

ACT 381 BROWNFIELD PLAN

**Allen Edwin Homes
9581 Oakland Drive and 8150 Creekside Drive
Kalamazoo County, City of Portage
City of Portage Brownfield Redevelopment Authority**

February 17, 2025



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Approved by the Brownfield Redevelopment Authority on _____

Approved by the City of Portage on _____

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 **Proposed Redevelopment and Future Use for Each Eligible Property**

The proposed redevelopment consists of two vacant parcels totaling 20.47 acres in the City of Portage. The project will involve preparing the sites for development to make way for 104 new residential units on the two properties. Allen Edwin Homes is one of Michigan's largest home builders with 30 years of building experience and over 10,000 homes built. Allen Edwin Homes builds homes that are 30-40% more efficient than a typical used home. Of the total 104 units, approximately 22 (21%) are expected to income restricted to at or below 100% of Area Median Income ("AMI"). The development on the 11.36-acre property located at 9581 Oakland Drive is named "Oakland Commons" and the development on the 9.11-acre property located at 8150 Creekside Drive is named "Creekside Commons." A detailed description of each development is provided below.

Oakland Commons will include 58 new residential units available for rent. The 58 units include 26 single family homes that are anticipated to be 1,640-square foot 3-bedroom homes, three duplex buildings for a total of six residential units, six 3-plex buildings for a total of 18 residential units, and two 4-plex buildings for a total of eight residential units. The project will be developed around a ring road that will include 18 single family homes in the interior of the ring road and the balance of the units on the outside of the ring road. The development will include multiple paved walking paths with a primary entrance from Oakland Drive and an additional emergency access drive with access from Shaver Road. The development anticipates approximately 20% of units to be income restricted to at or below 100% of Area Median Income ("AMI").

The total capital investment on Oakland Commons is expected to be approximately \$19 million. Construction on the project is planned to begin in the spring of 2025 and will be completed by summer of 2027.

Creekside Commons will include 46 new residential units available for rent. The 46 units will include 38 single family homes that are anticipated to be 1,640-square foot 4-bedroom homes, and two 4-plex buildings for a total of eight attached residential units. The development will include a connection road "Elton Lane" off of Creekside Drive that will connect to another cul-de-sac "Crestbrook Court." The single-family units will be developed along Crestbrook Court and the attached units will be developed along Creekside Drive.

The total capital investment on Creekside Commons is expected to be approximately \$16 million. Construction on the project is planned to begin in the spring of 2025 and will be completed by summer of 2028.

In total, the developments represent approximately \$35 million in investment that will be completed within three years of construction start in the Spring of 2025.

1.2 Identification of Housing Need

Specific Housing Need

The Kalamazoo County Housing Plan prepared by the Upjohn Institute in 2022 identified that the county required 7,750 new housing units in order to appropriately house the growth anticipated in the county. The report also indicated that 15,000 households in the county are in homes that do not meet their budget, and many others are in types of housing that do not meet their needs. The Census Tract that the Plan is located (Tract 20.02) grew by 10.5% over the preceding 5 years, which far outpaces the county average growth rate of 1.9%. However, the number of housing units in the Census Tract only grew by 8.0% over the same period, indicating a housing supply that is not keeping pace with demand for the area. Additionally, survey results from the Housing Plan indicate that the vast majority of residents prefer single family homes, however the current supply of single-family homes does not reflect the preference in the region. This project delivering 22 income restricted units will allow a diverse household cohort to occupy this development, and the creation of single-family homes and duplexes, 3-plexes, and 4-plexes will provide renters and families with a diverse option for rental property that what is traditionally offered in the rental market, such as multi-family development. This rental development will serve various needs of households and families with a diverse unit mix, making the development optimal to serve the needs of Portage and the County as a whole.

Job Growth Data

Southwest Michigan First, the economic development organization serving the 7-county region of Southwest Michigan, has announced 4,666 new jobs to the region between 2021 to 2023. This includes significant investment and job creation in Kalamazoo County and the City of Portage, including Pfizer Global Supply's 2022 announcement of a \$870M expansion which is expected to create 550 jobs, and Midwest Fasteners, which announced a \$10.4M expansion that will create and retain 124 jobs in Portage. The region is undergoing significant corporate investment that will require new employees in the region. Based on the specific housing need and job growth data in the area, the absorption of these new residential units is expected to be accelerated.

1.3 Eligible Property Information

Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a

dwelling." The development proposes 58 housing units on Parcel #10-00029-425-G and 46 units on Parcel #10-00021-125-J, thus these parcels are eligible property under Act 381.

Location and Legal Description

9581 Oakland Drive Parcel ID: 10-00029-425-G 11.36 Acres
Portage, MI 49024

Legal Description:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SEC 29, 3S, 11W: COMMENCING AT THE EAST 1/4 COR OF SEC 29, 3S, 11 W; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 331.47 FT ALG THE NORTH LI OF THE SE 1/4 OF SD SEC TO REFERENCE POINT "A"; TH SOUTH 90 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 90 DEG 554' 07" EAST) 331.47 FT ALG SD NORTH LI TO SD EAST 1/4 COR; TH NORTH 90 DEG 59' 23" EAST (PREVIOUSLY RECORDED AS EAST) 116.95 FT ALG THE SOUTH LI OF THE NW 1/4 OF SEC 28 3S, 11W TO THE NORTHWESTERLY ROW LI OF SHAVER RD; TH SOUTH 29 DEG 38' 07" WEST (PREVIOUSLY RECORDED AS SOUTH 29 DEG 39' WEST) 152.31 FT ALG SD ROW LI; TH NORTH 60 DEG 21' 53" WEST 145.41 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 198.90 FT PARALLEL W SD SOUTH LI; TH NORTH 44 DEG 50' 19" WEST 67.78 FT TO A LI EXTENDING SOUTH 00 DEG 05' 30" EAST FROM SD REFERENCE POINT "A"; TH NORTH 00 DEG 05' 30" WEST 12.78 FT TO SD REFERENCE POINT "A"; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 278.54 FT ALG SD NORTH LI TO THE POB; THN SOUTH 00 DEG 09' 41" WEST 753.56 FT; TH NORTH 89 DEG 50' 19" WEST 163.82 FT (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) PARALLEL W SD NORTH LI; TH SOUTH 00 DEG 09' 41" WEST 26 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 543.56 FT PARALLEL W SD NORTH LI TO THE WEST LI OF THE EAST 1/2 OF SD SE 1/4 AS ESTABLISHED BY "OAKLAND FARMS NORTH" SUBDIVISION; TH NORTH 00 DEG 04' 14" EAST (PREVIOUSLY RECORDED AS NORTH) 779.56FT ALG SD WEST LI OF THE EAST 1/2 TO SD NORTH LI OF THE SE 1/4 ; TH SOUTH 89 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE 1/4 TO THE POB, CONTAINING 12.57 ACRES OF LAND. THE WESTERLY PORTION BEING SUBJECT TO EASEMENT FOR OAKLAND DR. SPLIT/COMBINED ON 08/20/2018 FROM 00029-425-E, 00029-425-C;

8150 Creekside Drive Parcel ID: 10-00021-125-J 9.11 Acres
Portage, MI 49024

Legal Description:

Unit 5 of Creekside Commons, a site condominium according to the Master Deed recorded in Document No. 2000-003766 and amended by First Amendment to Master Deed recorded as Document No. 2001-021465 in the Office of the Kalamazoo County Register of Deeds and designated as the Kalamazoo County Condominium Subdivision Plan No. 115, together with rights in general common elements and limited common elements as set forth in the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

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

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

Tax increment revenues will be used to reimburse Allen Edwin Homes ("Developer") for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR"). The remaining eligible activities will be reimbursed with local TIR only.

The total cost of eligible activities in this Brownfield Plan including contingency are anticipated to be \$12,043,898. The total cost of eligible activities related to Oakland Commons including contingency are anticipated to be \$6,933,610. The total cost of eligible activities related to Creekside Commons including contingency are anticipated to be \$5,110,288. Simple interest on unreimbursed eligible activities is also included as an eligible activity at 3.5%. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$806,009. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

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

Non-Environmental Activities

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

2.2 Summary of Eligible Activities

2.2.1 Phase I & Phase II ESA, BEA and Due Care Plan

A Phase I ESA will be required for the project and is anticipated to cost \$5,000. This is a cost statutorily approved for reimbursement with school taxes. The \$5,000 Phase I ESA is related to the Oakland Commons project.

2.2.2 Infrastructure

Infrastructure activities will include the construction of a stormwater retention systems, sanitary sewer and water main construction, sewer and water home connection fees and tie ins, home meter fees, gas and electric, sidewalk development, landscaping, and private

infrastructure, including driveways, site lighting and parking areas. Engineering and design of these activities are also included as eligible activities. The total cost of these infrastructure improvement is anticipated to be \$3,037,133. The portion of the infrastructure improvements related to the Oakland Commons site is anticipated to be \$1,465,972 and the portion of the infrastructure improvements related to the Creekside Commons site is anticipated to be \$1,571,161.

2.2.3 Site Preparation

Site preparation activities will include soil erosion control; clearing, grubbing and topsoil removal; rough grading of the site, temporary site access and temporary construction facilities and controls. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$891,985. The portion of the site preparation costs related to the Oakland Commons site is anticipated to be \$304,254 and the portion of the site preparation costs related to the Creekside Commons site is anticipated to be \$587,731.

2.2.4 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 3.5% interest rate on the developer's unreimbursed eligible activities.

2.2.5 Contingency

A 15% contingency is included as an eligible activity. The contingency is estimated to be \$594,993. The portion of the contingency related to the Oakland Commons site is anticipated to be \$266,509 and the portion of the contingency related to the Creekside Commons site is anticipated to be \$328,484.

2.2.6 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The financing gap is calculated utilizing the Total Housing Subsidy formula developed by MSHDA.

On the Oakland Commons site, the Total Housing Subsidy is anticipated to be \$286,049 in year one of the Plan. With a MSHDA Control Rent of \$3,910 for a 3-Bedroom and \$4,178 for a 4-Bedroom, the annual rent gap and total rent gap over the term of a 15-year affordability period are delineated below. There are anticipated to be

12 income qualified units as a part of this development for a total of 15 years of income restriction. This Plan anticipates a rental gap inflation rate of 2% over the 15 years of income restriction.

Type	MSHDA Control Rent	Project Rent (Year 1)	Rent Gap (Year 1)	Income Qualified Units	Annual Gap (Year 1)	Total Loss
3-Bed	\$3,910	\$1,959	\$23,412	5	\$117,060	
4-Bed	\$4,178	\$2,232.50	\$23,340	7	\$163,380	
Total				12	\$280,440	\$4,855,375

On the Creekside Commons site, the Total Housing Subsidy is anticipated to be \$238,215 in year one of the Plan. With a MSHDA Control Rent of 3,910 for a 3-Bedroom and \$4,178 for a 4-Bedroom, the annual rent gap and total rent gap over the term of a 10-year affordability period are delineated below. There are anticipated to be 10 income qualified units as a part of this development for a total of 10 years of income restriction. This Plan anticipates a rental gap inflation rate of 2% over the 10 years of income restriction.

Type	MSHDA Control Rent	Project Rent (Year 1)	Rent Gap (Year 1)	Income Qualified Units	Annual Gap (Year 1)	Total Loss
3-Bed	\$3,910	\$1,959	\$23,412	2	\$46,824	
4-Bed	\$4,178	\$2,232.50	\$23,340	8	\$186,720	
Total				10	\$233,544	\$2,561,912

The Total Housing Subsidy contemplated on the 22 units that will be income restricted based on MSHDA's Rent Control formula over a 15-year period of affordability in Oakland Commons and a 10-year period of affordability in Creekside Commons with 2% rental rate inflation is \$7,417,287.

2.2.7 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$30,000.

2.2.8 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$30,000.

2.2.9 Local Brownfield Revolving Fund

Local Brownfield Revolving Fund capture is also included in this plan. Capture to the Local Brownfield Revolving Fund is anticipated to be \$2,715,229.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

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

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

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the City or County are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 20 years, with an additional 5 years of capture to the Local Brownfield Revolving Fund ("LBRF"). It is estimated that the redevelopment of the property will be completed in 2028 and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2050. Capture of TIR is expected to begin in 2026, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 year as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2. It is anticipated that tax increment capture will remain independent between the two parcels and be reimbursed for eligible activities related to each independent parcel. The tax increment revenue reimbursement schedule will be defined in the reimbursement agreement.

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

The property consists of two parcels which total 20.47 acres in size and is located at 9581 Oakland Drive in Portage, Kalamazoo County (Parcel Identification Number 10-00029-425-G) and 8150 Creekside Drive in Portage, Kalamazoo County (Parcel Identification Number 10-00021-125-J). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

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

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

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

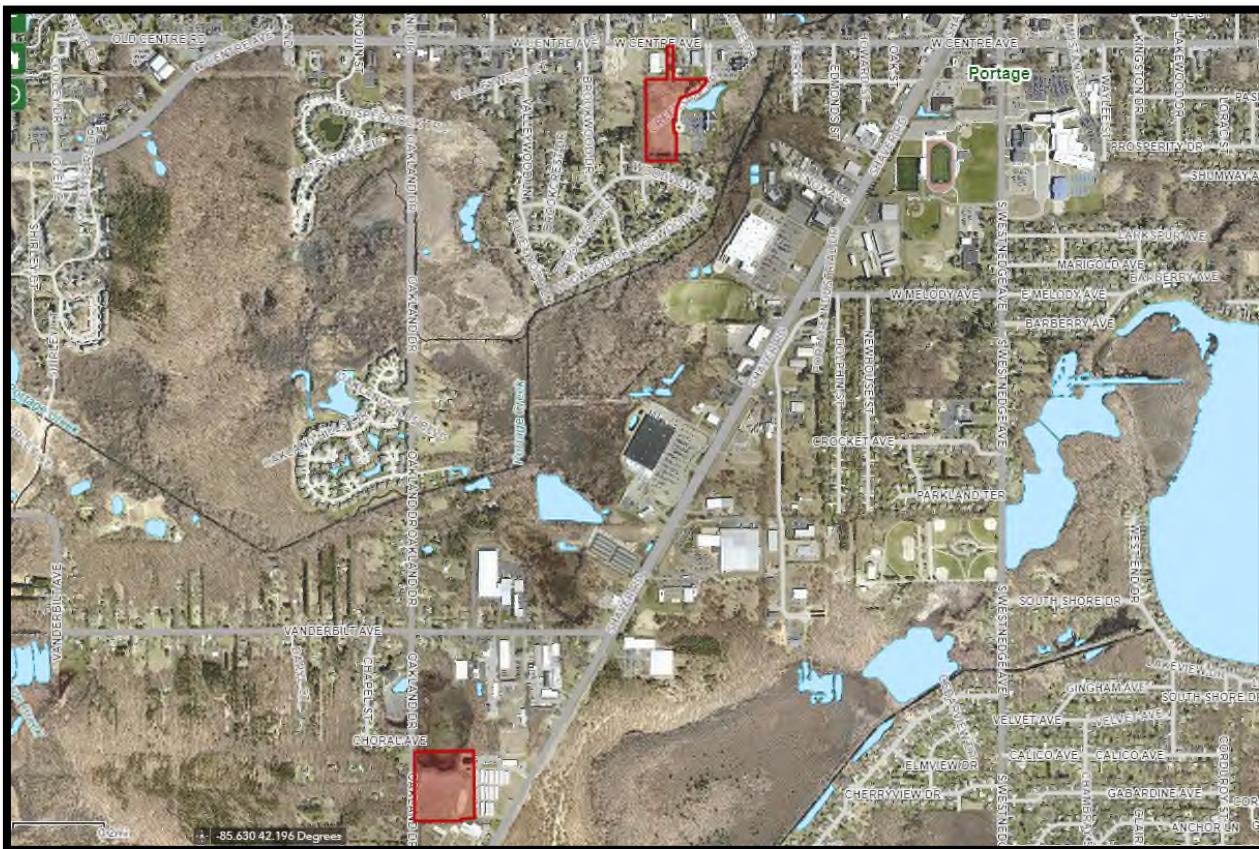
No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

None.

