

BROWNFIELD REDEVELOPMENT AUTHORITY
March 12, 2026, Communication

To: BRA Members and Staff
From: Dan King – Community Development Director
Date: **January 16, 2026**
Subject: **Information regarding the March 12, 2026, special meeting**

The board will continue reviewing the Brownfield Plan Amendment submitted by Green Development Ventures, LLC/Bachman Fields which also includes, as requested by the board during the January 22, 2026, meeting, three plan options. A staff memo has been provided regarding the three options.

Upon completion of the review of the Brownfield Plan Amendment submitted by Green Development Ventures, you will have an opportunity to discuss the Plan with the representatives from Green Development Ventures. After deliberation of the Plan, you can approve and recommend the Plan to City Council, or you can request the developer to amend the Plan for future consideration.

If you have questions regarding any of the information provided in your agenda packets, please do not hesitate to reach out to me.

See you next Thursday!

Dan

**HASTINGS BROWNFIELD DEVELOPMENT AUTHORITY
SPECIAL MEETING AGENDA
THURSDAY MARCH 12, 2026
MEETING AT CITY HALL**

1. Call to Order/Roll Call. **(Meeting starts at 8:00 a.m.)**
2. Pledge of Allegiance
3. Approval/Additions/Deletions to Agenda
4. Approval of Minutes: Minutes of January 22, 2026, Regular Meeting
5. Public Hearing: None
6. New Business: None
7. Old Business:
 - A. Review and consider a recommendation to the Hastings City Council for an Act 381 Brownfield Plan Amendment for Green Development Ventures, LLC regarding the Bachman Fields residential housing development project located at 900 Bachman Rd., Hastings, Michigan 49058
8. Open public discussion and comments
9. BRA Member Comments
10. Adjourn

**City of Hastings
Brownfield Redevelopment Authority
DRAFT Meeting Minutes
January 22, 2026**

Meeting was called to order at 8:04 a.m. by Tolles

1. Roll Call

Present: Hatfield, Schneiderhan, Tolles, Tossava

Absent: Cowan, Davis, Neil

Others Present: King, Ponsetto, Tom Larabel, Allen Edwin Homes; Joe Agostinelli,
Michigan Growth Advisors

2. Pledge of Allegiance

3. Approval of the Agenda

Motion by Tossava, second by Schneiderhan, to approve agenda as presented.

All ayes motion carried.

4. Approval of Minutes of December 11, 2025 Special Meeting

Motion by Hatfield, second by Schneiderhan, to approve the minutes as presented.

All ayes motion carried.

5. Public Hearing

- A. Brownfield Plan Amendment for Green Development Ventures, LLC for property located at 900 Bachman Rd., Hastings, Michigan 49058

Tolles opened the public hearing, no members of the public were present to comment, Tolles closed the public hearing.

6. New Business

- A. Review and consider a recommendation to the Hastings City Council for an Act 381 Brownfield Plan Amendment for Green Development Ventures, LLC regarding the Bachman Fields residential housing development project located at 900 Bachman Rd., Hastings, Michigan 49058

The board discussed options for making a recommendation to Hastings City Council for an Act 381 Brownfield Plan Amendment for the proposed housing development.

Motion by Hatfield, second by Tolles, to table the discussion to allow the developers to work with city staff to provide options for the Brownfield Redevelopment Authority to consider for recommendation at a special meeting, date to be determined.

All ayes motion carried.

6. Open Public Discussion and Comments- None

7. BRA Member Comments

Hatfield and Tossava commented that infrastructure related to the project would increase the value of the property involved and surrounding parcels.

8. Adjournment-

Meeting adjourned 10:23 a.m.

Clint Neil
Chair

Brad Tolles
Vice Chair

Prepared by Sandy Ponsetto, City of Hastings



BROWNFIELD REDEVELOPMENT AUTHORITY AGENDA ITEM MEMORANDUM

To: Brownfield Redevelopment Authority Board Members

From: Dan King

Subject: Green Development Ventures, LLC/Bachman Fields Brownfield Plan Amendment

Meeting Date: March 12, 2026

Per the request of the Brownfield Redevelopment Authority (BRA), Green Development Ventures, LLC have provided three (3) Brownfield Plan Amendment options. The following is the staff's analysis of the three options.

Option 1

- Closely aligns with the Brownfield Plan incentive policy
- Developer is not requesting interest reimbursement
- The property being developed is on underutilized property and is slated in the Master Plan as an area residential development is desired. Qualifies for an additional five (5) years under the incentive plan
- Developer reimbursement shortened to 18 years which aligns with keeping the term short as possible
- City is reimbursed for infrastructure improvements in year 23
- Option provides less than desired affordable units

Option 2

- Affordable housing units align with the incentive policy minimum
- Significant amount of interest reimbursement in conflict with the incentive policy
- City reimbursed for infrastructure improvements in year 24
- Option 2 strays the furthest from the incentive policy

Option 3

- Affordable housing units align with the incentive policy minimum
- Interest is requested at 2.5% unlike 5.0% in option 2
- City will not receive full reimbursement for infrastructure improvements until year 27



BROWNFIELD REDEVELOPMENT AUTHORITY AGENDA ITEM MEMORANDUM

Summary

Options presented reflect that increased affordability is tied to interest reimbursement. The difference between the developer hard cost reimbursement in Option 1 and Option 3 is two years so it may be difficult to justify the payment of interest in Option 3. The consideration of increasing the TIF split from the proposed 70% - 30% to 60% - 40% could soften the risk the city will incur by developing additional infrastructure with payback that is dependent on the completion of the entire project.

Although the Michigan State Housing Development Authority (MSHDA) does not have a minimum term for affordability financing gap reimbursement, requesting an increase in affordability from 10 years to something longer could be a consideration.

None of the options listed a Municipal Services Agreement (MSA). Large residential developments increase calls for service by first responders, increases the need for seasonal road maintenance, and increases required and unexpected maintenance for water and sanitary sewer infrastructure. These additional costs are defrayed with the execution of an MSA between the developer and the city.

ACT 381 BROWNFIELD PLAN

**Green Development Ventures, LLC
Bachman Fields
Barry County, City of Hastings
City of Hastings Brownfield Redevelopment Authority**

September 18, 2025



Prepared by
Michigan Growth Advisors
100 W Michigan Avenue
Suite #200
Kalamazoo, MI 49007

Approved by the City of Hastings Brownfield Redevelopment Authority on _____

Approved by the City of Hastings 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 one vacant parcel totaling approximately 39.17 acres in the City of Hastings. The project will involve preparing the site for development to make way for 119 new single-family homes. The project expects to income restrict approximately 13 (11%) of the single-family homes to households at or below 120% of Area Median Income (AMI) for a duration of 10 years. The balance of the units are expected to be offered with a mix of for-sale and for-rent at market rates. The homes are expected to be built over a 7-year period, with approximately 24 homes delivered following the first year of construction and approximately 16 homes per year thereafter.

The total capital investment on the project is expected to be approximately \$43.9 million. Construction on the project is planned to begin in the spring of 2026 and will be completed by summer of 2032.

1.2 **Identification of Housing Need**

Specific Housing Need

According to the Barry County Housing Toolkit completed in June 2023 in partnership between the Barry Community Foundation and Barry County Chamber & Economic Development Alliance, there is a significant housing shortage in Barry County. The county population is expected to grow by approximately 3.6% between 2020 to 2030, with a population increase of 2,227 persons. The report indicates an estimate 356 new acres of land is needed to support housing for the projected population growth. In the City of Hastings specifically, there is an estimated 10% increase in housing demand due in part to a younger population with a strong local workforce and growing families. Approximately 47.5% of the population is under the age of 40.

According to the Statewide Housing Plan, this project is located in the "Hastings" market of the Partnership F region. In this market, the median year built of the existing housing stock is 1974, with 44.6% of the existing housing stock being built prior to 1970. Additionally, the for-rent vacancy in this area is 0.4% and the for-sale vacancy in this area is 0.2%, indicating an undersupplied housing market. This market also shows 33% of renter households are overburdened. The delivery of new single-family homes with a portion of homes reserved for income-restricted households will help alleviate the undersupplied market, will alleviate the proportion of households that are cost burdened and will help stabilize an aging housing stock.

