



Agenda

Committee of the Whole Meeting

City of Kalamazoo

Monday, June 15, 2026

5:00 PM

City Commission Chambers – 241 West South Street

- A. CALL TO ORDER/ROLL CALL**
- B. COMMUNICATIONS**
- C. PUBLIC COMMENTS**
- D. SPECIAL AGENDA ITEMS**
- E. COMMITTEE OF THE WHOLE**
- F. WORK SESSION**
 - 1. Development & Housing Incentive Briefing - Zone 32
 - 2. Streets for All: Street Construction on Kalamazoo Avenue
- G. COMMISSIONER COMMENTS**
- H. ADJOURNMENT**

ADDITIONAL INFORMATION

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Questions regarding agenda items may be answered prior to the meeting by contacting the City Manager's Office at 269.337.8047. Persons who wish to contact members of the City Commission prior to the meeting to provide input about items on the meeting agenda may do so via email to CityCommission@kalamazoocity.org.

Agendas for the Committee of the Whole meetings of the Kalamazoo City Commission are available on the Internet at: www.kalamazoocity.org. You may also use the QR Code below to access agendas and agenda packets.



QR Code to Access the Agenda & Agenda Packet

Use the camera on your phone or mobile device to scan the QR Code and then follow the instructions that appear on your screen.

The link will take you to <https://kalamazoomi.portal.civicclerk.com/> where you can view the meeting agendas and agenda packets.

The Kalamazoo City Commission's Committee of the Whole meetings are held on the first and third Mondays at 5:00 p.m. and are shown live on the Public Media Network (channel 190 for Charter customers, channel 99 for U-Verse customers). The Kalamazoo City Commission Business meetings are held immediately after the Committee of the Whole meetings at 7:00 p.m. Both meetings are also streamed live on the City's [Facebook page](#) and [YouTube Channel](#).



Committee of the Whole Development & Housing Investments

June 15, 2026





Development & Housing Incentive Briefing

Zone 32 Phase II

810 N Pitcher & 825 Porter
Streets

Jamie McCarthy, City of Kalamazoo

Logan Mulholland, Fishbeck

What is the Purpose of this Briefing?

Overview of proposed redevelopment of brownfield property and incentive request for infill in the Northside Neighborhood

- Overview of the redevelopment project
- Review housing goals and expected outcomes
- Summarize total investment and local support
- Explain timeline and next steps
- Questions