Figure 1

Legal Description and Eligible Property Map

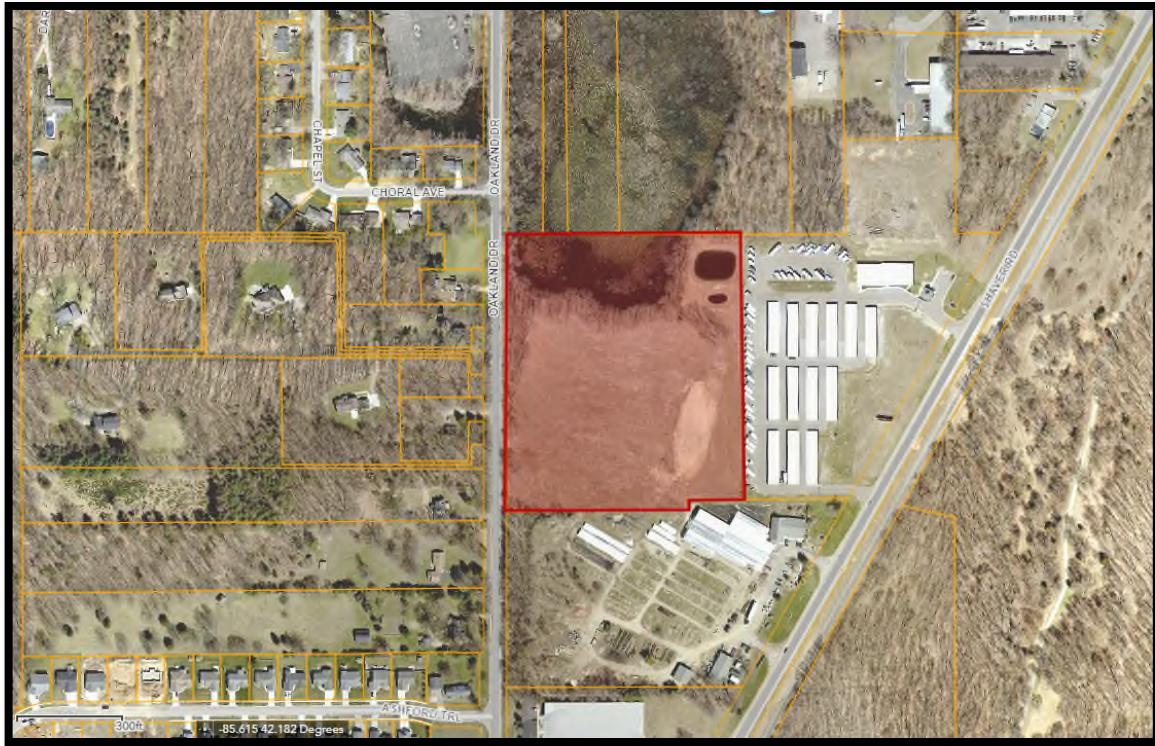


**9581 Oakland Drive
Portage, MI 49024**

Parcel ID: 10-00029-425-G

11.36 Acres

**8150 Creekside Drive
Portage, MI 49024**



**9581 Oakland Drive
Portage, MI 49024**

Parcel ID: 10-00029-425-G

11.36 Acres

Legal Description:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SEC 29, 3S, 11W: COMMENCING AT THE EAST 1/4 COR OF SEC 29, 3S, 11W; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 331.47 FT ALG THE NORTH LI OF THE SE 1/4 OF SD SEC TO REFERENCE POINT "A"; TH SOUTH 90 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 90 DEG 55' 07" EAST) 331.47 FT ALG SD NORTH LI TO SD EAST 1/4 COR; TH NORTH 90 DEG 59' 23" EAST (PREVIOUSLY RECORDED AS EAST) 116.95 FT ALG THE SOUTH LI OF THE NW 1/4 OF SEC 28 3S, 11W TO THE NORTHWESTERLY ROW LI OF SHAVER RD; TH SOUTH 29 DEG 38' 07" WEST (PREVIOUSLY RECORDED AS SOUTH 29 DEG 39' WEST) 152.31 FT ALG SD ROW LI; TH NORTH 60 DEG 21' 53" WEST 145.41 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 198.90 FT PARALLEL W SD SOUTH LI; TH NORTH 44 DEG 50' 19" WEST 67.78 FT TO A LI EXTENDING SOUTH 00 DEG 05' 30" EAST FROM SD REFERENCE POINT "A"; TH NORTH 00 DEG 05' 30" WEST 12.78 FT TO SD REFERENCE POINT "A"; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 278.54 FT ALG SD NORTH LI TO THE POB; THN SOUTH 00 DEG 09' 41" WEST 753.56 FT; TH NORTH 89 DEG 50' 19" WEST 163.82 FT (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) PARALLEL W SD NORTH LI; TH SOUTH 00 DEG 09' 41" WEST 26 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 543.56 FT PARALLEL W SD NORTH LI TO THE WEST LI OF THE EAST 1/2 OF SD SE 1/4 AS ESTABLISHED BY "OAKLAND FARMS NORTH" SUBDIVISION; TH NORTH 00 DEG 04' 14" EAST (PREVIOUSLY RECORDED AS NORTH) 779.56FT ALG SD WEST LI OF THE EAST 1/2 TO SD NORTH LI OF THE SE 1/4; TH SOUTH 89 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE 1/4 TO THE POB, CONTAINING 12.57 ACRES OF LAND. THE WESTERLY PORTION BEING SUBJECT TO EASEMENT FOR OAKLAND DR. SPLIT/COMBINED ON 08/20/2018 FROM 00029-425-E, 00029-425-C;



**8150 Creekside Drive
Portage, MI 49024**

Parcel ID: 10-00021-125-J

9.11 Acres

Legal Description

Unit 5 of Creekside Commons, a site condominium according to the Master Deed recorded in Document No. 2000-003766 and amended by First Amendment to Master Deed recorded as Document No. 2001-021465 in the Office of the Kalamazoo County Register of Deeds and designated as the Kalamazoo County Condominium Subdivision Plan No. 115, together with rights in general common elements and limited common elements as set forth in the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Table 1

Eligible Activity Costs



Eligible Activities Table
Allen Edwin Homes
9581 Oakland Dr and 8150 Creekside Dr
Portage, MI
February 2025

Allen Edwin Homes - Total Eligible Activities

EGLE Eligible Activities Costs and Schedule				
EGLE Eligible Activities	Oakland Commons	Creekside Commons	Total	Completion Season/Year
Department Specific Activities Sub-Total	\$ 5,000	\$ -	\$ 5,000	Winter 2023
Phase I Environmental Site Assessment	\$ 5,000	\$ -	\$ 5,000	
EGLE Eligible Activities Sub-Total	\$ 5,000	\$ -	\$ 5,000	
MSDHA Housing Development Activities Costs and Schedule <th data-kind="ghost"></th> <th data-kind="ghost"></th> <th data-kind="ghost"></th> <th data-kind="ghost"></th>				
MSDHA Eligible Activities	Oakland Commons	Creekside Commons	Cost	Completion Season/Year
Demolition Sub-Total	\$ 6,500	\$ 31,000	\$ 37,500	Spring 2025
Site Demolition	\$ 6,500	\$ 31,000	\$ 37,500	
Infrastructure Sub-Total	\$ 1,465,972	\$ 1,571,161	\$ 3,037,133	Spring 2025
Pipework, Roads and Sidewalks	\$ 1,081,131	\$ 1,253,551	\$ 2,334,682	
Site Design, Engineering and Inspections	\$ 83,561	\$ 56,250	\$ 139,811	
Water/Sewer Home Connection Feeses	\$ 17,400	\$ 13,800	\$ 31,200	
Home Meter Fee	\$ 20,880	\$ 16,560	\$ 37,440	
Sewer and Water Home Tie In	\$ 72,500	\$ 57,500	\$ 130,000	
Driveways	\$ 130,500	\$ 103,500	\$ 234,000	
Gas	\$ 30,000	\$ 30,000	\$ 60,000	
Electric	\$ 30,000	\$ 40,000	\$ 70,000	
Site Lighting	\$ -	\$ -	\$ -	
Site Preparation Sub-Total	\$ 304,254	\$ 587,731	\$ 891,985	Spring 2025
Grading, soil erosion control, clearing, top soil removal, wetland delineation, cut and fill, temporary access and construction facilities	\$ 304,254	\$ 587,731	\$ 891,985	
Affordable Housing Financing Gap	\$ 4,855,375	\$ 2,561,912	\$ 7,417,287	
Brownfield Plan/Act 381 Work Plan	\$ 15,000	\$ 15,000	\$ 30,000	Winter 2025
Brownfield Plan Implementation	\$ 15,000	\$ 15,000	\$ 30,000	
MSHDA Eligible Activities Sub-Total	\$ 6,662,101	\$ 4,781,804	\$ 11,443,905	
Contingency (15%)	\$ 266,509	\$ 328,484	\$ 594,993	
Interest (3.5%)	\$ 1,224,179	\$ 1,246,087	\$ 2,470,266	
Total Brownfield Eligible Activities	\$ 8,157,789	\$ 6,356,375	\$ 14,514,164	

Table 2

Tax Capture Schedule



Tax Increment Financing Capture Schedule

Allen Edwin Homes

9581 Oakland Drive

Portage, MI

February 2025

Estimated Taxable Value (TV) Increase Rate: 2.50%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139
Estimated New TV	\$ 2,543,103	\$ 6,047,500	\$ 6,198,688	\$ 6,353,655	\$ 6,512,496	\$ 6,675,308	\$ 6,842,191	\$ 7,013,246	\$ 7,188,577	\$ 7,368,292	\$ 7,552,499

Incremental Difference (New TV - Base TV) \$ 2,402,964 \$ 5,907,361 \$ 6,058,549 \$ 6,213,516 \$ 6,372,357 \$ 6,535,169 \$ 6,702,052 \$ 6,873,107 \$ 7,048,438 \$ 7,228,153 \$ 7,412,360

School Capture	Millage Rate										
State Education Tax (SET)	6.0000	\$ 14,418	\$ 35,444	\$ 36,351	\$ 37,281	\$ 38,234	\$ 39,211	\$ 40,212	\$ 41,239	\$ 42,291	\$ 43,369
School Operating Tax	17.5695	\$ 42,219	\$ 103,789	\$ 106,446	\$ 109,168	\$ 111,959	\$ 114,820	\$ 117,752	\$ 120,757	\$ 123,838	\$ 126,995
School Total	23.5695	\$ 56,637	\$ 139,234	\$ 142,797	\$ 146,449	\$ 150,193	\$ 154,031	\$ 157,964	\$ 161,996	\$ 166,128	\$ 170,364

Local Capture	Millage Rate										
County Public Safety	1.4380	\$ 3,455	\$ 8,495	\$ 8,712	\$ 8,935	\$ 9,163	\$ 9,398	\$ 9,638	\$ 9,884	\$ 10,136	\$ 10,394
County 911	0.6459	\$ 1,552	\$ 3,816	\$ 3,913	\$ 4,013	\$ 4,116	\$ 4,221	\$ 4,329	\$ 4,439	\$ 4,553	\$ 4,669
County Housing	0.7453	\$ 1,791	\$ 4,403	\$ 4,515	\$ 4,631	\$ 4,749	\$ 4,871	\$ 4,995	\$ 5,123	\$ 5,253	\$ 5,387
County Seniors	0.3462	\$ 832	\$ 2,045	\$ 2,097	\$ 2,151	\$ 2,206	\$ 2,262	\$ 2,320	\$ 2,379	\$ 2,440	\$ 2,502
KRESA ISD	6.9935	\$ 16,805	\$ 41,313	\$ 42,370	\$ 43,454	\$ 44,565	\$ 45,704	\$ 46,871	\$ 48,067	\$ 49,293	\$ 50,550
County Veteran Fund	0.1000	\$ 240	\$ 591	\$ 606	\$ 621	\$ 637	\$ 654	\$ 670	\$ 687	\$ 705	\$ 723
Portage District Library	1.4959	\$ 3,595	\$ 8,837	\$ 9,063	\$ 9,295	\$ 9,532	\$ 9,776	\$ 10,026	\$ 10,281	\$ 10,544	\$ 10,813
Library Extra	0.4986	\$ 1,198	\$ 2,945	\$ 3,021	\$ 3,098	\$ 3,177	\$ 3,258	\$ 3,342	\$ 3,427	\$ 3,514	\$ 3,604
City Operating	10.6400	\$ 25,568	\$ 62,854	\$ 64,463	\$ 66,112	\$ 67,802	\$ 69,534	\$ 71,310	\$ 73,130	\$ 74,995	\$ 76,908
School Site SF	0.4983	\$ 1,197	\$ 2,944	\$ 3,019	\$ 3,096	\$ 3,175	\$ 3,256	\$ 3,340	\$ 3,425	\$ 3,512	\$ 3,602
Cen Cnty Transit	0.8933	\$ 2,147	\$ 5,277	\$ 5,412	\$ 5,551	\$ 5,692	\$ 5,838	\$ 5,987	\$ 6,140	\$ 6,296	\$ 6,457
County Operating	4.6202	\$ 11,102	\$ 27,293	\$ 27,992	\$ 28,708	\$ 29,442	\$ 30,194	\$ 30,965	\$ 31,755	\$ 32,565	\$ 33,396
County Transit	0.3102	\$ 745	\$ 1,832	\$ 1,879	\$ 1,927	\$ 1,977	\$ 2,027	\$ 2,079	\$ 2,132	\$ 2,186	\$ 2,242
KVCC	2.7729	\$ 6,663	\$ 16,381	\$ 16,800	\$ 17,229	\$ 17,670	\$ 18,121	\$ 18,584	\$ 19,058	\$ 19,545	\$ 20,043
	31.9983	\$ 76,891	\$ 189,026	\$ 193,863	\$ 198,822	\$ 203,905	\$ 209,114	\$ 214,454	\$ 219,928	\$ 225,538	\$ 231,289
											\$ 237,183