Job Growth Data

According to the Michigan Department of Technology, Management & Budget, the

Barry County population is expected to grow by approximately 4.02% between 2025 and 2030 to 67,522. The total labor force in Barry County is also expected to grow by 2.3% between 2024 to 2028. This growth surpasses statewide average employment growth, indicating absorption of new housing units will be higher than average.

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 119 housing units on Parcel #55-135-001-02, thus this parcel is eligible property under Act 381.

Location and Legal Description

900 Bachman Rd Parcel ID: 55-135-001-02 39.17 Acres
Hastings, MI 49058

Legal Description

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF . SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD SPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00;

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 Green Development Ventures, LLC ("Developer") and the City of Hastings for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR").

The total cost of eligible activities including contingency are anticipated to be \$16,929,248. Interest on unreimbursed eligible activities is also included as an eligible activity, which is estimated to be \$6,150,022. Costs incurred by Developer are anticipated to cost \$12,375,248. Costs incurred by the City of Hastings are anticipated to cost \$4,554,000. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$1,823,011. Administrative costs captured by the Brownfield Redevelopment Authority are anticipated to be \$2,096,450. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Department Specific Activities in this Plan include a Phase I Environmental Site Assessment (“ESA”).

Non-Environmental Activities

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

2.2 **Summary of Eligible Activities**

2.2..1 Infrastructure

Infrastructure activities will include road construction, water tower construction, pipework, sidewalks, sewer and water mains, connections and fees, gas and electric infrastructure, driveways, and site lighting. Engineering and design of these activities are also included as eligible activities. Infrastructure costs incurred by Developer are expected to cost \$6,843,016. Infrastructure costs incurred by the City of Hastings, including road construction and water tower construction, are expected to cost \$3,960,000. The total combined cost of these infrastructure activities is anticipated to be \$10,803,016.

2.2..2 Site Preparation

Site preparation activities will include clearing, grading, soil erosion, fill, land balancing, and temporary drives. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$2,142,000.

2.2..3 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 5% simple interest rate on the developer’s unreimbursed eligible activities. The total interest associated with eligible activities is anticipated to be \$6,150,022.

2.2..4 Contingency

A 15% contingency on infrastructure and site preparation activities is included as an eligible activity. The contingency is estimated to be \$1,941,752. The contingency associated with Developer incurred

eligible activities is \$1,347,752. The contingency associated with City of Hastings incurred eligible activities is \$594,000.

2.2..5 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 and is anticipated to be \$196,248 in year one of the Plan. With a MSHDA Control Rent of \$3,800 for a 4-Bedroom unit, the annual rent loss and total rent loss over the term of a 10-year affordability period are delineated below. There are anticipated to be 13 income qualified units as a part of this development.

Type	MSHDA Control Rent	Project Rent	Rent Loss	Income Qualified Units	Annual Loss	Total Loss
4-Bed	\$3,800	\$2,542	\$15,096	13	\$196,248	\$1,962,480

2.2..6 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$25,000.

2.2..7 Brownfield Plan Implementation

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

2.2..8 Local Brownfield Revolving Fund

Capture to the Local Brownfield Revolving Fund is anticipated to be \$4,273,989.

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 developer's eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying reimbursement agreement. The City of Hastings is anticipated to fund a portion of the eligible activities related to road construction and water tower construction which is expected to be reimbursed through this Brownfield Plan.

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 30 years, inclusive of 5 years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2032, and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2056. Capture of TIR is expected to begin in 2027, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

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

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

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

The property consists of one parcel which is approximately 39.17 acres in size and is located at 900 Bachman Rd, in the City of Hastings, Barry County (Parcel Identification 55-135-001-02). 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.

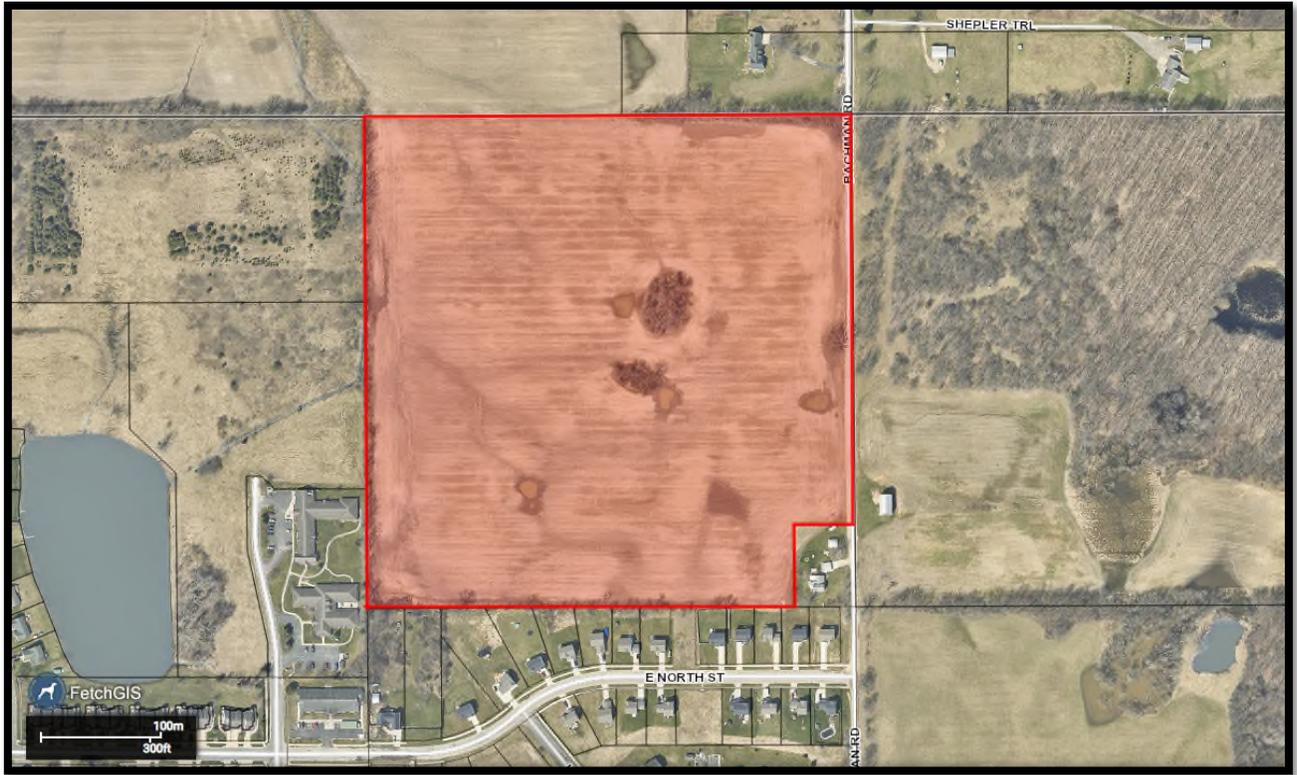
2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

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



**900 Bachman Rd
Hastings, MI 49058**

Parcel ID: 55-135-001-02

39.17 Acres

Legal Description:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF . SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD SPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00;

Table 1

Eligible Activity Costs



Eligible Activities Table
 Bachman Fields
Green Development Ventures, LLC
 Hastings, Michigan
 September 2025