2

Gap Financing to Spur Housing Development & Make Housing More Affordable

NEZ

Housing development funds

ARPA

HUD/CDBG

FFE

Property acquisition

Zoning

3

Stack More Funding to get Deep Affordable & Supportive Housing

Low-income housing tax credits

PILOT

FFE/HUD/CDBG/HOME

State Incentives

Zoning

1

Decrease Barriers to Infill

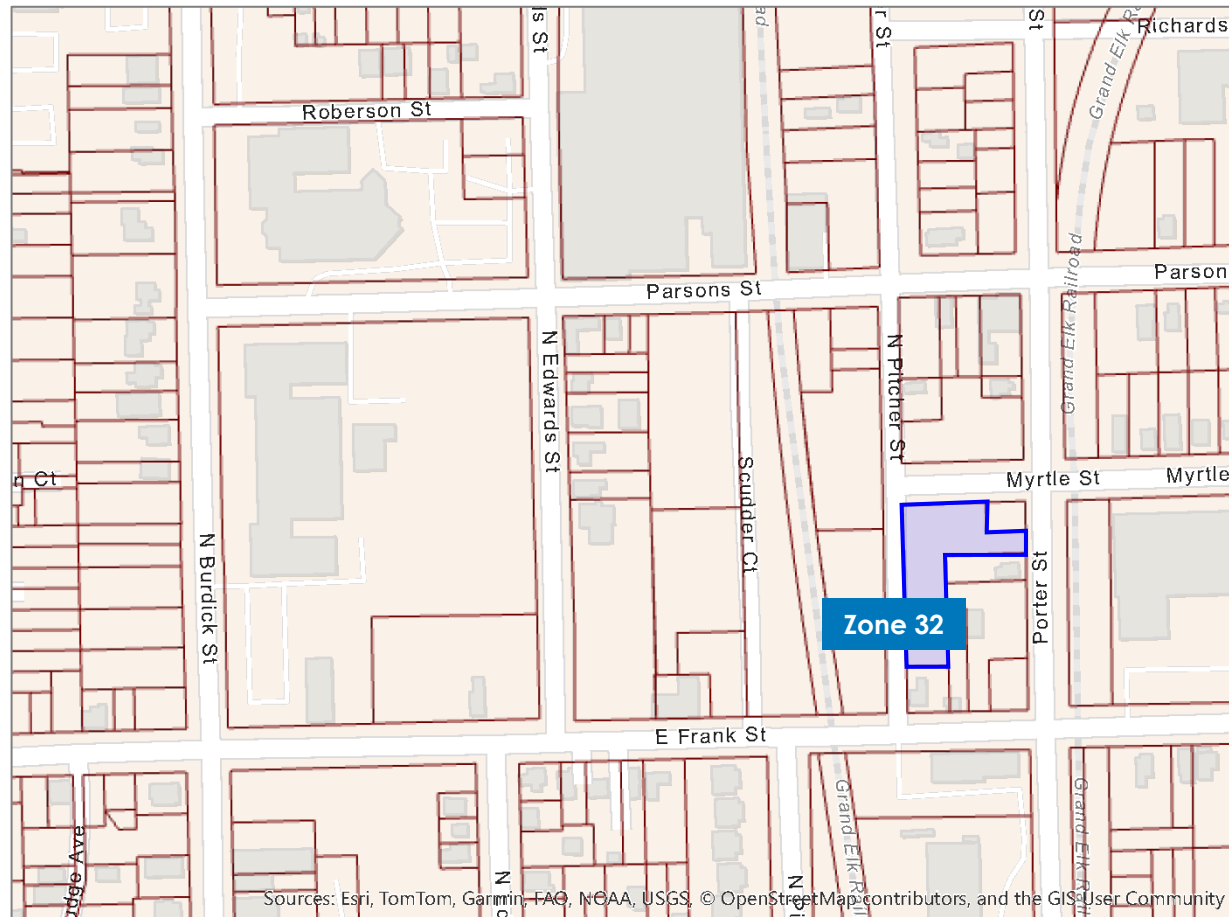
Brownfield incentives

Pre-approved plans

Zoning code updates



Where is the Next Phase of Zone 32



Zone 32 Phase II

- Builds upon first phase completed in 2024
- Combines multiple parcels
- Northside Neighborhood
- Redevelopment of vacant brownfield site transformed to mixed-income residential.



- Two-story, new construction
- 38 Residential Units
 - 10 Studios
 - 18 One-bedrooms
 - 10 Two-bedrooms
- Rents between 40% and 90% of area median income (AMI)
 - **10 Units ≤ 60% AMI for 20 years**
 - **Specifically, 8 units at 60% AMI and 2 units at 40% AMI (13-year period, as part of brownfield incentive package)**
- In-unit laundry, energy efficient appliances, high-quality finishes
- Community room, bicycle storage, outdoor recreation/ green space



Why it Matters

- **Need:** 1,200 low- and mid-rise apartment units
- **Project Unit Count:** 38-units of affordable and workforce rental housing
- **Contribution Toward Need:** 3.2% of identified need



Kalamazoo County Housing Plan Updates

April 2025

Report prepared by the Regional and Community Development
W.E Upjohn Institute for the Kalamazoo County