Non-Capturable Millages	Millage Rate										
School Debt	6.8500	\$ 16,460	\$ 40,465	\$ 41,501	\$ 42,563	\$ 43,651	\$ 44,766	\$ 45,909	\$ 47,081	\$ 48,282	\$ 49,513
County Juvenile	0.1668	\$ 401	\$ 985	\$ 1,011	\$ 1,036	\$ 1,063	\$ 1,090	\$ 1,118	\$ 1,146	\$ 1,176	\$ 1,206
Total Non-Capturable Taxes	7.0168	\$ 16,861	\$ 41,451	\$ 42,512	\$ 43,599	\$ 44,714	\$ 45,856	\$ 47,027	\$ 48,227	\$ 49,457	\$ 50,719
											\$ 52,011
	62.5846										

Total Tax Increment Revenue (TIR) Available for Capture \$ 133,527 \$ 328,259 \$ 336,660 \$ 345,271 \$ 354,098 \$ 363,145 \$ 372,418 \$ 381,923 \$ 391,666 \$ 401,653 \$ 411,889

Footnotes:	
Average Single Family taxable Value	\$ 157,500
Average Duplex TV	\$ 138,208
Average 3-Plex TV	\$ 96,011
Average 4-Plex TV	\$ 93,341
Percentage of Homestead units	0%

Single Family Home Construction	8	18	0	0	0	
Duplex Construction	0	6	0	0	0	
3-Plex Construction	9	9	0	0	0	
4-Plex Construction	8	0	0	0	0	

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6

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8

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Tax Increment Financing Capture Schedule

Allen Edwin Homes

9581 Oakland Drive

Portage, MI

February 2025

12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ 140,139	\$ -
\$ 7,741,311	\$ 7,934,844	\$ 8,133,215	\$ 8,336,546	\$ 8,544,959	\$ 8,758,583	\$ 8,977,548	\$ 9,201,986	\$ 9,432,036	\$ 9,667,837	\$ 9,909,533	\$ 10,157,271	\$ 10,411,203	\$ 10,671,483	\$ -
\$ 7,601,172	\$ 7,794,705	\$ 7,993,076	\$ 8,196,407	\$ 8,404,820	\$ 8,618,444	\$ 8,837,409	\$ 9,061,847	\$ 9,291,897	\$ 9,527,698	\$ 9,769,394	\$ 10,017,132	\$ 10,271,064	\$ 10,531,344	\$ -
\$ 45,607	\$ 46,768	\$ 47,958	\$ 49,178	\$ 50,429	\$ 51,711	\$ 53,024	\$ 54,371	\$ 55,751						\$ 867,323
\$ 133,549	\$ 136,949	\$ 140,434	\$ 144,007	\$ 147,668	\$ 151,422	\$ 155,269	\$ 159,212	\$ 163,254						\$ 2,539,738
\$ 179,156	\$ 183,717	\$ 188,393	\$ 193,185	\$ 198,097	\$ 203,132	\$ 208,293	\$ 213,583	\$ 219,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,407,061
\$ 10,930	\$ 11,209	\$ 11,494	\$ 11,786	\$ 12,086	\$ 12,393	\$ 12,708	\$ 13,031	\$ 13,362	\$ 13,701	\$ 14,048	\$ 14,405	\$ 14,770	\$ 15,144	\$ 279,936
\$ 4,910	\$ 5,035	\$ 5,163	\$ 5,294	\$ 5,429	\$ 5,567	\$ 5,708	\$ 5,853	\$ 6,002	\$ 6,154	\$ 6,310	\$ 6,470	\$ 6,634	\$ 6,802	\$ 125,738
\$ 5,665	\$ 5,809	\$ 5,957	\$ 6,109	\$ 6,264	\$ 6,423	\$ 6,587	\$ 6,754	\$ 6,925	\$ 7,101	\$ 7,281	\$ 7,466	\$ 7,655	\$ 7,849	\$ 145,088
\$ 2,632	\$ 2,699	\$ 2,767	\$ 2,838	\$ 2,910	\$ 2,984	\$ 3,060	\$ 3,137	\$ 3,217	\$ 3,298	\$ 3,382	\$ 3,468	\$ 3,556	\$ 3,646	\$ 67,395
\$ 53,159	\$ 54,512	\$ 55,900	\$ 57,322	\$ 58,779	\$ 60,273	\$ 61,804	\$ 63,374	\$ 64,983	\$ 66,632	\$ 68,322	\$ 70,055	\$ 71,831	\$ 73,651	\$ 1,361,428
\$ 760	\$ 779	\$ 799	\$ 820	\$ 840	\$ 862	\$ 884	\$ 906	\$ 929	\$ 953	\$ 977	\$ 1,002	\$ 1,027	\$ 1,053	\$ 19,467
\$ 11,371	\$ 11,660	\$ 11,957	\$ 12,261	\$ 12,573	\$ 12,892	\$ 13,220	\$ 13,556	\$ 13,900	\$ 14,252	\$ 14,614	\$ 14,985	\$ 15,364	\$ 15,754	\$ 291,208
\$ 3,790	\$ 3,886	\$ 3,985	\$ 4,087	\$ 4,191	\$ 4,297	\$ 4,406	\$ 4,518	\$ 4,633	\$ 4,751	\$ 4,871	\$ 4,995	\$ 5,121	\$ 5,251	\$ 97,063
\$ 80,876	\$ 82,936	\$ 85,046	\$ 87,210	\$ 89,427	\$ 91,700	\$ 94,030	\$ 96,418	\$ 98,866	\$ 101,375	\$ 103,946	\$ 106,582	\$ 109,284	\$ 112,054	\$ 2,071,293
\$ 3,788	\$ 3,884	\$ 3,983	\$ 4,084	\$ 4,188	\$ 4,295	\$ 4,404	\$ 4,516	\$ 4,630	\$ 4,748	\$ 4,868	\$ 4,992	\$ 5,118	\$ 5,248	\$ 97,004
\$ 6,790	\$ 6,963	\$ 7,140	\$ 7,322	\$ 7,508	\$ 7,699	\$ 7,894	\$ 8,095	\$ 8,300	\$ 8,511	\$ 8,727	\$ 8,948	\$ 9,175	\$ 9,408	\$ 173,899
\$ 35,119	\$ 36,013	\$ 36,930	\$ 37,869	\$ 38,832	\$ 39,819	\$ 40,831	\$ 41,868	\$ 42,930	\$ 44,020	\$ 45,137	\$ 46,281	\$ 47,454	\$ 48,657	\$ 899,416
\$ 2,358	\$ 2,418	\$ 2,479	\$ 2,543	\$ 2,607	\$ 2,673	\$ 2,741	\$ 2,811	\$ 2,882	\$ 2,955	\$ 3,030	\$ 3,107	\$ 3,186	\$ 3,267	\$ 60,387
\$ 21,077	\$ 21,614	\$ 22,164	\$ 22,728	\$ 23,306	\$ 23,898	\$ 24,505	\$ 25,128	\$ 25,766	\$ 26,419	\$ 27,090	\$ 27,777	\$ 28,481	\$ 29,202	\$ 539,802
\$ 243,225	\$ 249,417	\$ 255,765	\$ 262,271	\$ 268,940	\$ 275,776	\$ 282,782	\$ 289,964	\$ 297,325	\$ 304,870	\$ 312,604	\$ 320,531	\$ 328,657	\$ 336,985	\$ 6,229,123
\$ 52,068	\$ 53,394	\$ 54,753	\$ 56,145	\$ 57,573	\$ 59,036	\$ 60,536	\$ 62,074	\$ 63,649	\$ 65,265	\$ 66,920	\$ 68,617	\$ 70,357	\$ 72,140	\$ 1,333,492
\$ 1,268	\$ 1,300	\$ 1,333	\$ 1,367	\$ 1,402	\$ 1,438	\$ 1,474	\$ 1,512	\$ 1,550	\$ 1,589	\$ 1,630	\$ 1,671	\$ 1,713	\$ 1,757	\$ 32,471
\$ 53,336	\$ 54,694	\$ 56,086	\$ 57,513	\$ 58,975	\$ 60,474	\$ 62,010	\$ 63,585	\$ 65,199	\$ 66,854	\$ 68,550	\$ 70,288	\$ 72,070	\$ 73,896	\$ 1,365,964
\$ 422,380	\$ 433,135	\$ 444,158	\$ 455,456	\$ 467,037	\$ 478,908	\$ 491,075	\$ 503,547	\$ 516,330	\$ 304,870	\$ 312,604	\$ 320,531	\$ 328,657	\$ 336,985	\$ 9,636,184



Tax Increment Financing Capture Schedule

Allen Edwin Homes

8150 Creekside Dr

Portage, MI

February 2025

Estimated Taxable Value (TV) Increase Rate: 2.50%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800
Estimated New TV	\$ 1,705,800	\$ 3,998,445	\$ 5,598,406	\$ 5,738,366	\$ 5,881,825.44	\$ 6,028,871	\$ 6,179,593	\$ 6,334,083	\$ 6,492,435	\$ 6,654,746	\$ 6,821,114

Incremental Difference (New TV - Base TV) \$ 1,360,000 \$ 3,652,645 \$ 5,252,606 \$ 5,392,566 \$ 5,536,025 \$ 5,683,071 \$ 5,833,793 \$ 5,988,283 \$ 6,146,635 \$ 6,308,946 \$ 6,475,314

School Capture	Millage Rate										
State Education Tax (SET)	6.0000	\$ 8,160	\$ 21,916	\$ 31,516	\$ 32,355	\$ 33,216	\$ 34,098	\$ 35,003	\$ 35,930	\$ 36,880	\$ 37,854
School Operating Tax	17.5695	\$ 23,895	\$ 64,175	\$ 92,286	\$ 94,745	\$ 97,265	\$ 99,849	\$ 102,497	\$ 105,211	\$ 107,993	\$ 110,845
School Total	23.5695	\$ 32,055	\$ 86,091	\$ 123,801	\$ 127,100	\$ 130,481	\$ 133,947	\$ 137,500	\$ 141,141	\$ 144,873	\$ 148,699

Local Capture	Millage Rate										
County Public Safety	1.4380	\$ 1,956	\$ 5,253	\$ 7,553	\$ 7,755	\$ 7,961	\$ 8,172	\$ 8,389	\$ 8,611	\$ 8,839	\$ 9,072
County 911	0.6459	\$ 878	\$ 2,359	\$ 3,393	\$ 3,483	\$ 3,576	\$ 3,671	\$ 3,768	\$ 3,868	\$ 3,970	\$ 4,075
County Housing	0.7453	\$ 1,014	\$ 2,722	\$ 3,915	\$ 4,019	\$ 4,126	\$ 4,236	\$ 4,348	\$ 4,463	\$ 4,581	\$ 4,702
County Seniors	0.3462	\$ 471	\$ 1,265	\$ 1,818	\$ 1,867	\$ 1,917	\$ 1,967	\$ 2,020	\$ 2,073	\$ 2,128	\$ 2,184
KRESA ISD	6.9935	\$ 9,511	\$ 25,545	\$ 36,734	\$ 37,713	\$ 38,716	\$ 39,745	\$ 40,799	\$ 41,879	\$ 42,986	\$ 44,122
County Veteran Fund	0.1000	\$ 136	\$ 365	\$ 525	\$ 539	\$ 554	\$ 568	\$ 583	\$ 599	\$ 615	\$ 631
Portage District Library	1.4959	\$ 2,034	\$ 5,464	\$ 7,857	\$ 8,067	\$ 8,281	\$ 8,501	\$ 8,727	\$ 8,958	\$ 9,195	\$ 9,438
Library Extra	0.4986	\$ 678	\$ 1,821	\$ 2,619	\$ 2,689	\$ 2,760	\$ 2,834	\$ 2,909	\$ 2,986	\$ 3,065	\$ 3,146
City Operating	10.6400	\$ 14,470	\$ 38,864	\$ 55,888	\$ 57,377	\$ 58,903	\$ 60,468	\$ 62,072	\$ 63,715	\$ 65,400	\$ 68,897
School Site SF	0.4983	\$ 678	\$ 1,820	\$ 2,617	\$ 2,687	\$ 2,759	\$ 2,832	\$ 2,907	\$ 2,984	\$ 3,063	\$ 3,144
Cen Cnty Transit	0.8933	\$ 1,215	\$ 3,263	\$ 4,692	\$ 4,817	\$ 4,945	\$ 5,077	\$ 5,211	\$ 5,349	\$ 5,491	\$ 5,636
County Operating	4.6202	\$ 6,283	\$ 16,876	\$ 24,268	\$ 24,915	\$ 25,578	\$ 26,257	\$ 26,953	\$ 27,667	\$ 28,399	\$ 29,149
County Transit	0.3102	\$ 422	\$ 1,133	\$ 1,629	\$ 1,673	\$ 1,717	\$ 1,763	\$ 1,810	\$ 1,858	\$ 1,907	\$ 1,957
KVCC	2.7729	\$ 3,771	\$ 10,128	\$ 14,565	\$ 14,953	\$ 15,351	\$ 15,759	\$ 16,177	\$ 16,605	\$ 17,044	\$ 17,494
	31.9983	\$ 43,518	\$ 116,878	\$ 168,074	\$ 172,553	\$ 177,143	\$ 181,849	\$ 186,671	\$ 191,615	\$ 196,682	\$ 201,876