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities Sub-Total	\$ 5,000	Summer 2025
<i>Environmental Site Assessment</i>	\$ 5,000	
EGLE Eligible Activities Sub-Total	\$ 5,000	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities	Cost	Completion Season/Year
City Funded Infrastructure Sub-Total	\$ 3,960,000	Fall 2027
<i>Road Construction and Water tower</i>	\$ 3,960,000	
Developer Funded Infrastructure Sub-Total	\$ 6,843,016	Fall 2031
<i>Pipework, Roadwork, Sidewalks</i>	\$ 4,905,000	
<i>Sewer and Water Mains, Connections and Fees</i>	\$ 697,816	
<i>Gas and Electric Infrastructure</i>	\$ 476,000	
<i>Driveways</i>	\$ 452,200	
<i>Site Lighting</i>	\$ 13,200	
<i>Design, Engineering, and Inspections of Above</i>	\$ 298,800	
Site Preparation Sub-Total	\$ 2,142,000	Fall 2031
<i>Clearing, Grading, Soil Erosion, Fill, Land Balance, Temporary Drives</i>	\$ 2,142,000	
Affordable Housing Financing Gap	\$ 1,962,480	
Brownfield Plan/Act 381 Work Plan	\$ 25,000	Fall 2025
Brownfield Plan Implementation	\$ 50,000	
MSHDA Eligible Activities Sub-Total	\$ 14,982,496	
Contingency (15%)	\$ 1,941,752	
Interest	\$ 6,150,022	
Total Brownfield Eligible Activities	\$ 23,079,270	

Table 2

Tax Capture Schedule



Tax Increment Revenue Capture Estimates
 Bachman Fields
Green Development Ventures, LLC
 Hastings, Michigan
 September 2025

Estimated Taxable Value (TV) Increase Rate:

Plan Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
*Base Taxable Value	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666
Estimated New TV	\$ 27,536,914	\$ 28,087,652	\$ 28,649,405	\$ 29,222,393	\$ 29,806,841	\$ 30,402,978	\$ 31,011,038	\$ 31,631,258	\$ 32,263,884	\$ 32,909,161	\$ 33,567,344	\$ 34,238,691	\$ 34,923,465	\$ 35,621,934
Incremental Difference (New TV - Base TV)	\$ 27,493,248	\$ 28,043,986	\$ 28,605,739	\$ 29,178,727	\$ 29,763,175	\$ 30,359,312	\$ 30,967,372	\$ 31,587,592	\$ 32,220,218	\$ 32,865,495	\$ 33,523,678	\$ 34,195,025	\$ 34,879,799	\$ 35,578,268

School Capture	Millage Rate	15	16	17	18	19	20	21	22	23	24	25	26	27	28
State Education Tax (SET)	6.0000	\$ 164,959	\$ 168,264	\$ 171,634	\$ 175,072	\$ 178,579	\$ 182,156	\$ 185,804	\$ 189,526	\$ 193,321	\$ 197,193	\$ 201,142			
School Operating Tax	17.7953	\$ 163,084	\$ 166,350	\$ 169,683	\$ 173,081	\$ 176,548	\$ 180,084	\$ 183,691	\$ 187,370	\$ 191,123	\$ 194,950	\$ 198,855			
School Total	23.7953	\$ 328,043	\$ 334,614	\$ 341,317	\$ 348,154	\$ 355,127	\$ 362,240	\$ 369,495	\$ 376,896	\$ 384,444	\$ 392,143	\$ 399,997	\$ -	\$ -	\$ -

Local Capture	Millage Rate	15	16	17	18	19	20	21	22	23	24	25	26	27	28
BC Operating	5.1043	\$ 140,334	\$ 143,145	\$ 146,012	\$ 148,937	\$ 151,920	\$ 154,963	\$ 158,067	\$ 161,233	\$ 164,462	\$ 167,755	\$ 171,115	\$ 174,542	\$ 178,037	\$ 181,602
City Operating	15.6059	\$ 429,057	\$ 437,652	\$ 446,418	\$ 455,360	\$ 464,481	\$ 473,784	\$ 483,274	\$ 492,953	\$ 502,825	\$ 512,896	\$ 523,167	\$ 533,644	\$ 544,331	\$ 555,231
City Cemetery	0.8846	\$ 24,321	\$ 24,808	\$ 25,305	\$ 25,812	\$ 26,329	\$ 26,856	\$ 27,394	\$ 27,942	\$ 28,502	\$ 29,073	\$ 29,655	\$ 30,249	\$ 30,855	\$ 31,473
BC Charlton Pk	0.2479	\$ 6,816	\$ 6,952	\$ 7,091	\$ 7,233	\$ 7,378	\$ 7,526	\$ 7,677	\$ 7,831	\$ 7,987	\$ 8,147	\$ 8,311	\$ 8,477	\$ 8,647	\$ 8,820
BC COA	0.4665	\$ 12,826	\$ 13,083	\$ 13,345	\$ 13,612	\$ 13,885	\$ 14,163	\$ 14,446	\$ 14,736	\$ 15,031	\$ 15,332	\$ 15,639	\$ 15,952	\$ 16,271	\$ 16,597
BC 911	0.9917	\$ 27,265	\$ 27,811	\$ 28,368	\$ 28,937	\$ 29,516	\$ 30,107	\$ 30,710	\$ 31,325	\$ 31,953	\$ 32,593	\$ 33,245	\$ 33,911	\$ 34,590	\$ 35,283
BC Transit	0.2357	\$ 6,480	\$ 6,610	\$ 6,742	\$ 6,877	\$ 7,015	\$ 7,156	\$ 7,299	\$ 7,445	\$ 7,594	\$ 7,746	\$ 7,902	\$ 8,060	\$ 8,221	\$ 8,386
BISD Operating	0.1127	\$ 3,098	\$ 3,161	\$ 3,224	\$ 3,288	\$ 3,354	\$ 3,421	\$ 3,490	\$ 3,560	\$ 3,631	\$ 3,704	\$ 3,778	\$ 3,854	\$ 3,931	\$ 4,010
BISD Spec Ed	2.0875	\$ 57,392	\$ 58,542	\$ 59,714	\$ 60,911	\$ 62,131	\$ 63,375	\$ 64,644	\$ 65,939	\$ 67,260	\$ 68,607	\$ 69,981	\$ 71,382	\$ 72,812	\$ 74,270
HSD Sinking 2015	0.9481	\$ 26,066	\$ 26,589	\$ 27,121	\$ 27,664	\$ 28,218	\$ 28,784	\$ 29,360	\$ 29,948	\$ 30,548	\$ 31,160	\$ 31,784	\$ 32,420	\$ 33,070	\$ 33,732
Local Total	26.6849	\$ 733,655	\$ 748,351	\$ 763,341	\$ 778,631	\$ 794,227	\$ 810,135	\$ 826,361	\$ 842,912	\$ 859,793	\$ 877,012	\$ 894,576	\$ 912,491	\$ 930,764	\$ 949,403

Non-Capturable Millages	Millage Rate	15	16	17	18	19	20	21	22	23	24	25	26	27	28
BC Med Fac Debt	0.5013	\$ 13,782	\$ 14,058	\$ 14,340	\$ 14,627	\$ 14,920	\$ 15,219	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,805	\$ 17,142	\$ 17,485	\$ 17,835
HSD Debt 2010	1.4500	\$ 39,865	\$ 40,664	\$ 41,478	\$ 42,309	\$ 43,157	\$ 44,021	\$ 44,903	\$ 45,802	\$ 46,719	\$ 47,655	\$ 48,609	\$ 49,583	\$ 50,576	\$ 51,588
HSD Debt 2015	3.7000	\$ 101,725	\$ 103,763	\$ 105,841	\$ 107,961	\$ 110,124	\$ 112,329	\$ 114,579	\$ 116,874	\$ 119,215	\$ 121,602	\$ 124,038	\$ 126,522	\$ 129,055	\$ 131,640
HSD Debt 2023	0.7000	\$ 19,245	\$ 19,631	\$ 20,024	\$ 20,425	\$ 20,834	\$ 21,252	\$ 21,677	\$ 22,111	\$ 22,554	\$ 23,006	\$ 23,467	\$ 23,937	\$ 24,416	\$ 24,905
Total Non-Capturable Taxes	6.3513	\$ 174,618	\$ 178,116	\$ 181,684	\$ 185,323	\$ 189,035	\$ 192,821	\$ 196,683	\$ 200,622	\$ 204,640	\$ 208,739	\$ 212,919	\$ 217,183	\$ 221,532	\$ 225,968
	56.8315														

