the budget year.

The adjusted not-to-exceed amounts for the 9-month contract extension are:
EDC funds of \$22,500 from 244-728-00.000-801.000
BRA funds of \$90,000 from 243-735-00.000-801.000

FISCAL IMPACT:

BID FORM FOR CONTRACT EXTENSION AWARD

The undersigned agrees to provide *Legal Consulting Services for BRA and EDC* for the City of Kalamazoo in conjunction with a contract extension to the original contract. The term of the contract extension shall begin on or about **April 1, 2025**, and expire on or about **December 31, 2026**, depending on date of approval. The contract provides for changes in requirements and price adjustments based on the City's needs and changes in cost for the contactor. All other terms, requirements, and conditions of the original contract, including any addendums, are hereby continued in force and effect during the term of this contract extension.

The undersigned having become thoroughly familiar with the original contract documents and any modifications incorporated herein agrees to provide *Legal Consulting Services for BRA and EDC* to the City of Kalamazoo for the following unit prices as stated below:

LEGAL CONSULTING SERVICES FOR BRA AND EDC:

BILLING RATES

APRIL 1, 2025 – December 31, 2026

Member/Partner Attorney \$ 240 /hr

Associate Attorney \$ 240 /hr

CITY OF KALAMAZOO- INTENT TO RENEW
Legal Consulting Services for BRA and EDC

Page 2
Reference No. 91874-001.2

I hereby state that all the information I have provided is true, accurate and complete. I hereby state that I have the authority to submit this bid which will become a binding contract if accepted by the City of Kalamazoo. I hereby state that I have not communicated with nor otherwise colluded with any other bidder, nor have I made any agreement with nor offered/accepted anything of value to/from an official or employee of the City of Kalamazoo that would tend to destroy or hinder free competition.

The firm's identification information provided will be used by the City for purchase orders, payment and other contractual purposes. If the contractual relationship is with, or the payment made to, another firm please provide a complete explanation on your letterhead and attach to your bid. Please provide for accounts payable purposes:

Tax Identification Number (Federal ID): 38-136433

Remittance Address: 200 Ottawa Ave., Suite 900, Grand Rapids, MI 49503

Financial Contact Name: Jessica Wood Financial Contact Phone Number: 616-336-1054

Financial Contact Email Address: jwood@dickinson-wright.com

I hereby state that I have read, understand, and agree to be bound by all terms of the original contract and this bid for contract extension.

SIGNED:  NAME: Jessica Wood
(Type or Print)

TITLE: Member DATE: February 3, 2025

FIRM NAME: Dickinson Wright PLLC

ADDRESS: (If any) 200 Ottawa Ave., Suite 900, Grand Rapids, MI 49503
(Street address) (City) (State) (Zip)

PHONE: 616-336-1054 FAX: 844-670-6009

EMAIL ADDRESS: jwood@dickinson-wright.com

AWARD (FOR CITY USE ONLY)