Non-Capturable Millages	Millage Rate										
School Debt	6.8500	\$ 9,316	\$ 25,021	\$ 35,980	\$ 36,939	\$ 37,922	\$ 38,929	\$ 39,961	\$ 41,020	\$ 42,104	\$ 43,216
County Juvenile	0.1668	\$ 227	\$ 609	\$ 876	\$ 899	\$ 923	\$ 948	\$ 973	\$ 999	\$ 1,025	\$ 1,052
Total Non-Capturable Taxes	7.0168	\$ 9,543	\$ 25,630	\$ 36,856	\$ 37,839	\$ 38,845	\$ 39,877	\$ 40,935	\$ 42,019	\$ 43,130	\$ 44,269

Total Tax Increment Revenue (TIR) Available for Capture \$ 75,572 \$ 202,969 \$ 291,876 \$ 299,653 \$ 307,625 \$ 315,796 \$ 324,171 \$ 332,756 \$ 341,555 \$ 350,574 \$ 359,819

Footnotes:											
Average Single Family taxable Value	\$ 125,000										
Average Duplex TV	\$ -										
Average 3-Plex TV	\$ -										
Average 4-Plex TV	\$ 45,000										
Percentage of Homestead units	0%										

Single Family Home Construction	8	18	12	0	0						
Duplex Construction	0	0	0	0	0						
3-Plex Construction	0	0	0	0	0						
4-Plex Construction	8	0	0	0	0						

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0

0

8

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Tax Increment Financing Capture Schedule

Allen Edwin Homes

8150 Creekside Dr

Portage, MI

February 2025

12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ 345,800	\$ -
\$ 6,991,642	\$ 7,166,433	\$ 7,345,594	\$ 7,529,234	\$ 7,717,465	\$ 7,910,401	\$ 8,108,161	\$ 8,310,865	\$ 8,518,637	\$ 8,731,603	\$ 8,949,893	\$ 9,173,640	\$ 9,402,981	\$ 9,638,056	\$ -
\$ 6,645,842	\$ 6,820,633	\$ 6,999,794	\$ 7,183,434	\$ 7,371,665	\$ 7,564,601	\$ 7,762,361	\$ 7,965,065	\$ 8,172,837	\$ 8,385,803	\$ 8,604,093	\$ 8,827,840	\$ 9,057,181	\$ 9,292,256	\$ -
\$ 39,875	\$ 40,924	\$ 41,999	\$ 43,101	\$ 44,230	\$ 45,388	\$ 46,574	\$ 47,790	\$ 49,037						\$ 744,697
\$ 116,764	\$ 119,835	\$ 122,983	\$ 126,209	\$ 129,516	\$ 132,906	\$ 136,381	\$ 139,942	\$ 143,593						\$ 2,180,658
\$ 156,639	\$ 160,759	\$ 164,982	\$ 169,310	\$ 173,746	\$ 178,294	\$ 182,955	\$ 187,733	\$ 192,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,925,355
\$ 9,557	\$ 9,808	\$ 10,066	\$ 10,330	\$ 10,600	\$ 10,878	\$ 11,162	\$ 11,454	\$ 11,753	\$ 12,059	\$ 12,373	\$ 12,694	\$ 13,024	\$ 13,362	\$ 241,991
\$ 4,293	\$ 4,405	\$ 4,521	\$ 4,640	\$ 4,761	\$ 4,886	\$ 5,014	\$ 5,145	\$ 5,279	\$ 5,416	\$ 5,557	\$ 5,702	\$ 5,850	\$ 6,002	\$ 108,694
\$ 4,953	\$ 5,083	\$ 5,217	\$ 5,354	\$ 5,494	\$ 5,638	\$ 5,785	\$ 5,936	\$ 6,091	\$ 6,250	\$ 6,413	\$ 6,579	\$ 6,750	\$ 6,926	\$ 125,422
\$ 2,301	\$ 2,361	\$ 2,423	\$ 2,487	\$ 2,552	\$ 2,619	\$ 2,687	\$ 2,758	\$ 2,829	\$ 2,903	\$ 2,979	\$ 3,056	\$ 3,136	\$ 3,217	\$ 58,260
\$ 46,478	\$ 47,700	\$ 48,953	\$ 50,237	\$ 51,554	\$ 52,903	\$ 54,286	\$ 55,704	\$ 57,157	\$ 58,646	\$ 60,173	\$ 61,738	\$ 63,341	\$ 64,985	\$ 1,176,889
\$ 665	\$ 682	\$ 700	\$ 718	\$ 737	\$ 756	\$ 776	\$ 797	\$ 817	\$ 839	\$ 860	\$ 883	\$ 906	\$ 929	\$ 16,828
\$ 9,942	\$ 10,203	\$ 10,471	\$ 10,746	\$ 11,027	\$ 11,316	\$ 11,612	\$ 11,915	\$ 12,226	\$ 12,544	\$ 12,871	\$ 13,206	\$ 13,549	\$ 13,900	\$ 251,735
\$ 3,314	\$ 3,401	\$ 3,490	\$ 3,582	\$ 3,676	\$ 3,772	\$ 3,870	\$ 3,971	\$ 4,075	\$ 4,181	\$ 4,290	\$ 4,402	\$ 4,516	\$ 4,633	\$ 83,906
\$ 70,712	\$ 72,572	\$ 74,478	\$ 76,432	\$ 78,435	\$ 80,487	\$ 82,592	\$ 84,748	\$ 86,959	\$ 89,225	\$ 91,548	\$ 93,928	\$ 96,368	\$ 98,870	\$ 1,790,534
\$ 3,312	\$ 3,399	\$ 3,488	\$ 3,580	\$ 3,673	\$ 3,769	\$ 3,868	\$ 3,969	\$ 4,073	\$ 4,179	\$ 4,287	\$ 4,399	\$ 4,513	\$ 4,630	\$ 83,856
\$ 5,937	\$ 6,093	\$ 6,253	\$ 6,417	\$ 6,585	\$ 6,757	\$ 6,934	\$ 7,115	\$ 7,301	\$ 7,491	\$ 7,686	\$ 7,886	\$ 8,091	\$ 8,301	\$ 150,327
\$ 30,705	\$ 31,513	\$ 32,340	\$ 33,189	\$ 34,059	\$ 34,950	\$ 35,864	\$ 36,800	\$ 37,760	\$ 38,744	\$ 39,753	\$ 40,786	\$ 41,846	\$ 42,932	\$ 777,502
\$ 2,062	\$ 2,116	\$ 2,171	\$ 2,228	\$ 2,287	\$ 2,347	\$ 2,408	\$ 2,471	\$ 2,535	\$ 2,601	\$ 2,669	\$ 2,738	\$ 2,810	\$ 2,882	\$ 52,201
\$ 18,428	\$ 18,913	\$ 19,410	\$ 19,919	\$ 20,441	\$ 20,976	\$ 21,524	\$ 22,086	\$ 22,662	\$ 23,253	\$ 23,858	\$ 24,479	\$ 25,115	\$ 25,766	\$ 466,633
\$ 212,656	\$ 218,249	\$ 223,982	\$ 229,858	\$ 235,881	\$ 242,054	\$ 248,382	\$ 254,869	\$ 261,517	\$ 268,331	\$ 275,316	\$ 282,476	\$ 289,814	\$ 297,336	\$ 5,384,779
\$ 45,524	\$ 46,721	\$ 47,949	\$ 49,207	\$ 50,496	\$ 51,818	\$ 53,172	\$ 54,561	\$ 55,984	\$ 57,443	\$ 58,938	\$ 60,471	\$ 62,042	\$ 63,652	\$ 1,152,741
\$ 1,109	\$ 1,138	\$ 1,168	\$ 1,198	\$ 1,230	\$ 1,262	\$ 1,295	\$ 1,329	\$ 1,363	\$ 1,399	\$ 1,435	\$ 1,472	\$ 1,511	\$ 1,550	\$ 28,070
\$ 46,633	\$ 47,859	\$ 49,116	\$ 50,405	\$ 51,725	\$ 53,079	\$ 54,467	\$ 55,889	\$ 57,347	\$ 58,842	\$ 60,373	\$ 61,943	\$ 63,552	\$ 65,202	\$ 1,180,810
\$ 369,295	\$ 379,008	\$ 388,963	\$ 399,168	\$ 409,627	\$ 420,348	\$ 431,337	\$ 442,601	\$ 454,147	\$ 268,331	\$ 275,316	\$ 282,476	\$ 289,814	\$ 297,336	\$ 8,310,134



Tax Increment Financing Capture Schedule

Allen Edwin Homes

Summary Capture

Portage, MI

February 2025

Estimated Taxable Value (TV) Increase Rate: 2.50%

Plan Year	1	2	3	4	5	6	7	8	9	10	11
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939
Estimated New TV	\$ 4,248,903	\$ 10,045,945	\$ 11,797,094	\$ 12,092,021	\$ 12,394,321	\$ 12,704,180	\$ 13,021,784	\$ 13,347,329	\$ 13,681,012	\$ 14,023,037	\$ 14,373,613
Incremental Difference (New TV - Base TV)	\$ 3,762,964	\$ 9,560,006	\$ 11,311,155	\$ 11,606,082	\$ 11,908,382	\$ 12,218,241	\$ 12,535,845	\$ 12,861,390	\$ 13,195,073	\$ 13,537,098	\$ 13,887,674

School Capture	Millage Rate											
State Education Tax (SET)	6.0000	\$ 22,578	\$ 57,360	\$ 67,867	\$ 69,636	\$ 71,450	\$ 73,309	\$ 75,215	\$ 77,168	\$ 79,170	\$ 81,223	\$ 83,326
School Operating Tax	17.5695	\$ 66,113	\$ 167,965	\$ 198,731	\$ 203,913	\$ 209,224	\$ 214,668	\$ 220,249	\$ 225,968	\$ 231,831	\$ 237,840	\$ 243,999
School Total	23.5695	\$ 88,691	\$ 225,325	\$ 266,598	\$ 273,550	\$ 280,675	\$ 287,978	\$ 295,464	\$ 303,137	\$ 311,001	\$ 319,063	\$ 327,326

Local Capture	Millage Rate											
County Public Safety	1.4380	\$ 5,411	\$ 13,747	\$ 16,265	\$ 16,690	\$ 17,124	\$ 17,570	\$ 18,027	\$ 18,495	\$ 18,975	\$ 19,466	\$ 19,970
County 911	0.6459	\$ 2,430	\$ 6,175	\$ 7,306	\$ 7,496	\$ 7,692	\$ 7,892	\$ 8,097	\$ 8,307	\$ 8,523	\$ 8,744	\$ 8,970
County Housing	0.7453	\$ 2,805	\$ 7,125	\$ 8,430	\$ 8,650	\$ 8,875	\$ 9,106	\$ 9,343	\$ 9,586	\$ 9,834	\$ 10,089	\$ 10,350
County Seniors	0.3462	\$ 1,303	\$ 3,310	\$ 3,916	\$ 4,018	\$ 4,123	\$ 4,230	\$ 4,340	\$ 4,453	\$ 4,568	\$ 4,687	\$ 4,808
KRESA ISD	6.9935	\$ 26,316	\$ 66,858	\$ 79,105	\$ 81,167	\$ 83,281	\$ 85,448	\$ 87,669	\$ 89,946	\$ 92,280	\$ 94,672	\$ 97,123
County Veteran Fund	0.1000	\$ 376	\$ 956	\$ 1,131	\$ 1,161	\$ 1,191	\$ 1,222	\$ 1,254	\$ 1,286	\$ 1,320	\$ 1,354	\$ 1,389
Portage District Library	1.4959	\$ 5,629	\$ 14,301	\$ 16,920	\$ 17,362	\$ 17,814	\$ 18,277	\$ 18,752	\$ 19,239	\$ 19,739	\$ 20,250	\$ 20,775
Library Extra	0.4986	\$ 1,876	\$ 4,767	\$ 5,640	\$ 5,787	\$ 5,938	\$ 6,092	\$ 6,250	\$ 6,413	\$ 6,579	\$ 6,750	\$ 6,924
City Operating	10.6400	\$ 40,038	\$ 101,718	\$ 120,351	\$ 123,489	\$ 126,705	\$ 130,002	\$ 133,381	\$ 136,845	\$ 140,396	\$ 144,035	\$ 147,765
School Site SF	0.4983	\$ 1,875	\$ 4,764	\$ 5,636	\$ 5,783	\$ 5,934	\$ 6,088	\$ 6,247	\$ 6,409	\$ 6,575	\$ 6,746	\$ 6,920
Cen Cnty Transit	0.8933	\$ 3,361	\$ 8,540	\$ 10,104	\$ 10,368	\$ 10,638	\$ 10,915	\$ 11,198	\$ 11,489	\$ 11,787	\$ 12,093	\$ 12,406
County Operating	4.6202	\$ 17,386	\$ 44,169	\$ 52,260	\$ 53,622	\$ 55,019	\$ 56,451	\$ 57,918	\$ 59,422	\$ 60,964	\$ 62,544	\$ 64,164
County Transit	0.3102	\$ 1,167	\$ 2,966	\$ 3,509	\$ 3,600	\$ 3,694	\$ 3,790	\$ 3,889	\$ 3,990	\$ 4,093	\$ 4,199	\$ 4,308
KVCC	2.7729	\$ 10,434	\$ 26,509	\$ 31,365	\$ 32,183	\$ 33,021	\$ 33,880	\$ 34,761	\$ 35,663	\$ 36,589	\$ 37,537	\$ 38,509
	31.9983	\$ 120,408	\$ 305,904	\$ 361,938	\$ 371,375	\$ 381,048	\$ 390,963	\$ 401,126	\$ 411,543	\$ 422,220	\$ 433,164	\$ 444,382

Non-Capturable Millages	Millage Rate											
School Debt	6.8500	\$ 25,776	\$ 65,486	\$ 77,481	\$ 79,502	\$ 81,572	\$ 83,695	\$ 85,871	\$ 88,101	\$ 90,386	\$ 92,729	\$ 95,131
County Juvenile	0.1668	\$ 628	\$ 1,595	\$ 1,887	\$ 1,936	\$ 1,986	\$ 2,038	\$ 2,091	\$ 2,145	\$ 2,201	\$ 2,258	\$ 2,316
Total Non-Capturable Taxes	7.0168	\$ 26,404	\$ 67,081	\$ 79,368	\$ 81,438	\$ 83,559	\$ 85,733	\$ 87,962	\$ 90,246	\$ 92,587	\$ 94,987	\$ 97,447
		62.5846										