Total Tax Increment Revenue (TIR) Available for Capture \$ 1,061,698 \$ 1,082,965 \$ 1,104,658 \$ 1,126,785 \$ 1,149,355 \$ 1,172,375 \$ 1,195,857 \$ 1,219,808 \$ 1,244,237 \$ 1,269,156 \$ 1,294,573 \$ 912,491 \$ 930,764 \$ 949,403

Footnotes:

*If any homes that are modeled to be owner occupied with a homestead exemption, then the amount of TIF Capture will increase and the duration c

Average Home taxable Value	\$ 175,000
Percentage of Homestead units	67%

New Units Constructed
119

WFH units
Cumul 13



Tax Increment Revenue Capture Estimates
 Bachman Fields
Green Development Ventures, LLC
 Hastings, Michigan
 September 2025

Estimated Taxable Value (TV) Increase Rate:

Plan Year	29	30	TOTAL
Calendar Year	2055	2056	
*Base Taxable Value	\$ 43,666	\$ 43,666	\$ -
Estimated New TV	\$ 36,334,373	\$ 37,061,061	\$ -
Incremental Difference (New TV - Base TV)	\$ 36,290,707	\$ 37,017,395	\$ -

School Capture	Millage Rate			
State Education Tax (SET)	6.0000			\$ 3,646,021
School Operating Tax	17.7953			\$ 3,604,558
School Total	23.7953	\$ -	\$ -	\$ 7,250,579

Local Capture	Millage Rate			
BC Operating	5.1043	\$ 185,239	\$ 188,948	\$ 4,010,098
City Operating	15.6059	\$ 566,349	\$ 577,690	\$ 12,260,485
City Cemetery	0.8846	\$ 32,103	\$ 32,746	\$ 694,970
BC Charlton Pk	0.2479	\$ 8,996	\$ 9,177	\$ 194,758
BC COA	0.4665	\$ 16,930	\$ 17,269	\$ 366,497
BC 911	0.9917	\$ 35,989	\$ 36,710	\$ 779,111
BC Transit	0.2357	\$ 8,554	\$ 8,725	\$ 185,173
BISD Operating	0.1127	\$ 4,090	\$ 4,172	\$ 88,541
BISD Spec Ed	2.0875	\$ 75,757	\$ 77,274	\$ 1,640,006
HSD Sinking 2015	0.9481	\$ 34,407	\$ 35,096	\$ 744,857
Local Total	26.6849	\$ 968,414	\$ 987,805	\$ 20,964,495

Non-Capturable Millages	Millage Rate			
BC Med Fac Debt	0.5013	\$ 18,193	\$ 18,557	\$ 393,837
HSD Debt 2010	1.4500	\$ 52,622	\$ 53,675	\$ 1,139,166
HSD Debt 2015	3.7000	\$ 134,276	\$ 136,964	\$ 2,906,836
HSD Debt 2023	0.7000	\$ 25,403	\$ 25,912	\$ 549,942
Total Non-Capturable Taxes	6.3513	\$ 230,493	\$ 235,109	\$ 4,989,781
	56.8315			

Total Tax Increment Revenue (TIR) Available for Capture \$ 968,414 \$ 987,805 \$ 28,215,074

Footnotes:

*If any homes that are modeled to be owner occupied with a homestead exemption, then the amount of TIF Capture will increase and the duration c

Average Home taxable Value	\$ 175,000
Percentage of Homestead units	67%

New Units Constructed
119

WFH units
Cumul 13

Table 3

Reimbursement Schedule



Tax Incremental Revenue Reimbursement Allocation Table
 Bachman Fields
Green Development Ventures, LLC
 Hastings, Michigan
 September 2025

	21	22	23	24	25	26	27	28	29	30	TOTAL
	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Total State Incremental Revenue	\$ 369,495	\$ 376,896	\$ 384,444	\$ 392,143	\$ 399,997						\$ 7,250,579
State Brownfield Redevelopment Fund (50% c	\$ 92,902	\$ 94,763	\$ 96,661	\$ 98,596	\$ 100,571						\$ 1,823,011
State TIR Available for Reimbursement	\$ 276,593	\$ 282,133	\$ 287,783	\$ 293,547	\$ 299,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,427,568
Total Local Incremental Revenue	\$ 826,361	\$ 842,912	\$ 859,793	\$ 877,012	\$ 894,576	\$ 912,491	\$ 930,764	\$ 949,403	\$ 968,414	\$ 987,805	\$20,964,495
BRA Administrative Fee	\$ 82,636	\$ 84,291	\$ 85,979	\$ 87,701	\$ 89,458	\$ 91,249	\$ 93,076	\$ 94,940	\$ 96,841	\$ 98,781	\$ 2,096,450
Local TIR Available for Reimbursement	\$ 743,725	\$ 758,621	\$ 773,814	\$ 789,311	\$ 805,118	\$ 821,242	\$ 837,688	\$ 854,462	\$ 871,573	\$ 889,025	\$18,868,046
Total State & Local TIR Available	\$ 1,020,318	\$ 1,040,754	\$ 1,061,597	\$ 1,082,858	\$ 1,104,544	\$ 821,242	\$ 837,688	\$ 854,462	\$ 871,573	\$ 889,025	
DEVELOPER											
DEVELOPER Eligible Activity Balance	\$ 6,977,622	\$ 6,258,989	\$ 5,245,047	\$ 4,162,189	\$ 3,057,645	\$ 3,057,645	\$ 3,057,645	\$ 3,057,645	\$ 3,057,645	\$ 3,057,645	\$ 3,057,645
CITY Eligible Activity Balance	\$ 364,331	\$ 47,656	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
MSHDA Gap Calc Reimbursement											
MSHDA Gap Calc Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,962,480
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456,234
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,506,246
Total Gap Calc Reimbursement Balance	\$ -	\$ 1,962,480									
Housing Development Reimbursement											
Housing Development Reimbursement											\$10,407,768
State Tax Reimbursement	\$ 192,341	\$ 196,193	\$ 24,331	\$ -							\$ 2,868,886
Local Tax Reimbursement	\$ 517,180	\$ 527,539	\$ 84,583	\$ -							\$ 7,538,883
Total MSHDA Reimbursement Balance	\$ 832,646	\$ 108,914	\$ -	\$10,407,768							
EGLE Reimbursement											
EGLE Reimbursement											\$ 5,000
State Tax Reimbursement	\$ 92	\$ 94	\$ 12	\$ -							\$ 1,378
Local Tax Reimbursement	\$ 248	\$ 253	\$ 41	\$ -							\$ 3,622
Total EGLE Reimbursement Balance	\$ 400	\$ 52	\$ -	\$ 5,000							
City of Hastings Reimbursement											
City of Hastings Reimbursement											\$ 4,554,000
State Tax Reimbursement	\$ 84,160	\$ 85,846	\$ 10,646	\$ -							\$ 1,255,303
Local Tax Reimbursement	\$ 226,296	\$ 230,829	\$ 37,010	\$ -							\$ 3,298,697
Total City Reimbursement Balance	\$ 364,331	\$ 47,656	\$ -	\$ 4,554,000							
Interest Accrual											
Interest Accrual	\$ 41,632	\$ 5,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,150,022
State Tax Reimbursement	\$ -	\$ -	\$ 252,794	\$ 293,547	\$ 299,426						\$ 845,767
Local Tax Reimbursement	\$ -	\$ -	\$ 652,180	\$ 789,311	\$ 805,118						\$ 2,246,610
Total Interest Reimbursement Balance	\$ 6,144,576	\$ 6,150,022	\$ 5,245,047	\$ 4,162,189	\$ 3,057,645	\$ 3,092,377					
Total Annual Developer Reimbursement	\$ 709,862	\$ 724,079	\$ 1,013,941	\$ 1,082,858	\$ 1,104,544	\$ -	\$15,467,625				
Total Annual City Reimbursement	\$ 310,456	\$ 316,674	\$ 47,656	\$ -	\$ 4,554,000						
LOCAL BROWNFIELD REVOLVING FUN											
LBRF Deposits *											
State Tax Capture											\$ -
Local Tax Capture	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ 821,242	\$ 837,688	\$ 854,462	\$ 871,573	\$ 889,025	\$ 4,273,989
Total LBRF Capture	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ 821,242	\$ 837,688	\$ 854,462	\$ 871,573	\$ 889,025	\$ 4,273,989