Emily Petz, Lee Adams, Val Klomparens, Gerrit Andersen

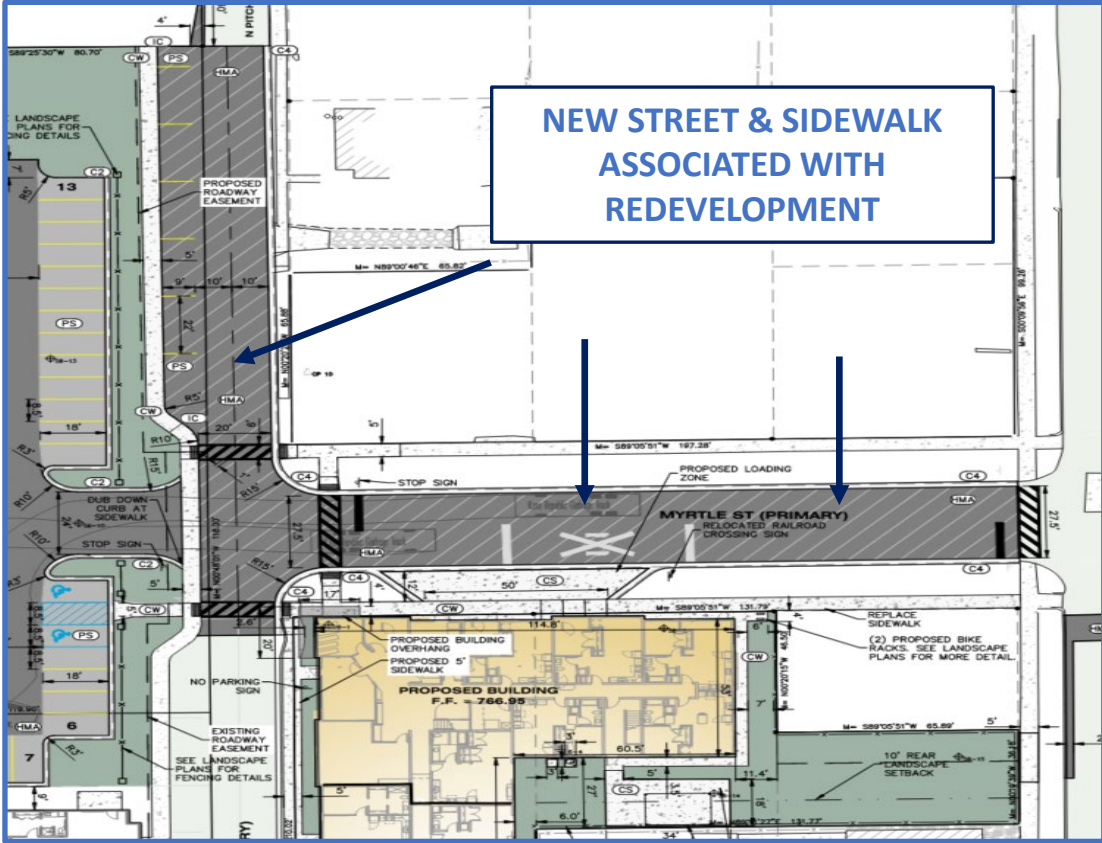
Table 10: Units Needed to Meet Demand from Growth over the Next Six Years

		Single-Family Detached	Single-Family Attached	Mid-Sized Multi Family	Low- and Mid-Rise Apartments	Accessory Dwelling Units	
		1 Unit	2-4 Units	5-25 Units	25+ Units	+1 Unit	Total
Location	Rural/ Small Town	600	300	150	50	125	1,225
	Suburban	2100	450	275	200	150	3,175
	General Urban	700	350	350	300	150	1,850
	Urban Center	200	250	300	250	150	1,150
	Urban Core	0	25	150	400	25	600
	Total	3,600	1,375	1,225	1,200	600	8,000
	Estimated Cost to Build per Unit (\$)	350,000	200,000	175,000	150,000	75,000	
Total Cost By Type (\$)	\$1,260,000,000	\$275,000,000	\$214,375,000	\$180,000,000	\$45,000,000	\$1,974,375,000	

City of Kalamazoo Support

**\$11 Million Total Project Cost
Invested into Neighborhood**

- 01** **\$970,140** Anticipated NEZ tax abatement benefit
- 02** **\$2.03 Million** Requested Brownfield TIF
- 03** **\$500,000** Requested Brownfield Revolving Loan
- 04** **\$350,000** Requested Housing Development Fund Loan



City Investment & Incentives

Brownfield Housing TIF

- Reimbursement of qualified expenses
 - Requesting \$1,151,280 in gap financing
 - Requesting \$877,126 in hard and soft costs
- **Total request = \$2,028,406 over 25 years**
- Authority Admin Fee: \$199,659
- Increase in tax base (*estimates*):
 - Prior to construction: **\$0**
 - After construction: **\$1,710,000**

NEZ Tax Abatement

- New **district** created locally by Commission
- NEZ certificate reduces taxes during abatement period, granted by LUG/State
- **Estimated value upon request= \$970,140 over 15 years**

HDF Loan Consideration

- Housing Development Fund loan product
- Long-term, low cost debt to support affordable housing projects
- **\$350,000 request recommended to Commission**

Timeline for Commission & Authority Actions

- May 21 – Brownfield Redevelopment Authority Public Hearing
- June 15 – **City Commission Action:**
Creation of NEZ District, Adoption of Brownfield Plan, Approval of HDF Loan
- June 2026 – Brownfield Redevelopment Authority close on property sale, approve Revolving Fund Loan
- Mid-summer 2026 – **City Commission** consideration of NEZ certificate for the project property tax abatement
- Tax abatement and/or reimbursement starts after project construction is complete and capture request initiated



Questions?