Total Tax Increment Revenue (TIR) Available for Capture \$ 209,100 \$ 531,229 \$ 628,536 \$ 644,924 \$ 661,723 \$ 678,941 \$ 696,589 \$ 714,679 \$ 733,221 \$ 752,227 \$ 771,707



Tax Increment Financing Capture Schedule

Allen Edwin Homes

Summary Capture

Portage, MI

February 2025

12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ 485,939	\$ -
\$ 14,732,953	\$ 15,101,277	\$ 15,478,809	\$ 15,865,779	\$ 16,262,424	\$ 16,668,984	\$ 17,085,709	\$ 17,512,852	\$ 17,950,673	\$ 18,399,440	\$ 18,859,426	\$ 19,330,912	\$ 19,814,184	\$ 20,309,539	\$ -
\$ 14,247,014	\$ 14,615,338	\$ 14,992,870	\$ 15,379,840	\$ 15,776,485	\$ 16,183,045	\$ 16,599,770	\$ 17,026,913	\$ 17,464,734	\$ 17,913,501	\$ 18,373,487	\$ 18,844,973	\$ 19,328,245	\$ 19,823,600	\$ -
\$ 85,482	\$ 87,692	\$ 89,957	\$ 92,279	\$ 94,659	\$ 97,098	\$ 99,599	\$ 102,161	\$ 104,788						\$ 1,612,020
\$ 250,313	\$ 256,784	\$ 263,417	\$ 270,216	\$ 277,185	\$ 284,328	\$ 291,650	\$ 299,154	\$ 306,847						\$ 4,720,396
\$ 335,795	\$ 344,476	\$ 353,374	\$ 362,495	\$ 371,844	\$ 381,426	\$ 391,248	\$ 401,316	\$ 411,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,332,416
\$ 20,487	\$ 21,017	\$ 21,560	\$ 22,116	\$ 22,687	\$ 23,271	\$ 23,870	\$ 24,485	\$ 25,114	\$ 25,760	\$ 26,421	\$ 27,099	\$ 27,794	\$ 28,506	\$ 521,927
\$ 9,202	\$ 9,440	\$ 9,684	\$ 9,934	\$ 10,190	\$ 10,453	\$ 10,722	\$ 10,998	\$ 11,280	\$ 11,570	\$ 11,867	\$ 12,172	\$ 12,484	\$ 12,804	\$ 234,432
\$ 10,618	\$ 10,893	\$ 11,174	\$ 11,463	\$ 11,758	\$ 12,061	\$ 12,372	\$ 12,690	\$ 13,016	\$ 13,351	\$ 13,694	\$ 14,045	\$ 14,405	\$ 14,775	\$ 270,509
\$ 4,932	\$ 5,060	\$ 5,191	\$ 5,325	\$ 5,462	\$ 5,603	\$ 5,747	\$ 5,895	\$ 6,046	\$ 6,202	\$ 6,361	\$ 6,524	\$ 6,691	\$ 6,863	\$ 125,655
\$ 99,636	\$ 102,212	\$ 104,853	\$ 107,559	\$ 110,333	\$ 113,176	\$ 116,090	\$ 119,078	\$ 122,140	\$ 125,278	\$ 128,495	\$ 131,792	\$ 135,172	\$ 138,636	\$ 2,538,317
\$ 1,425	\$ 1,462	\$ 1,499	\$ 1,538	\$ 1,578	\$ 1,618	\$ 1,660	\$ 1,703	\$ 1,746	\$ 1,791	\$ 1,837	\$ 1,884	\$ 1,933	\$ 1,982	\$ 36,295
\$ 21,312	\$ 21,863	\$ 22,428	\$ 23,007	\$ 23,600	\$ 24,208	\$ 24,832	\$ 25,471	\$ 26,125	\$ 26,797	\$ 27,485	\$ 28,190	\$ 28,913	\$ 29,654	\$ 542,942
\$ 7,104	\$ 7,287	\$ 7,475	\$ 7,668	\$ 7,866	\$ 8,069	\$ 8,277	\$ 8,490	\$ 8,708	\$ 8,932	\$ 9,161	\$ 9,396	\$ 9,637	\$ 9,884	\$ 180,969
\$ 151,588	\$ 155,507	\$ 159,524	\$ 163,642	\$ 167,862	\$ 172,188	\$ 176,622	\$ 181,166	\$ 185,825	\$ 190,600	\$ 195,494	\$ 200,511	\$ 205,653	\$ 210,923	\$ 3,861,828
\$ 7,099	\$ 7,283	\$ 7,471	\$ 7,664	\$ 7,861	\$ 8,064	\$ 8,272	\$ 8,485	\$ 8,703	\$ 8,926	\$ 9,156	\$ 9,390	\$ 9,631	\$ 9,878	\$ 180,860
\$ 12,727	\$ 13,056	\$ 13,393	\$ 13,739	\$ 14,093	\$ 14,456	\$ 14,829	\$ 15,210	\$ 15,601	\$ 16,002	\$ 16,413	\$ 16,834	\$ 17,266	\$ 17,708	\$ 324,227
\$ 65,824	\$ 67,526	\$ 69,270	\$ 71,058	\$ 72,891	\$ 74,769	\$ 76,694	\$ 78,668	\$ 80,691	\$ 82,764	\$ 84,889	\$ 87,068	\$ 89,300	\$ 91,589	\$ 1,676,919
\$ 4,419	\$ 4,534	\$ 4,651	\$ 4,771	\$ 4,894	\$ 5,020	\$ 5,149	\$ 5,282	\$ 5,418	\$ 5,557	\$ 5,699	\$ 5,846	\$ 5,996	\$ 6,149	\$ 112,588
\$ 39,506	\$ 40,527	\$ 41,574	\$ 42,647	\$ 43,747	\$ 44,874	\$ 46,030	\$ 47,214	\$ 48,428	\$ 49,672	\$ 50,948	\$ 52,255	\$ 53,595	\$ 54,969	\$ 1,006,434
\$ 455,880	\$ 467,666	\$ 479,746	\$ 492,129	\$ 504,821	\$ 517,830	\$ 531,164	\$ 544,832	\$ 558,842	\$ 573,202	\$ 587,920	\$ 603,007	\$ 618,471	\$ 634,321	\$ 11,613,902
\$ 97,592	\$ 100,115	\$ 102,701	\$ 105,352	\$ 108,069	\$ 110,854	\$ 113,708	\$ 116,634	\$ 119,633	\$ 122,707	\$ 125,858	\$ 129,088	\$ 132,398	\$ 135,792	\$ 2,486,233
\$ 2,376	\$ 2,438	\$ 2,501	\$ 2,565	\$ 2,632	\$ 2,699	\$ 2,769	\$ 2,840	\$ 2,913	\$ 2,988	\$ 3,065	\$ 3,143	\$ 3,224	\$ 3,307	\$ 60,541
\$ 99,968	\$ 102,553	\$ 105,202	\$ 107,917	\$ 110,700	\$ 113,553	\$ 116,477	\$ 119,474	\$ 122,547	\$ 125,695	\$ 128,923	\$ 132,231	\$ 135,622	\$ 139,098	\$ 2,546,774
\$ 791,675	\$ 812,142	\$ 833,121	\$ 854,624	\$ 876,665	\$ 899,256	\$ 922,413	\$ 946,148	\$ 970,477	\$ 573,202	\$ 587,920	\$ 603,007	\$ 618,471	\$ 634,321	\$ 17,946,318

Table 3

Reimbursement Schedule



Tax Increment Revenue Reimbursement Schedule

Allen Edwin Homes

9581 Oakland Drive

Portage, MI

February 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total	Estimated Total Years of Plan: 25						
		\$ 2,973,399		\$ 2,973,399							
		\$ 4,162,928		\$ 4,162,928							
		\$ 7,136,328		\$ 7,136,328							
Plan Year	1	2	3	4	5	6	7	8	9	10	
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total State Incremental Revenue	\$ 56,637	\$ 139,234	\$ 142,797	\$ 146,449	\$ 150,193	\$ 154,031	\$ 157,964	\$ 161,996	\$ 166,128	\$ 170,364	
State Brownfield Redevelopment Fund (50% of SET)	\$ (7,209)	\$ (17,722)	\$ (18,176)	\$ (18,641)	\$ (19,117)	\$ (19,606)	\$ (20,106)	\$ (20,619)	\$ (21,145)	\$ (21,684)	
State TIR Available for Reimbursement	\$ 49,428	\$ 121,511	\$ 124,621	\$ 127,809	\$ 131,076	\$ 134,425	\$ 137,858	\$ 141,376	\$ 144,983	\$ 148,679	
Total Local Incremental Revenue	\$ 76,891	\$ 189,026	\$ 193,863	\$ 198,822	\$ 203,905	\$ 209,114	\$ 214,454	\$ 219,928	\$ 225,538	\$ 231,289	
BRA Administrative Fee (10%)	\$ (7,689)	\$ (18,903)	\$ (19,386)	\$ (19,882)	\$ (20,390)	\$ (20,911)	\$ (21,445)	\$ (21,993)	\$ (22,554)	\$ (23,129)	
Local TIR Available for Reimbursement	\$ 69,202	\$ 170,123	\$ 174,477	\$ 178,940	\$ 183,514	\$ 188,203	\$ 193,009	\$ 197,935	\$ 202,984	\$ 208,160	
Total State & Local TIR Available	\$ 118,629	\$ 291,634	\$ 299,098	\$ 306,749	\$ 314,590	\$ 322,628	\$ 330,867	\$ 339,311	\$ 347,967	\$ 356,839	
DEVELOPER	Beginning Balance										
DEVELOPER Eligible Activity Balance	\$ 2,078,235	\$ 2,198,974	\$ 2,193,389	\$ 2,186,060	\$ 2,176,917	\$ 2,165,884	\$ 2,152,884	\$ 2,137,838	\$ 2,120,664	\$ 2,101,277	\$ 2,079,590
<hr/>											
100%											
Developer Reimbursement	\$ 2,078,235	\$ 239,369	\$ 286,049	\$ 291,770	\$ 297,605	\$ 303,557	\$ 309,628	\$ 315,821	\$ 322,137	\$ 328,580	\$ 335,152
State Tax Reimbursement		\$ 49,428	\$ 121,511	\$ 124,621	\$ 127,809	\$ 131,076	\$ 134,425	\$ 137,858	\$ 141,376	\$ 144,983	\$ 148,679
Local Tax Reimbursement		\$ 69,202	\$ 170,123	\$ 174,477	\$ 178,940	\$ 183,514	\$ 188,203	\$ 193,009	\$ 197,935	\$ 202,984	\$ 208,160
Total Developer Reimbursement Balance	\$ 2,198,974	\$ 2,193,389	\$ 2,186,060	\$ 2,176,917	\$ 2,165,884	\$ 2,152,884	\$ 2,137,838	\$ 2,120,664	\$ 2,101,277	\$ 2,079,590	
<hr/>											
0%											
Interest Accrual	3.5%	\$ 76,964	\$ 76,769	\$ 76,512	\$ 76,192	\$ 75,806	\$ 75,351	\$ 74,824	\$ 74,223	\$ 73,545	\$ 72,786
State Interest Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -				
Local Interest Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -				
Total Interest Reimbursement Balance		\$ 76,964	\$ 153,733	\$ 230,245	\$ 306,437	\$ 382,243	\$ 457,594	\$ 532,418	\$ 606,641	\$ 680,186	\$ 752,972
Total Annual Developer Reimbursement		\$ 118,629	\$ 291,634	\$ 299,098	\$ 306,749	\$ 314,590	\$ 322,628	\$ 330,867	\$ 339,311	\$ 347,967	\$ 356,839
<hr/>											
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *											
State Tax Capture	\$ -										
Local Tax Capture	\$ -										
Total LBRF Capture	\$ -										

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

Footnotes:



Tax Increment Revenue Reimbursement Schedule

Allen Edwin Homes

9581 Oakland Drive

Portage, MI

February 2025

Estimated Capture	\$ 9,636,184
Administrative Fees	\$ 622,912
State Brownfield Redevelopment Fund	\$ 433,661
Local Brownfield Revolving Fund	\$ 1,443,282

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTAL
\$ 174,706	\$ 179,156	\$ 183,717	\$ 188,393	\$ 193,185	\$ 198,097	\$ 203,132	\$ 208,293	\$ 213,583	\$ 219,005						\$ 3,407,061
\$ (22,237)	\$ (22,804)	\$ (23,384)	\$ (23,979)	\$ (24,589)	\$ (25,214)	\$ (25,855)	\$ (26,512)	\$ (27,186)	\$ (27,876)						\$ (433,661)
\$ 152,469	\$ 156,352	\$ 160,333	\$ 164,414	\$ 168,596	\$ 172,883	\$ 177,277	\$ 181,781	\$ 186,398	\$ 191,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,973,399
\$ 237,183	\$ 243,225	\$ 249,417	\$ 255,765	\$ 262,271	\$ 268,940	\$ 275,776	\$ 282,782	\$ 289,964	\$ 297,325	\$ 304,870	\$ 312,604	\$ 320,531	\$ 328,657	\$ 336,985	\$ 6,229,123
\$ (23,718)	\$ (24,322)	\$ (24,942)	\$ (25,576)	\$ (26,227)	\$ (26,894)	\$ (27,578)	\$ (28,278)	\$ (28,996)	\$ (29,732)	\$ (30,487)	\$ (31,260)	\$ (32,053)	\$ (32,866)	\$ (33,699)	\$ (622,912)
\$ 213,465	\$ 218,902	\$ 224,476	\$ 230,188	\$ 236,044	\$ 242,046	\$ 248,198	\$ 254,504	\$ 260,967	\$ 267,592	\$ 274,383	\$ 281,344	\$ 288,478	\$ 295,791	\$ 303,287	\$ 5,606,211
\$ 365,933	\$ 375,254	\$ 384,809	\$ 394,602	\$ 404,640	\$ 414,929	\$ 425,475	\$ 436,285	\$ 447,365	\$ 458,722	\$ 274,383	\$ 281,344	\$ 288,478	\$ 295,791	\$ 303,287	
\$ 2,055,512	\$ 2,028,949	\$ 1,999,806	\$ 1,967,983	\$ 1,933,378	\$ 1,518,449	\$ 1,092,974									
\$ 341,855	\$ 348,692	\$ 355,666	\$ 362,779	\$ 370,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,886,930
\$ 152,469	\$ 156,352	\$ 160,333	\$ 164,414	\$ 168,596	\$ 172,883	\$ 177,277	\$ 181,781	\$ 186,398	\$ 87,216						\$ 2,869,486
\$ 213,465	\$ 218,902	\$ 224,476	\$ 230,188	\$ 236,044	\$ 242,046	\$ 248,198	\$ 254,504	\$ 260,967	\$ 122,108						\$ 4,017,444
\$ 2,055,512	\$ 2,028,949	\$ 1,999,806	\$ 1,967,983	\$ 1,933,378	\$ 1,518,449	\$ 1,092,974	\$ 656,689	\$ 209,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,886,930
\$ 71,943	\$ 71,013	\$ 69,993	\$ 68,879	\$ 67,668	\$ 53,146	\$ 38,254	\$ 22,984	\$ 7,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224,179
						\$ -	\$ -	\$ -	\$ 103,913						\$ 103,913
						\$ -	\$ -	\$ -	\$ 145,485						\$ 145,485
\$ 824,915	\$ 895,928	\$ 965,921	\$ 1,034,800	\$ 1,102,469	\$ 1,155,614	\$ 1,193,868	\$ 1,216,853	\$ 1,224,179	\$ 974,781	\$ 974,781	\$ 974,781	\$ 974,781	\$ 974,781	\$ 974,781	
\$ 365,933	\$ 375,254	\$ 384,809	\$ 394,602	\$ 404,640	\$ 414,929	\$ 425,475	\$ 436,285	\$ 447,365	\$ 458,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,136,328
															\$ -
						\$ -	\$ -	\$ -	\$ -	\$ 274,383	\$ 281,344	\$ 288,478	\$ 295,791	\$ 303,287	\$ 1,443,282
						\$ -	\$ -	\$ -	\$ -	\$ 274,383	\$ 281,344	\$ 288,478	\$ 295,791	\$ 303,287	\$ 1,443,282