* Up to five years of capture for LBRF Deposits

Footnotes:

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Site Plan

06-005-021-15
NORTHERN MEADOWS FARMS, LLC

HASTINGS CHARTER
TOWNSHIP

06-005-021-10
ISAAC & KIRALEE SOLMES

Description:
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3
NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN,
EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET
THEREOF. SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR
BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF
RECORDSPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00

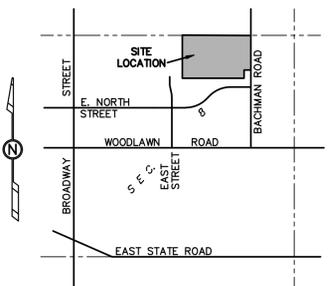
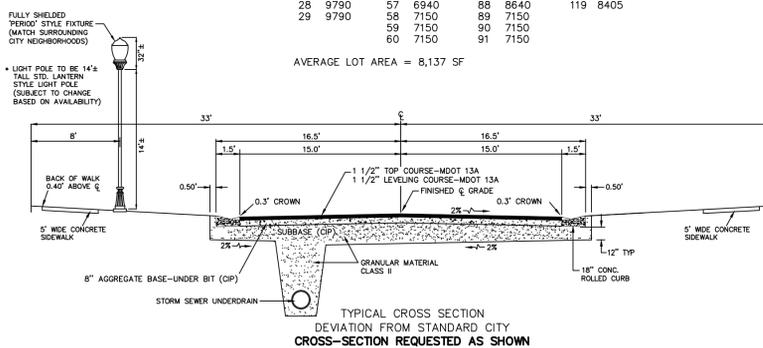
- ZONING NOTES:
- R-1A DISTRICT REGULATIONS (FOR REFERENCE ONLY)
 - FRONT SETBACK: 30'
 - SIDE SETBACK: 7' (18' TOTAL)
 - REAR SETBACK: 25'
 - MINIMUM LOT AREA: 9,900 SF
 - MINIMUM LOT WIDTH: 75'
 - PUD ORDINANCE (PUD) REQUIREMENTS
 - FRONT SETBACK: 24'
 - SIDE SETBACK: 6' (15' TOTAL)
 - REAR SETBACK: 20'
 - MINIMUM UNIT AREA: 6,500 SF MIN (7000 SF AVERAGE)
 - MINIMUM UNIT WIDTH: 60'
 - PROP DENSITY: 119 UNITS/38.25 AC = 3.11 UNITS/AC (ALLOWABLE DENSITY: 4 UNITS/AC)
 - AREA BREAKDOWN:

AREA	PERCENTAGE
EX ROADWAY	0.84 AC. 2.1%
PROP ROADWAY	7.75 AC. 19.8%
OPEN SPACE	6.32 AC. 16.2%
DETENTION	1.95 AC. 5.0%
LOTS	22.23 AC. 56.9%
TOTAL	39.09 AC. 100%
 - STREET LIGHTS ARE SHOWN CONCEPTUALLY. FINAL DESIGN AND LOCATION BY CONSUMERS ENERGY.
 - EACH LOT WILL CONTAIN (1) STREET TREE. CORNER LOTS WILL CONTAIN (2) TREES.
 - ROADS WILL BE PUBLIC AND THE SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
 - WETLAND AREAS WERE IDENTIFIED BY ARTEMIS ENVIRONMENTAL IN OCTOBER 31, 2024 REPORT.
 - PHASE BREAKDOWN:

PHASE	LOTS	AREA
PHASE 1	LOTS 1-28	7.50 AC.
PHASE 2	LOTS 29-57	8.15 AC.
PHASE 3	LOTS 58-84	9.22 AC.
PHASE 4	LOTS 85-119	13.38 AC.

#	AREA	#	AREA	#	AREA	#	AREA
1	12468	30	9790	61	8030	92	7150
2	9570	31	9790	62	9690	93	7150
3	9570	32	11400	63	8765	94	7150
4	8250	33	10500	64	13295	95	7150
5	8250	34	9750	65	11555	96	7150
6	8250	35	9750	66	11720	97	7200
7	8250	36	9740	67	12990	98	14580
8	8250	37	17860	68	7475	99	10590
9	8250	38	14140	69	7400	100	6730
10	9465	39	7770	70	7400	101	6650
11	7770	40	7150	71	7400	102	6650
12	7150	41	7150	72	7400	103	6650
13	7400	42	7150	73	7400	104	6650
14	7400	43	7150	74	7130	105	6650
15	7400	44	7150	75	8105	106	6650
16	7400	45	7150	76	9875	107	6650
17	7400	46	7490	77	8760	108	6650
18	7400	47	8350	78	8890	109	6650
19	7400	48	7700	79	14395	110	6650
20	7400	49	7120	80	9305	111	8480
21	7770	50	7120	81	9055	112	6855
22	7770	51	7750	82	10265	113	6820
23	7755	52	6940	83	7630	114	10555
24	9790	53	6940	84	7150	115	7655
25	9790	54	6940	85	9030	116	7720
26	9790	55	6410	86	9025	117	8730
27	9790	56	6940	87	8965	118	9980
28	9790	57	6940	88	8640	119	8405
29	9790	58	7150	89	7150		
		59	7150	90	7150		
		60	7150	91	7150		

AVERAGE LOT AREA = 8,137 SF



PLANNED UNIT DEVELOPMENT
SITE DEVELOPMENT & NATURAL FEATURES PLAN
BACHMAN FIELDS

FOR: ALLEN EDWIN HOMES
 ATTN: CHRIS KOHANE
 795 CLYDE COURT SW
 BYRON CENTER, MI 49315
 PART OF THE NW 1/4, SECTION 8, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

04/09/25	REV PER CITY	MK
03/06/25	REV PER PLANNING COMMISSION	MK
02/06/25	REVISED TO PUD	MW
04/25	REVISION	BY

exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY:	MDW	PROJ. ENG.:	JM
APPROVED BY:	JM	PROJ. SURV.:	JCB
FILE NO.:	241797E	DATE:	12/12/2024

SCALE: 1" = 80'

P:\Projects\2024\241797\Drawings\241797P.dwg, 01_SCP_48/2025 2:54:28 PM, jmale

Attachment D

Housing Study

An excerpt of the Barry County Housing Toolkit dated June 2023, completed in partnership with the Barry Community Foundation and the Barry County Chamber and Economic Development Alliance is included as an attachment to this Plan. The full report can be accessed here: <https://www.barrycf.org/community-engagement/community-initiatives/affordable-housing/>

BARRY COUNTY, MI

HOUSING TOOLKIT

JUNE 2023



BARRY
COMMUNITY
FOUNDATION

BARRY COUNTY
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE



BARRY COUNTY, MI

HOUSING TOOLKIT

Barry Community Foundation
Barry County Chamber & Economic Development Alliance

June 2023

PREPARED FOR:

Barry Community Foundation

231 S Broadway St

Hastings, MI 49058

Barry County Chamber & Economic Development Alliance

221 W State St

Hastings, MI 49058

PREPARED BY:

Antero Group

1631 W Walnut Street

Chicago, IL 60621

SUBMITTED ON: June 21, 2023

Acknowledgments

The following participants participated in stakeholder meetings and workshops hosted as a part of the development of this Housing Toolkit. These individuals represent a range of backgrounds and perspectives, which supported the creation of tailored resources, which respond directly to local goals and speak to a multitude of audiences.