Tax Increment Revenue Reimbursement Schedule

Allen Edwin Homes

8150 Creekside Dr

Portage, MI

February 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total	Estimated Total Years of Plan: 25						
		\$ 2,553,006		\$ 2,553,006							
		\$ 3,574,354		\$ 3,574,354							
		\$ 6,127,361		\$ 6,127,361							
Plan Year	1	2	3	4	5	6	7	8	9	10	
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total State Incremental Revenue	\$ 32,055	\$ 86,091	\$ 123,801	\$ 127,100	\$ 130,481	\$ 133,947	\$ 137,500	\$ 141,141	\$ 144,873	\$ 148,699	
State Brownfield Redevelopment Fund (50% of SET)	\$ (4,080)	\$ (10,958)	\$ (15,758)	\$ (16,178)	\$ (16,608)	\$ (17,049)	\$ (17,501)	\$ (17,965)	\$ (18,440)	\$ (18,927)	
State TIR Available for Reimbursement	\$ 27,975	\$ 75,133	\$ 108,043	\$ 110,922	\$ 113,873	\$ 116,898	\$ 119,998	\$ 123,176	\$ 126,433	\$ 129,772	
Total Local Incremental Revenue	\$ 43,518	\$ 116,878	\$ 168,074	\$ 172,553	\$ 177,143	\$ 181,849	\$ 186,671	\$ 191,615	\$ 196,682	\$ 201,876	
BRA Administrative Fee (10%)	\$ (4,352)	\$ (11,688)	\$ (16,807)	\$ (17,255)	\$ (17,714)	\$ (18,185)	\$ (18,667)	\$ (19,161)	\$ (19,668)	\$ (20,188)	
Local TIR Available for Reimbursement	\$ 39,166	\$ 105,191	\$ 151,267	\$ 155,298	\$ 159,429	\$ 163,664	\$ 168,004	\$ 172,453	\$ 177,014	\$ 181,688	
Total State & Local TIR Available	\$ 67,140	\$ 180,324	\$ 259,311	\$ 266,220	\$ 273,302	\$ 280,562	\$ 288,003	\$ 295,629	\$ 303,447	\$ 311,460	
DEVELOPER	Beginning Balance										
DEVELOPER Eligible Activity Balance	\$ 2,548,376	\$ 2,719,450	\$ 2,777,341	\$ 2,761,010	\$ 2,742,629	\$ 2,722,122	\$ 2,699,412	\$ 2,674,418	\$ 2,647,057	\$ 2,617,244	\$ 2,584,891
<hr/>											
100%											
Developer Reimbursement	\$ 2,548,376	\$ 238,215	\$ 238,215	\$ 242,979	\$ 247,839	\$ 252,796	\$ 257,851	\$ 263,008	\$ 268,269	\$ 273,634	\$ 279,107
State Tax Reimbursement		\$ 27,975	\$ 75,133	\$ 108,043	\$ 110,922	\$ 113,873	\$ 116,898	\$ 119,998	\$ 123,176	\$ 126,433	\$ 129,772
Local Tax Reimbursement		\$ 39,166	\$ 105,191	\$ 151,267	\$ 155,298	\$ 159,429	\$ 163,664	\$ 168,004	\$ 172,453	\$ 177,014	\$ 181,688
Total Developer Reimbursement Balance	\$ 2,719,450	\$ 2,777,341	\$ 2,761,010	\$ 2,742,629	\$ 2,722,122	\$ 2,699,412	\$ 2,674,418	\$ 2,647,057	\$ 2,617,244	\$ 2,584,891	
<hr/>											
0%											
Interest Accrual	3.5%	\$ 95,181	\$ 97,207	\$ 96,635	\$ 95,992	\$ 95,274	\$ 94,479	\$ 93,605	\$ 92,647	\$ 91,604	\$ 90,471
State Interest Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Interest Reimbursement			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Interest Reimbursement Balance		\$ 95,181	\$ 192,388	\$ 289,023	\$ 385,015	\$ 480,289	\$ 574,769	\$ 668,373	\$ 761,020	\$ 852,624	\$ 943,095
Total Annual Developer Reimbursement	\$ 67,140	\$ 180,324	\$ 259,311	\$ 266,220	\$ 273,302	\$ 280,562	\$ 288,003	\$ 295,629	\$ 303,447	\$ 311,460	
<hr/>											
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *											
State Tax Capture	\$ -										
Local Tax Capture	\$ -										
Total LBRF Capture	\$ -										

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

Footnotes:



Tax Increment Revenue Reimbursement Schedule

Allen Edwin Homes

8150 Creekside Dr

Portage, MI

February 2025

Estimated Capture	\$ 8,310,134
Administrative Fees	\$ 538,478
State Brownfield Redevelopment Fund	\$ 372,348
Local Brownfield Revolving Fund	\$ 1,271,947

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTAL
\$ 152,620	\$ 156,639	\$ 160,759	\$ 164,982	\$ 169,310	\$ 173,746	\$ 178,294	\$ 182,955	\$ 187,733	\$ 192,630						\$ 2,925,355
\$ (19,426)	\$ (19,938)	\$ (20,462)	\$ (20,999)	\$ (21,550)	\$ (22,115)	\$ (22,694)	\$ (23,287)	\$ (23,895)	\$ (24,519)						\$ (372,348)
\$ 133,194	\$ 136,702	\$ 140,297	\$ 143,982	\$ 147,760	\$ 151,631	\$ 155,600	\$ 159,668	\$ 163,837	\$ 168,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,553,006
\$ 207,199	\$ 212,656	\$ 218,249	\$ 223,982	\$ 229,858	\$ 235,881	\$ 242,054	\$ 248,382	\$ 254,869	\$ 261,517	\$ 268,331	\$ 275,316	\$ 282,476	\$ 289,814	\$ 297,336	\$ 5,384,779
\$ (20,720)	\$ (21,266)	\$ (21,825)	\$ (22,398)	\$ (22,986)	\$ (23,588)	\$ (24,205)	\$ (24,838)	\$ (25,487)	\$ (26,152)	\$ (26,833)	\$ (27,532)	\$ (28,248)	\$ (28,981)	\$ (29,734)	\$ (538,478)
\$ 186,479	\$ 191,390	\$ 196,424	\$ 201,583	\$ 206,872	\$ 212,293	\$ 217,849	\$ 223,544	\$ 229,382	\$ 235,365	\$ 241,498	\$ 247,785	\$ 254,228	\$ 260,833	\$ 267,603	\$ 4,846,301
\$ 319,673	\$ 328,092	\$ 336,721	\$ 345,566	\$ 354,632	\$ 363,924	\$ 373,449	\$ 383,212	\$ 393,219	\$ 403,476	\$ 241,498	\$ 247,785	\$ 254,228	\$ 260,833	\$ 267,603	
\$ 2,265,218	\$ 1,937,126	\$ 1,600,405													
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>							
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,110,288
\$ 133,194	\$ 136,702	\$ 140,297	\$ 143,982	\$ 147,760	\$ 151,631	\$ 155,600	\$ 67,846								\$ 2,129,236
\$ 186,479	\$ 191,390	\$ 196,424	\$ 201,583	\$ 206,872	\$ 212,293	\$ 217,849	\$ 94,989								\$ 2,981,052
\$ 2,265,218	\$ 1,937,126	\$ 1,600,405	\$ 1,254,840	\$ 900,208	\$ 536,284	\$ 162,835	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ 5,110,288
\$ 79,283	\$ 67,799	\$ 56,014	\$ 43,919	\$ 31,507	\$ 18,770	\$ 5,699	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ 1,246,087
\$ -	\$ -	\$ -					\$ 91,822	\$ 163,837	\$ 168,111						\$ 423,770
\$ -							\$ 128,555	\$ 229,382	\$ 235,365						\$ 593,302
\$ 1,022,378	\$ 1,090,177	\$ 1,146,191	\$ 1,190,111	\$ 1,221,618	\$ 1,240,388	\$ 1,246,087	\$ 1,025,710	\$ 632,491	\$ 229,015	\$ 229,015	\$ 229,015	\$ 229,015	\$ 229,015	\$ 229,015	\$ 1,017,072
\$ 319,673	\$ 328,092	\$ 336,721	\$ 345,566	\$ 354,632	\$ 363,924	\$ 373,449	\$ 383,212	\$ 393,219	\$ 403,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,127,361
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>							
															\$ -
										\$ 241,498	\$ 247,785	\$ 254,228	\$ 260,833	\$ 267,603	\$ 1,271,947
										\$ 241,498	\$ 247,785	\$ 254,228	\$ 260,833	\$ 267,603	\$ 1,271,947

Attachment A

Brownfield Plan Resolutions

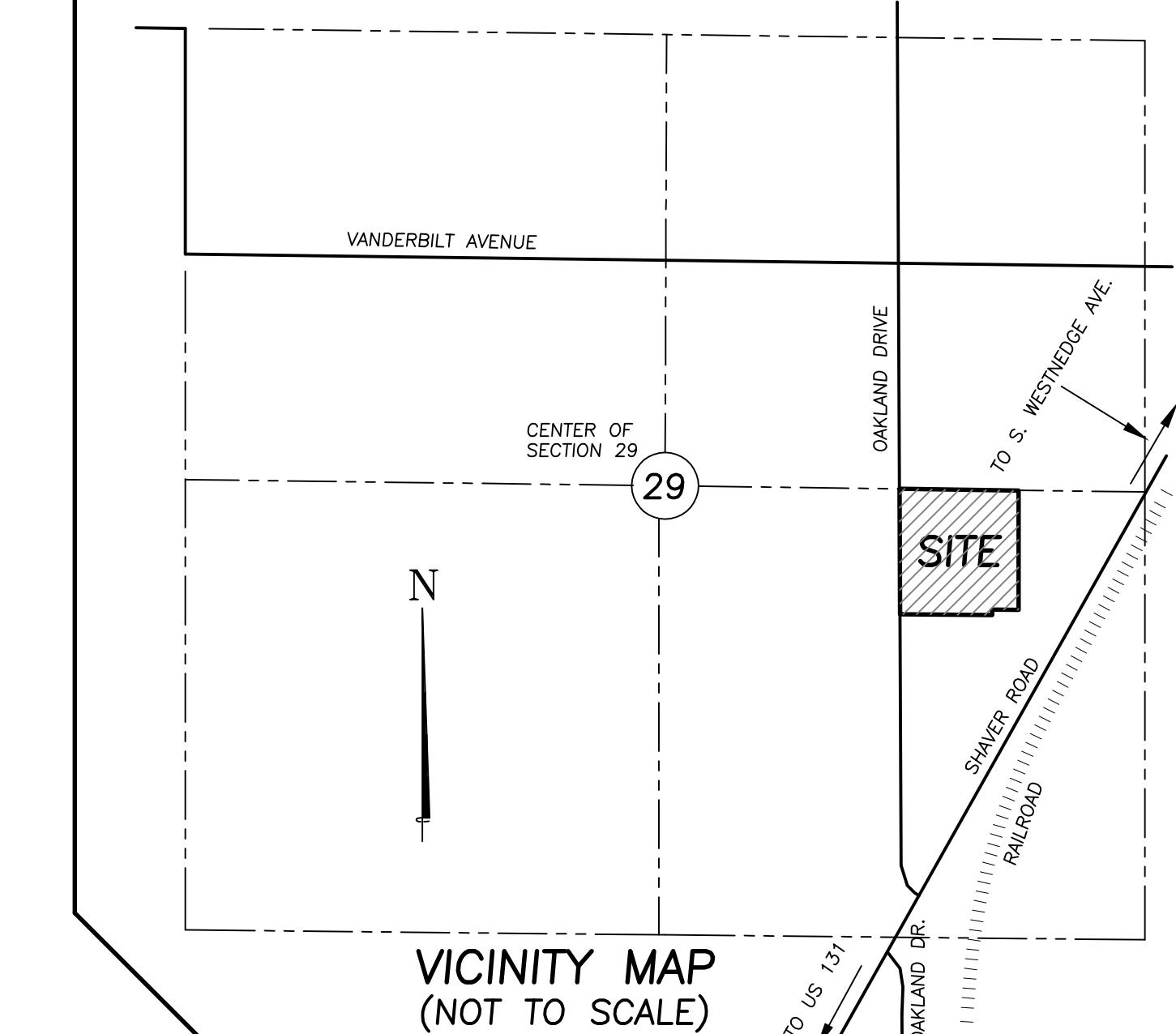
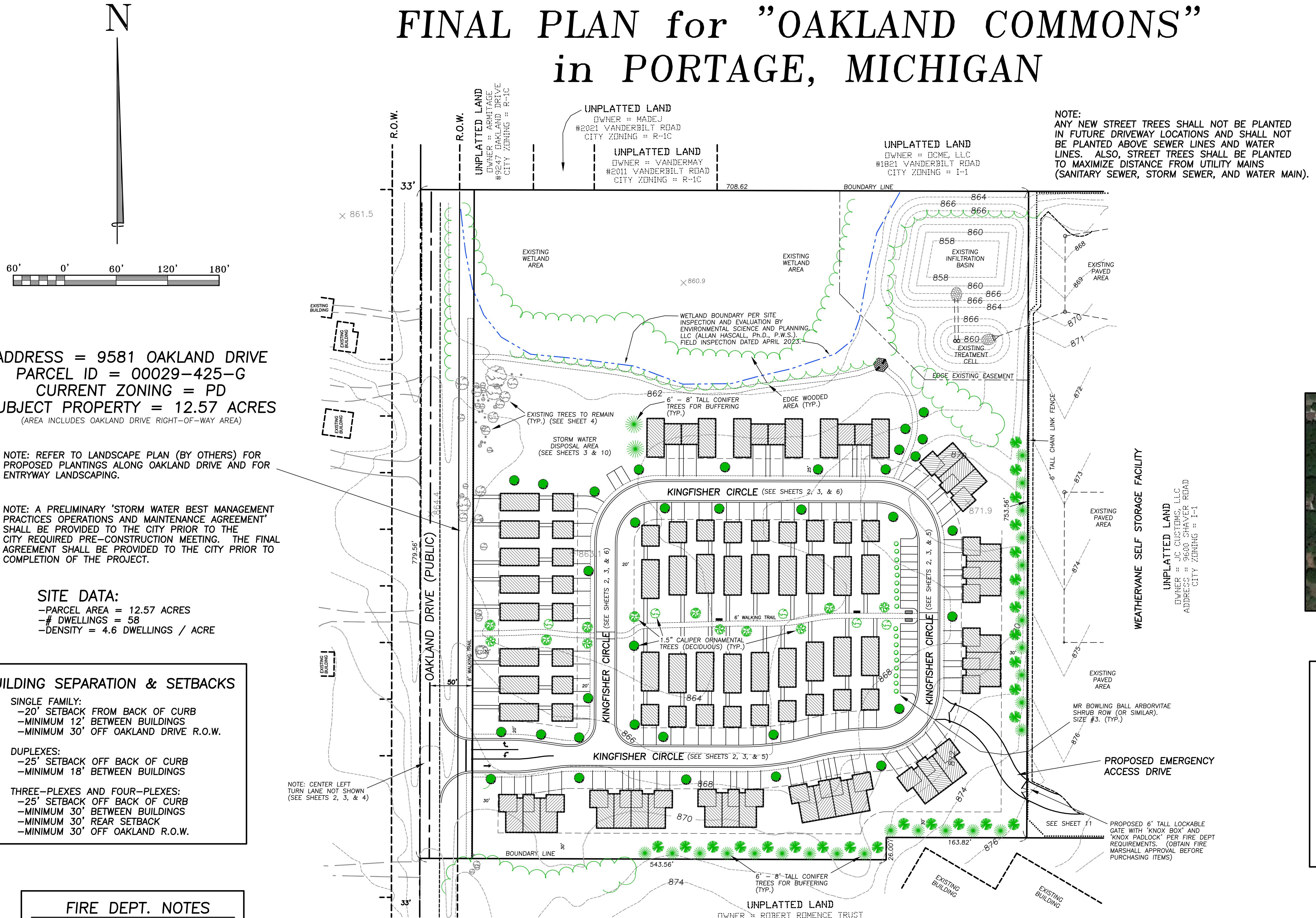
Attachment B