Angela Anderson, Community Action of South-Central MI

Dan Anson, Delton Rotary, The Dan and Mary Ranch

Korin Ayers, BCF Board & Housing Committee

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Jim Brown, Hastings Charter Township

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Kathy Forsyth, The Shack

Diane Gaertner, BCF Board Member

Emily Gary, West Michigan Works! -Workforce Development

Catherine Getty, Barry County

Bonnie Gettys, Barry Community Foundation

Jerry Greenfield, Community Member

Kathy Greenfield, Community Member/Investor

Gene Hall, Rutland Township

Richard Hamilton, Village of Middleville

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Heath, BCEC Board

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County Junior Homister, Delton Rotary

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Bruce Johnston, Revitalize LLC

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Tayler Lamb, Barry-Eaton District HD
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Jackie Lewakowski, Lake Trust Credit Union
Nichole Lyke, Barry County Chamber & EDA
Bill Mattson, Family Support
Angela Moore, BCCEDA
Greg Moore, Consumers Energy, BCCEDA
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Amy Murphy, BCF
Bill Nesbitt, City of Hastings
Justin Peck, Miller Real Estate
Doug Powers, Village of Middleville
Cindy Preston, Habitat for Humanity
John Resseguie, City of Hastings
Angela Rigas, State House Rep
Erin Rogers, QAP HR
LyndseySchapp, Corewell - Pennock

Jon Smelker, Barry County
Kenneth Smokoska, The Metal Shop, LLC
Chris Stafford, The HUB
Leah Stoll, DKEF Trustee & Partners in Education
Kay Stolsonburg, Bellabay Realty & Habitat for Humanity
Craig Stolsonburg, Village of Middleville
Randy Sykes, Habitat for Humanity Barry County
Marcia Szumowski, BCF Housing committee
Travis Tate, City of Hastings
Jason Tietz, Builder
David Tossava, Mayor City of Hastings
Bob Tuenessen, Barry County
Rhonda Van Polen, Village of Middleville
Savannah VanStee, Barry-Eaton District HD
Melissa Vansyckle, Township board member
Aaron Vansyckle, Trustee Baltimore Township
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Krista Wrozek Revitalize LLC

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Mindy Smith, Planner

Randal Stephens, Senior Planner

Antero Group is a holistic civil engineering, urban planning, and strategic consulting firm with offices in Chicago, South Bend, Denver, and Dallas-Fort Worth. We leverage interdisciplinary teams, creative thinking, and collaborative processes to design innovative and effective solutions. Our team believes that authentic, long-term partnerships are the best way to deliver projects that create lasting value.

Executive Summary

The Barry County Housing Toolkit (“Toolkit”) represents a county-wide resource designed to inform and equip municipalities, developers, and current and prospective residents with the tools necessary to expand, diversify, and connect with the local housing market. According to both the Barry County Master Plan and the Michigan Department of Transportation, the County is anticipated to see between 2,300 and 5,000 new residents over the next ten years (Barry County Master Plan, 2023) (MDOT, 2019). The County’s Master Plan estimates based on this projected growth, that 15,470 acres of residential development will be needed to meet demand.

This Toolkit was funded by the Barry Community Foundation in partnership with the Barry County Chamber in the interest of providing tools and resources to support municipalities and developers in creating more diverse housing types in a sustainable and locally controlled way as well as supporting the connection of current and prospective residents to housing resources. Based on a series of broadband, capital improvement, and grant funding workshops, housing continued to surface as a priority in these discussions. This led the Barry Community Foundation to contract Antero Group, LLC to further engage Barry County communities, real estate agents, developers, landlords, charitable organizations, residents, and more to better understand the challenges, opportunities, and resources to encourage the growth and diversification of the housing market.

The following Toolkit represents a series of resources designed to respond to the specific challenges faced by Barry County municipalities, developers, and residents in attracting, implementing, and attaining housing. During discussions, affordable housing was also identified as a significant need throughout many communities. This Toolkit also hosts resources specific to creating a more policy-friendly environment to encourage different types of affordable and attainable housing options in addition to engagement materials to support community-wide discussions to collaborate and gain support of proposed projects.

The resources included within this Toolkit include:

- Community Profiles;
- Structure and Regulatory Guidance (e.g., Intergovernmental Agreements, Zoning Language, etc.);
- Affordable Housing Resources (e.g., community engagement materials, resident resources, etc.);
- Housing Case Studies;
- Partner Directory;
- Funding, Financing, and Incentives; and,
- Housing Cut Sheets.

Additional print and presentation materials including a PowerPoint for discussions with area municipalities and partners, a PowerPoint for community engagement, and a series of community and housing related cut sheets has been developed as a part of this project.

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List of Abbreviations

ACS – American Community Survey

ADA – Americans with Disabilities Act

ADU – Accessory Dwelling Unit

APA – American Planning Association

BCCEDA – Barry County Chamber and Economic Development Alliance

DDA - Downtown Development Authority

ED – US Department of Education

HARA – Housing Assessment and Resource Agency

HMIS – Homeless Management Information Systems

HUD – US Department of Housing and Urban Development

LARA – Department of Licensing and Regulatory Affairs

LIHTC – Low Income Housing Tax Credit

LLC – Limited Liability Company

MAP – Michigan Agency for Planning

MDARD - Michigan Department of Agriculture and Rural Development

MDHHS - Michigan Department of Health and Human Services

MDOT – Michigan Department of Transportation

MOU – Memorandum of Understanding

MSHDA – Michigan State Housing Development Authority

MZEA – Michigan Zoning Enabling Act

NBAS – New Buffalo Area Schools

NLIHC - National Low Income Housing Coalition

NOFO – Notice of Funding Opportunity

PCI – Professional Code Inspections

PUD - Planned Unit Development

RRC – Redevelopment Ready Community

TBD – To Be Determined

TIF – Tax Increment Financing

USDA – United States Department of Agriculture

Introduction

In early 2020, the Barry Community Foundation and Barry County Chamber and Economic Development Alliance engaged Antero Group to host a series of workshops related to capital improvement planning and grant writing. Through this process, the topic of housing emerged as a significant topic of discussion. Concerns related to an out-migration of the workforce, a lack of new housing development, and in some communities a lack of diverse housing types were noted in several instances.

In order to begin to better understand and address challenges within the local housing market, the development of a Housing Toolkit was presented to incorporate stakeholder feedback, available data, and best practices into a series of specific and targeted resources intended to support Barry County communities in achieving their respective housing goals. While most resources were designed for local government use, this toolkit also includes a number of resources for developers, real estate agents, and residents to further encourage housing rehabilitation and new construction.

Based on stakeholder feedback, survey results (see **Appendix A**), and a review of area studies and planning documents, the following primary challenges were identified:

- Limited Capacity and Funding;
- Complex Regulatory Structure;
- Inadequate or Complex Zoning;
- Supply and Affordability Crisis; and,
- Affordable and Attainable Housing Stigmas.

The purpose of this Toolkit is to provide the tools and resources necessary to address the challenges faced by communities in alignment with community goals and objectives. Resources range from outreach and marketing materials, sample policy language and strategies, funding and financing resources, and guidance related to affordable housing among others. The State of Michigan has invested considerable time and effort through a number of entities and agencies to address state-wide housing challenges, these resources were reviewed in depth to identify the most relevant information for rural communities and are most responsive to local needs. Such resources include but are not limited to:

- Michigan Statewide Housing Plan (2022);
- Michigan Association of Planning Zoning Reform Toolkit (2018);
- Barry County DRAFT Master Plan (2023);
- Barry County United Way ALICE Report (2021); and,
- Available Local Comprehensive and Master Plan Documents.

The following section details a series of community profiles with key demographic and housing related information. This section includes a series of cut sheets to be used by communities and real estate agents to market and attract investment.

Community Profiles

The following section details cut sheets for municipalities, townships, and the county overall. These cut sheets are intended to be used in discussions with potential developers to highlight the market opportunities and potential for residential development. In coordination with area real estate agents, specific site cut sheets may be made available to best market available residential land and existing units.