Reimbursement Agreement

Attachment C

Site Plan

FINAL PLAN for "OAKLAND COMMONS" in PORTAGE, MICHIGAN



**AERIAL PHOTOGRAPH OF VICINITY
NO SCALE**

BUILDING SEPARATION & SETBACKS

SINGLE FAMILY:
-20' SETBACK FROM BACK OF CURB
-MINIMUM 12' BETWEEN BUILDINGS
-MINIMUM 30' OFF OAKLAND DRIVE ROW

DUPLEXES:
-25' SETBACK OFF BACK OF CURB
-MINIMUM 18' BETWEEN BUILDINGS

THREE-PLEXES AND FOUR-PLEXES:
-25' SETBACK OFF BACK OF CURB
-MINIMUM 30' BETWEEN BUILDINGS
-MINIMUM 30' REAR SETBACK
-MINIMUM 30' OFF OAKLAND R.O.W.

FIRE DEPT. NOTES

COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF V-B CONSTRUCTION. SHOULD A BUILDING EXCEED 3600 SQUARE FEET, THE MINIMUM FIRE FLOW WILL BE BASED ON THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE
BE POSTED ON ONE SIDE AS A FIRE LANE.

ALL STREETS WILL BE WIDE ENOUGH TO ALLOW PARKING
ONE SIDE OF THE STREET PER THE FIRE CODE.

PARCEL DESCRIPTION PER CITY WEBSITE

PARCEL DESCRIPTION PER CITY WEBSITE:
A PARCEL OF LAND SITUATED IN THE SE $\frac{1}{4}$ OF SEC 29, 3S, 11W:COMMENCING AT THE EAST $\frac{1}{4}$ COR OF SEC 29, 3S, 11 W; TH N 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 331.47 FT ALG THE NORTH LI OF THE SE $\frac{1}{4}$ COR SEC TO REFERENCE POINT "A"; TH SOUTH 90 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 90 DEG 55A' 07" EAST) 331.47 FT ALG SD NORTH LI TO SD EAST $\frac{1}{4}$ COR; TH NORTH 90 DEG 59' 23" EAST (PREVIOUSLY RECORDED AS EAST) 116.95 FT ALG THE S LI OF THE NW $\frac{1}{4}$ OF SEC 28 3S, 11W TO THE NORTHWESTERLY ROW LI OF SHAVER RD; TH SOUTH 29 DEG 38' 07" WEST (PREVIOUSLY RECORDED AS SOUTH 29 DEG 39' WEST) 152.31 FT ALG SD ROW LI; TH NORTH 60 DEG 21' 53" WEST 145.41 FT; TH NORTH 89 50' 19" WEST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 198.90 FT PARALLEL W SD SOUTH LI; TH NORTH 44 DEG 19" WEST 67.78 FT TO A LI EXTENDING SOUTH 00 DEG 05' 30" EAST FROM SD REFERENCE POINT "A"; TH NORTH 00 DEG 05' 30" WEST 12.78 FT TO SD REFERENCE POINT "A"; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 278.54 FT ALG SD NORTH LI TO THE POB; THN SOUTH 00 DEG 09' 41" WEST 753.56 FT; TH NORTH 89 DEG 50' 19" 163.82 FT (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) PARALLEL W SD NORTH LI; TH SOUTH 00 DEG 09' 41" WEST FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 543.56 FT PARALLEL W SD NORTH LI TO THE WEST LI OF THE EAST $\frac{1}{2}$ OF SD SE $\frac{1}{4}$ AS ESTABLISHED BY "OAKLAND FARMS NORTH" SUBDIVISION; TH NORTH 00 DEG 04' 00" EAST (PREVIOUSLY RECORDED AS NORTH) 779.56FT ALG SD WEST LI OF THE EAST $\frac{1}{2}$ TO SD NORTH LI OF THE SE $\frac{1}{4}$; TH SOUTH 89 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE $\frac{1}{4}$ TO THE CONTAINING 12.57 ACRES OF LAND. THE WESTERLY PORTION BEING SUBJECT TO EASEMENT FOR OAKLAND DR. SPLIT/COMBINED ON 08/20/2018 FROM 00029-425-E, 00029-425-C;

NOTE: UNOBSTRUCTED ACCESS TO FIRE HYDRANTS SHALL BE MAINTAINED AT ALL TIMES. THE FIRE DEPARTMENT SHALL NOT BE PREVENTED FROM GAINING IMMEDIATE ACCESS TO FIRE HYDRANTS OR FIRE PROTECTION EQUIPMENT. THIS PROVISION INCLUDES SNOW REMOVAL TO ALLOW FOR PROPER ACCESS TO FIRE HYDRANTS.

GENERAL NOTES:

- 1) CURRENT CITY ZONING = PD.
- 2) PARCEL AREA = 12.57 ACRES.
- 3) SITE IS PARTIALLY COVERED WITH TREES AND BRUSH.
- 4) SITE LANDSCAPING SHALL BE PROVIDED. ANY SHOWN LANDSCAPING IS PRELIMINARY.
- 5) BUILDING PLANS (BY OTHERS) ARE PENDING.
- 6) ON-SITE FIRE HYDRANTS SHALL BE PROVIDED AS REQUIRED.
- 7) ALL ON-SITE WATER MAIN & SANITARY SEWER SHALL BE PUBLIC AND SHALL BE WITHIN AN EASEMENT TO THE CITY OF PORTAGE.
- 8) BUILDINGS SHALL CONNECT TO CITY WATER SYSTEM AND CITY SANITARY SEWER SYSTEM (EXCEPT GARAGES).
- 9) ALL NEW ROADWAYS SHALL BE PRIVATE.
- 10) EXISTING WATER MAINS AND SANITARY SEWERS ARE LOCATED WEST OF THE SUBJECT PROPERTY IN OAKLAND DRIVE.
- 11) STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM SHALL BE PRIVATE.

NOTE: SHOWN NUMBER OF DWELLINGS = 58.
ALL ON SITE IMPROVEMENTS AND ALL DWELLINGS
SHALL BE UNDER SINGLE OWNERSHIP.

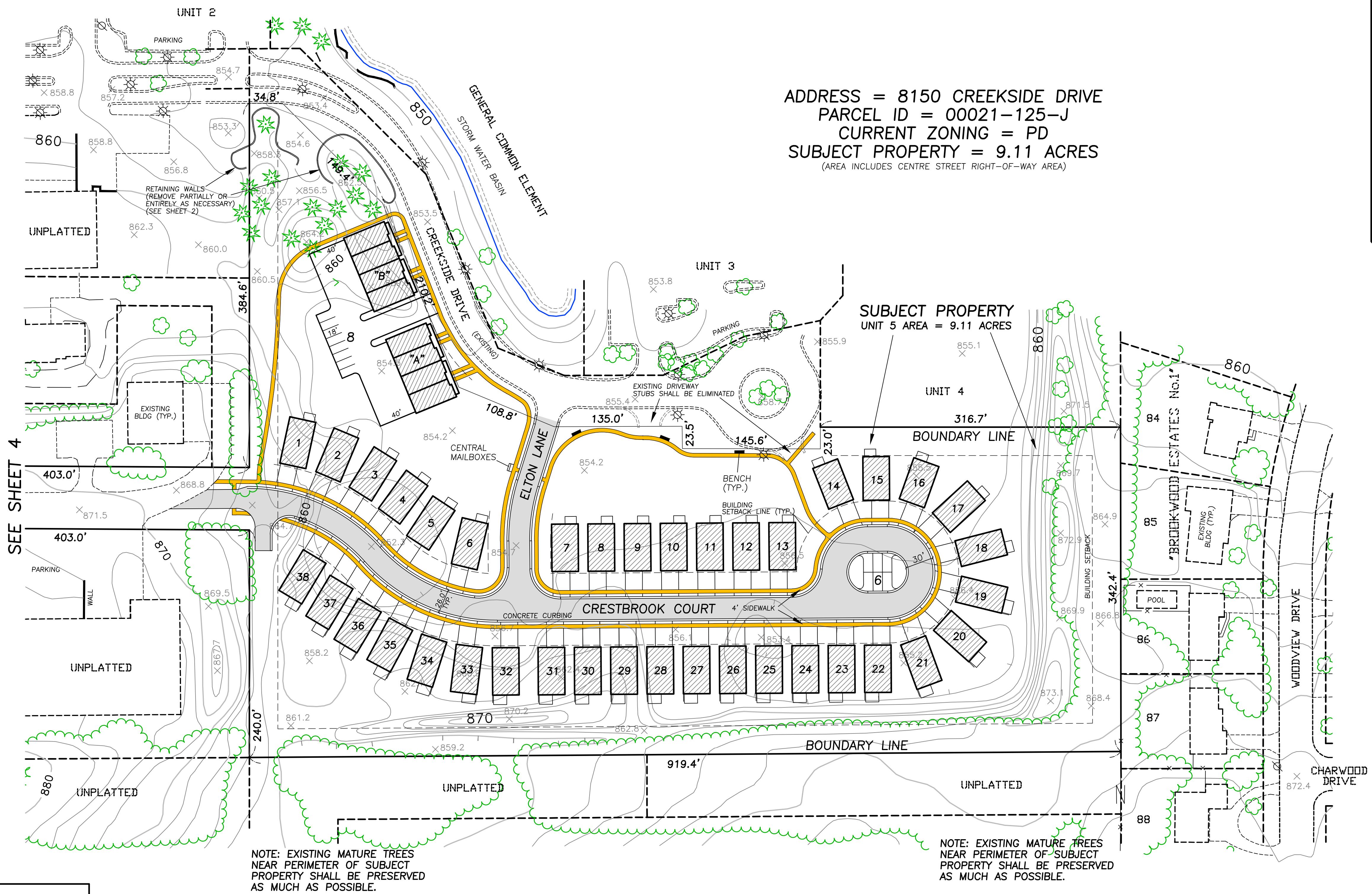
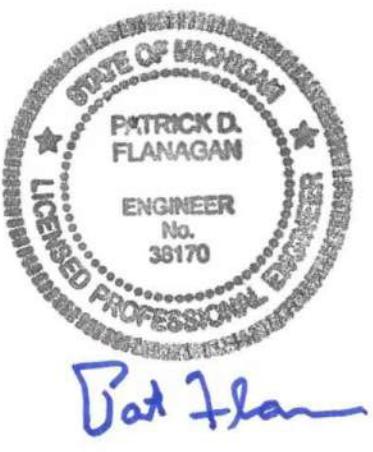
SHEET INDEX:

- 1) COVER SHEET
- 2) LAYOUT PLAN
- 3) GRADING & STORM SEWER PLAN
- 4) OAKLAND DRIVE DETAIL
- 5) PLAN & PROFILE SHEET (SOUTH PORTION)
- 6) PLAN & PROFILE SHEET (NORTH PORTION)
- 7) CONSTRUCTION DETAILS & NOTES
- 8) MDOT EROSION CONTROL DETAILS
- 9) TRAFFIC CONTROL PLAN
- 10) STORM WATER TREATMENT DEVICE
- 11) WATER MAIN (ADJOINING PROPERTY)

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

COVER SHEET "OAKLAND COMMONS" PART OF THE SE 1/4 OF SEC. 29, T. 3 S., R. 11 W., CITY OF PORTAGE		REVISED: 2/28/2024 DATE: 11/28/2023
MONUMENT ENGINEERING GROUP ASSOC., INC. Formerly Ingersoll, Watson & McMachen, Inc. <i>1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6165</i>		
		JOB No.: 23-039

FINAL PLAN for "CREEKSIDER" in PORTAGE, MICHIGAN



FIRE DEPT. NOTES

COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF TYPE B CONSTRUCTION SHAVING A FLOOR AREA EXCEED 3600 SQUARE FEET. THE MINIMUM FIRE FLOW WILL BE BASED ON THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.

BUILDING SEPARATION & SETBACKS
 -FRONT SETBACK (CRESTBROOK COURT): 25' SETBACK FROM BACK OF CURB
 -FRONT SETBACK (ELTON LANE & CREEKSIDE DRIVE): 20' SETBACK FROM BACK OF CURB
 -SINGLE FAMILY: MINIMUM 10' BETWEEN BUILDINGS
 -MULTI-FAMILY: MINIMUM 30' BETWEEN BUILDINGS
 -PERIMETER SETBACK (EXCLUDING CREEKSIDE DRIVE): 30' FROM PERIMETER PROPERTY LINES

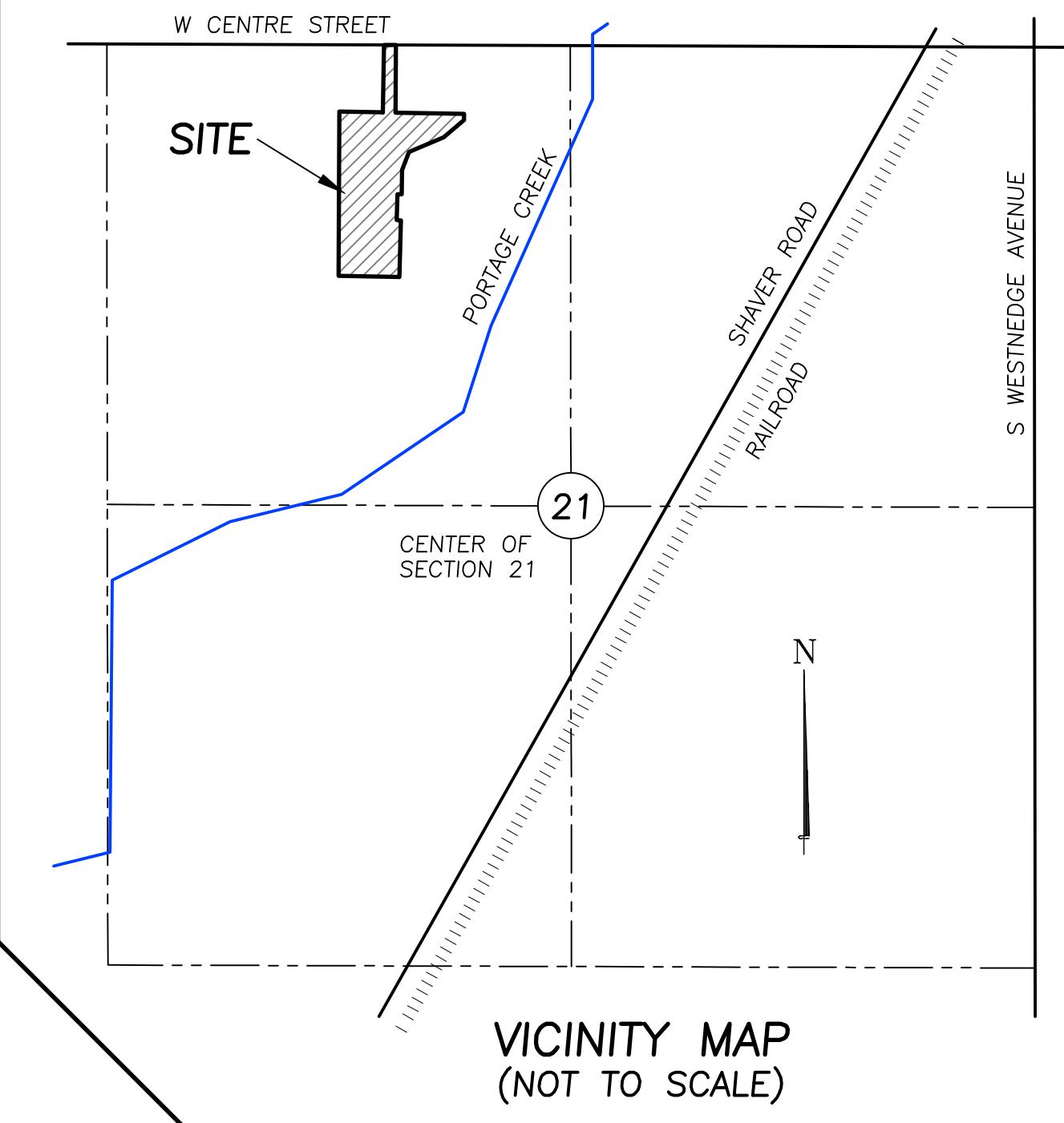
PARCEL DESCRIPTION:
 UNIT 5 OF "CREEKSIDE COMMONS"
 SITE CONDOMINIUM.

SITE DATA:

-PARCEL AREA = 9.11 ACRES
 -# DWELLINGS = 46
 -DENSITY = 5.05 DWELLINGS / ACRE

SHEET INDEX:

- 1) COVER SHEET
- 2) LAYOUT & LANDSCAPE PLAN
- 3) PLAN & PROFILE SHEET (ELTON LANE)
- 4) PLAN & PROFILE SHEET (CRESTBROOK COURT)
- 5) PLAN & PROFILE SHEET (WATER MAIN)
- 6) GRADING & STORM SEWER PLAN
- 7) CONSTRUCTION DETAILS & NOTES
- 8) CONSTRUCTION DETAILS & NOTES
- 9) MDOT EROSION CONTROL DETAILS



AERIAL PHOTOGRAPH OF VICINITY (NO SCALE)

GENERAL NOTES:

- 1) CURRENT CITY ZONING = PD.
- 2) PARCEL AREA = 9.11 ACRES.
- 3) SITE IS PARTIALLY COVERED WITH TREES AND BRUSH.
- 4) SITE LANDSCAPING IS SHOWN ON SHEET 2.
- 5) BUILDING PLANS (BY OTHERS) ARE PENDING.
- 6) ON-SITE FIRE HYDRANTS SHALL BE PROVIDED AS REQUIRED.
- 7) ALL ON-SITE WATER MAIN & SANITARY SEWER SHALL BE PUBLIC AND SHALL BE LOCATED WITHIN AN EASEMENT TO THE CITY OF PORTAGE.
- 8) BUILDINGS SHALL CONNECT TO CITY WATER SYSTEM AND CITY SANITARY SEWER SYSTEM.
- 9) SHOWN LAYOUT IS SUBJECT TO FINAL ADJUSTMENT.
- 10) STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM SHALL BE PRIVATE.
- 11) ALL NEW DRIVES SHALL BE PRIVATE.

REVISED: 12/10/2024



COVER SHEET

CREEKSIDER
 PART OF NW 1/4 OF SEC. 21, T.3S., R.11W.
 CITY OF PORTAGE, MICHIGAN

GREEN DEVELOPMENT VENTURES, LLC

2186 EAST CENTRE STREET

PORTAGE, MICHIGAN 49002

JOB # : 24-042

DRAWN: TB CHK: PF

SCALE : 1" = 60'

DATE : 9/16/2024

1



Attachment D

Housing Study

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

https://www.kalcounty.com/housing/pdf_files/Kalamazoo%20County%20Housing%20Plan%20Final%208.15.22.pdf

Kalamazoo County Housing Plan

July 2022

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



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

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1

Introduction

Introduction

Creating This Plan

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

Executive Summary

A healthy housing continuum provides homes for those in a range of incomes or in different life situations. Kalamazoo County has a shortage of housing units at multiple price points. Low rates of construction, high construction costs, increased demand from a growing population, and housing costs that are increasing faster than wages have contributed to the shortage and affordability issues. Fortunately, many strategies are available to help alleviate some of the housing concerns found in the county. These strategies are most effective when community partners band together and implement them as a cohesive unit.

The housing concerns in Kalamazoo County are not small. Rising costs have put most moderate- and low-income earners into situations where they are paying more in rent or ownership costs than what is financially sustainable. This increases the chances for displacement, especially for those with fixed incomes, such as seniors, individuals with disabilities, or people trying to rebuild after homelessness. There are over 15,000 overburdened renting households in Kalamazoo County. Of those households, 13,000 have annual gross incomes below \$35,000; that level of income only allows for monthly housing expenses to be at or below \$875. These numbers are further discussed on page 67.

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

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

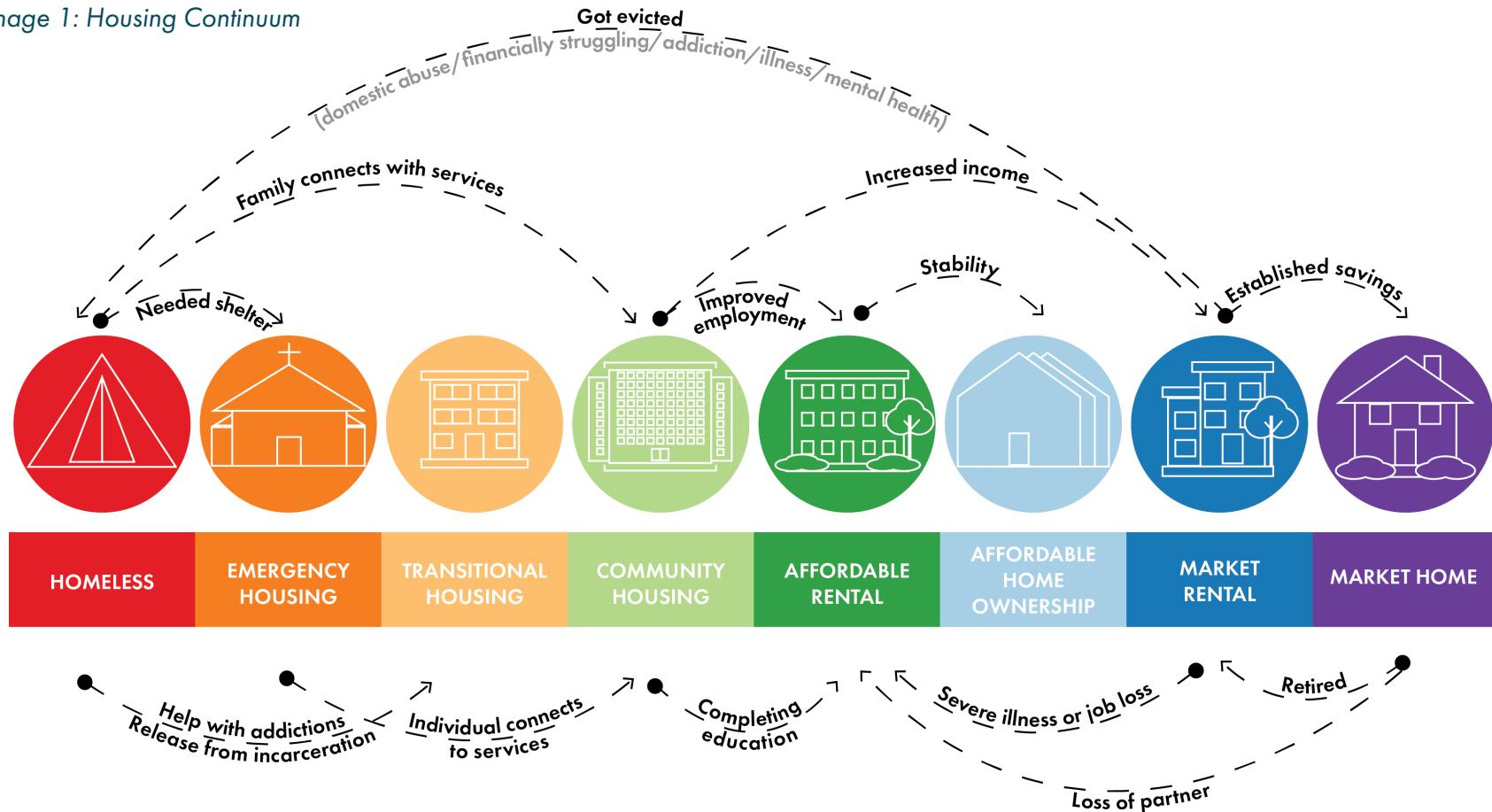
Introduction

Housing Continuum

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

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

Image 1: Housing Continuum



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

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

Introduction

Partners

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

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



Introduction

Housing Assessment

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

The population of Kalamazoo County has increased over the past few years and is expected to increase through 2030. The rate of growth in the county exceeded that of the state; likewise, Kalamazoo County has a higher proportion of those aged 18–24 than the state. This population increase has led to a higher number of households as well. Unfortunately, the number of housing units produced since the Great Recession did not keep pace with the population growth. This underproduction of housing has caused housing shortages and price increases, which in turn have caused more households to pay more than 30% of their income toward housing expenses. This phenomenon was not experienced equally across all parts of the county with both urban and rural areas (Northside Neighborhood and Prairie Ronde and Pavilion Townships, respectively) seeing higher than average levels of overburdened renters.

Many homes in Kalamazoo County have issues that require repairs. This is exacerbated by the fact that much of the housing

stock is older than 50 years. There are also multiple historic districts requiring specific standards for updates, adding cost or complication for owners, many who have low to moderate incomes. Those who responded to the housing survey stated that structural issues, mold, electrical, pests, and lead were the top concerns with their house or apartment; structural issues were the most frequent concern. Residents are also concerned about poor insulation and leaky windows, which was brought up regularly by survey respondents in different questions. Addressing the immediate and long-term issues with existing homes may, in some cases, cost more than the value of the house; this often leads to delays in addressing these concerns and impacts the quality of housing throughout the county.

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

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

Introduction

Supply and Demand

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

Unhoused

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

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

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

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

Introduction

Vision

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

Mission

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

The Charge

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

Introduction

Core Values

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

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

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

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

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

Innovation: To foster innovative and creative solutions that develop diverse county-wide housing solutions

Goals

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

Methodology

Housed Survey Methodology

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

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

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

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

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

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

Methodology

Unhoused Survey Methodology

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

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

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

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

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

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