The following communities are incorporated into community profiles:

Municipalities

- Delton
- Dowling
- Freeport
- Hastings
- Hickory Corners
- Middleville
- Nashville
- Woodland

Although data is generally not available for non-census designated communities, a County-wide cut sheet was created for a more regional overview of current housing market conditions. Unincorporated communities still have much to offer and are highlighted for further exploration below:

Unincorporated Communities

- Assyria
- Banfield
- Bowen Mill
- Bristol Corners
- Carlton Center
- Cedar Creek
- Circle Pine Center
- Cloverdale
- Coats Grove
- Irving
- Lacy
- Maple Grove
- Milo
- Morgan
- Orangeville
- Parmelee
- Podunk
- Prairieville
- Quimby
- Schultz
- Stony Point
- Welcome Corner
- Woodbury
- Woodlawn Beach



The City of Hastings prides itself on their visionary business people, generous citizens, and responsive government, which, all have made their contributions to the establishment and growth of the City. A vibrant downtown area connects the community to a wider range of goods and services, which also serves as an anchor for many of the surrounding communities. The City is well prepared to welcome new residents and a more diverse range of housing types to serve a wider range of residents looking to move to Barry County. Call 269-945-2468 for more information.

Source: U.S Census Bureau, 2010-2020

Demographics

- Population: **7,314**
- Ten Year Population Change: **-1%**
- Median Age: **35.6**
- Median Income: **\$50,287**

Type of Housing	Total Housing Units
1-Unit, detached	2,382
1-Unit, attached	125
2 Units	15
3 or 4 Units	279
5 to 9 Units	136
10 to 19 Units	167
20 or more Units	94
Mobile Home	139
Boat, RV, Van, etc.	0
Total	3337

Housing

- Median Value: **\$122,500**
- Median Monthly Cost (Owner): **\$871**
- Median Monthly Cost (Renter): **\$858**



8 Parks



PK-12



Vibrant Downtown



**19.15 Acre
Sweezy's
Nature Area**



Community



For More Information call:

269-945-0526

<https://www.barrycf.org/>

[Click for More!](#)



Barry
Community
Foundation

For Good. For Barry County. Forever.

HASTINGS, MICHIGAN

Based on 70% Resident Statistics



Hastings' population and housing needs are expected to rise in the next ten years. With an overall younger population under 40 (47.5%) this indicates a strong local workforce with growing families. With top industries of manufacturing and educational services, below median value workforce housing and multifamily housing may be in demand. Developing by nearby businesses on Broadway or State Street provide economic and transportation options for residents and allows for continued local community support.

Source: Placer.ai 2023, U.S. Census Bureau, Hastings, MI

MEDIAN HOUSEHOLD INCOME

\$51,443



MEDIAN HOME VALUE

\$199,363



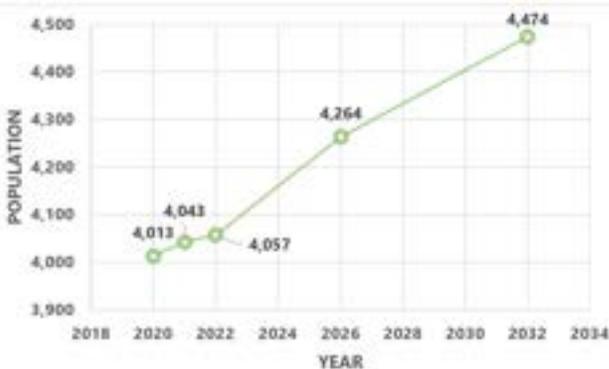
TOP EMPLOYMENT INDUSTRIES

- Manufacturing (35.7%)
- Educational Services (18.6%)
- Entertainment Services (14.4%)
- Agriculture/Mining/Construction (8.7%)
- Wholesale Retail (6.7%)

AGE RANGES

Age Range	Percentage
0-17	23.5%
18-29	10.8%
30-39	13.5%
40-49	11.9%
50-59	12.3%
60-69	11.5%
70-79	6.7%
80+	2.8%

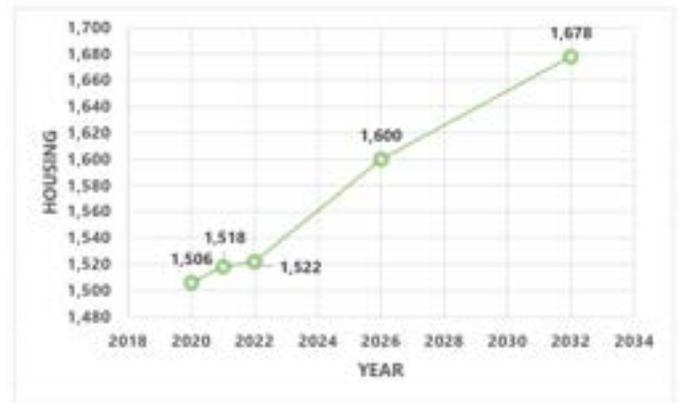
Population 10 Year Forecast



10% increase in housing demand



Housing 10 Year Forecast



For More Information call:

269-945-0526

<https://www.barrycf.org/>

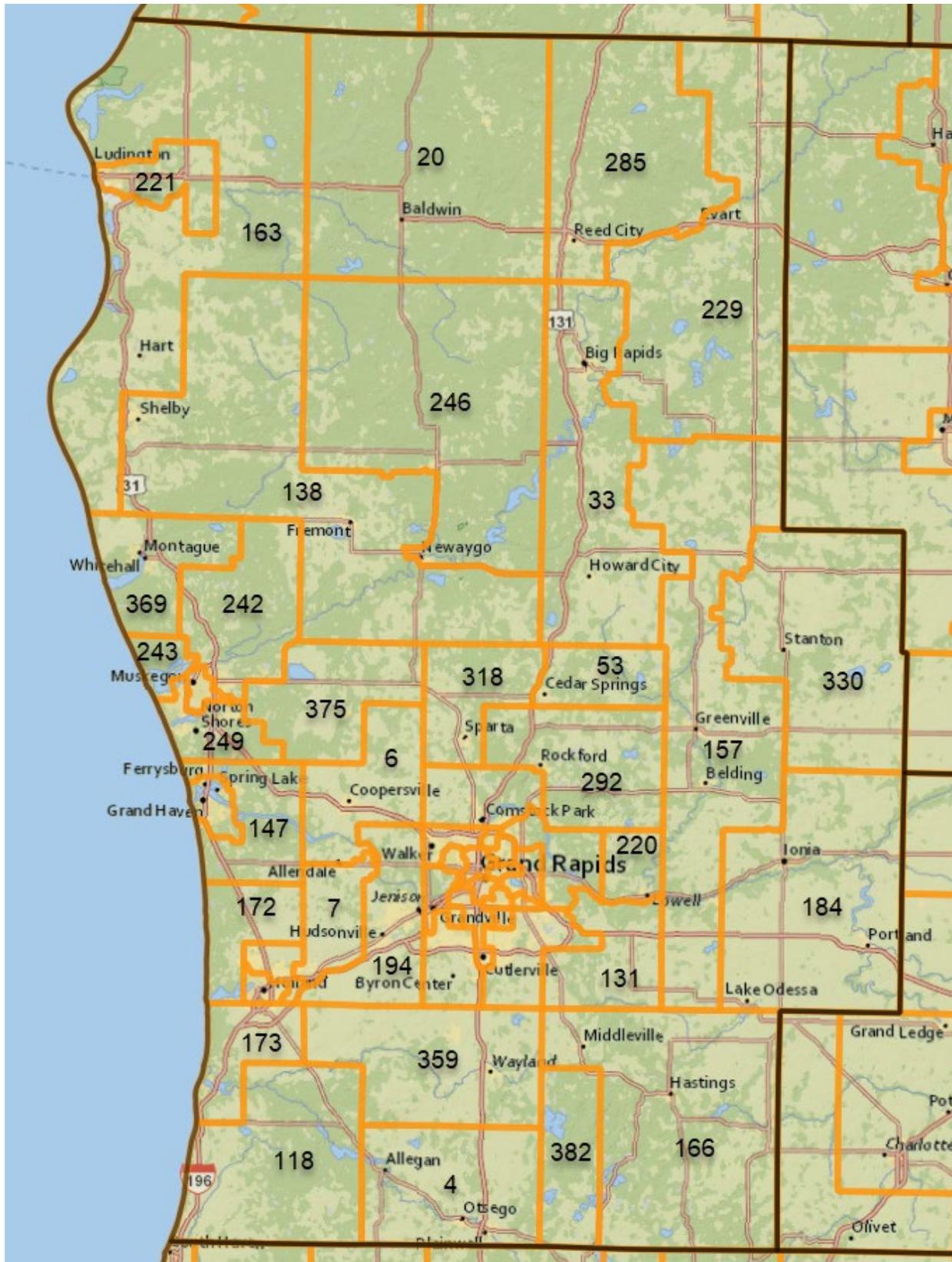


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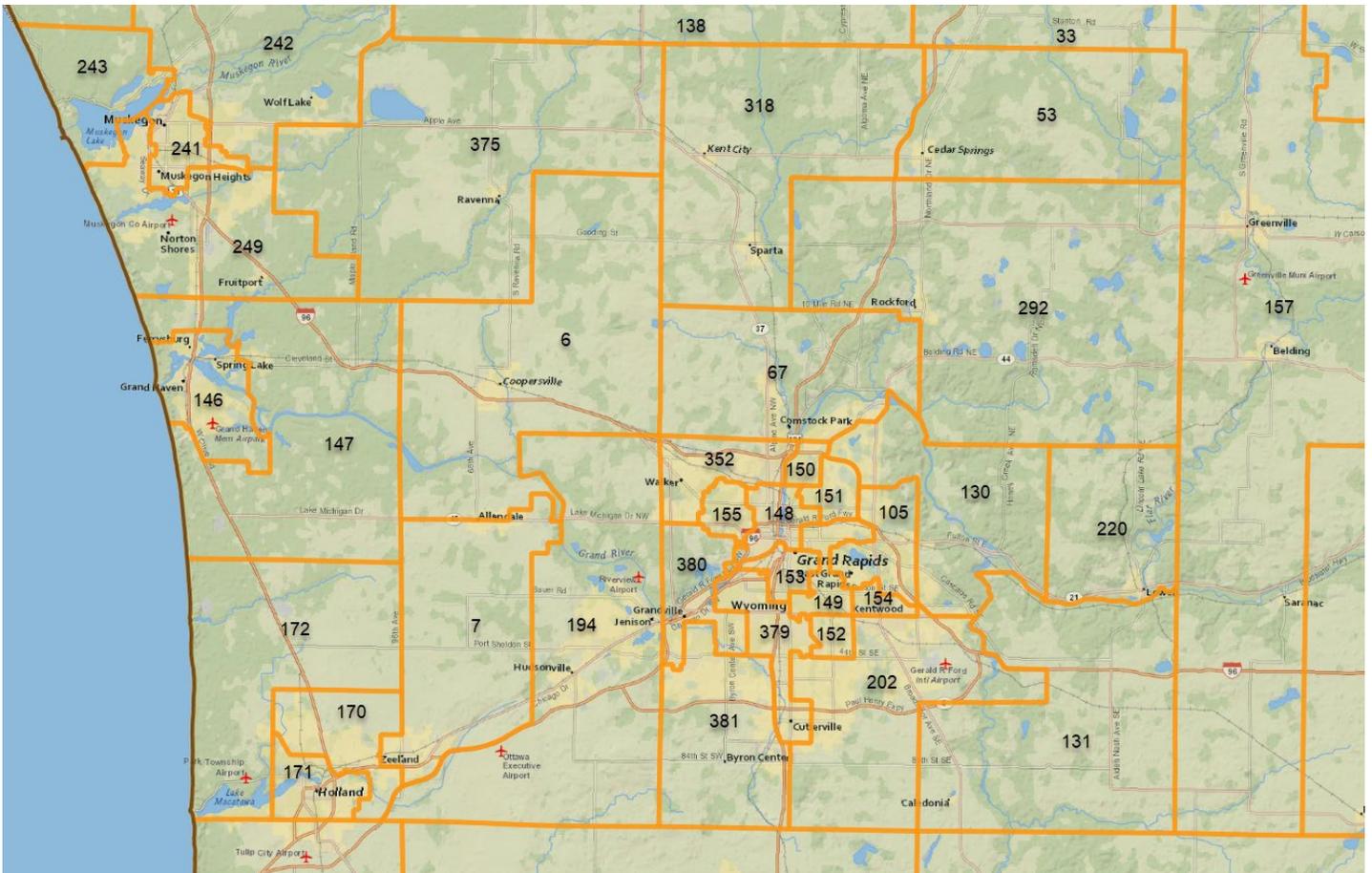


Barry
Community
Foundation

For Good. For Barry County. Forever.



(A listing of the partnership's markets is on the next page)



Market	Name	Market	Name	Market	Name
4	Allegan City	152	Grand Rapids-South	242	Muskegon-Northeast
6	Allendale-North	153	Grand Rapids-South Central	243	Muskegon-Northwest
7	Allendale-South	154	Grand Rapids-Southeast	246	Newaygo
20	Baldwin	155	Grand Rapids-West	249	Norton Shores
33	Big Rapids	157	Greenville	285	Reed City
53	Cedar Springs	163	Hart	292	Rockford
67	Comstock Park	166	Hastings	318	Sparta Village
105	East Grand Rapids	170	Holland-Central-North	330	Stanton
118	Fennville	171	Holland-Central-South	352	Walker-North
130	Forest Hills-North	172	Holland-Northwest	359	Wayland
131	Forest Hills-South	173	Holland-Southwest	369	Whitehall
138	Fremont	184	Ionia	375	Wolf Lake (South)-Ravenna
146	Grand Haven-Central	194	Jenison	379	Wyoming-East
147	Grand Haven-Outer	202	Kentwood/Gerald Ford Airport	380	Wyoming-Grandville
148	Grand Rapids-Central	220	Lowell	381	Wyoming-South
149	Grand Rapids-East	221	Ludington	382	Yankee Springs Recreation Area
150	Grand Rapids-North	229	Marion		
151	Grand Rapids-Northeast	241	Muskegon City		

Hastings

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
50,100	19,293	\$69,003	\$73,689	\$41,066

Housing Costs

Owner Units

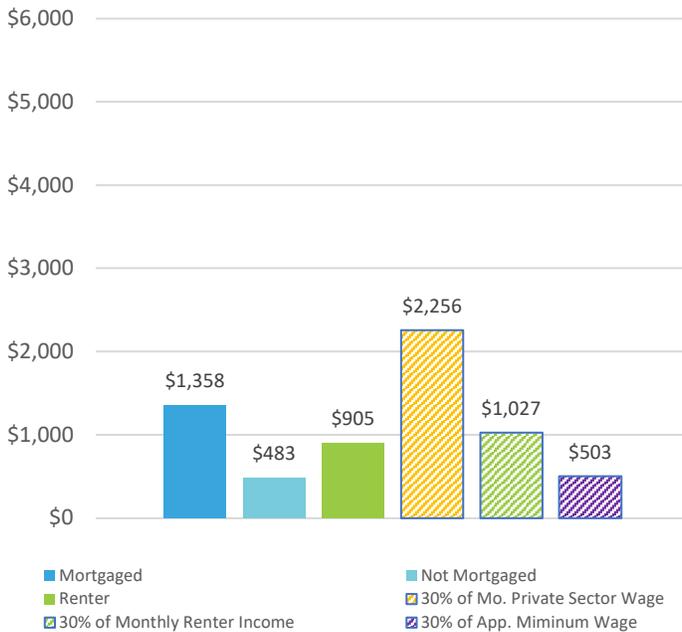
Home Value	\$183,790	2016 Value	\$145,934
Cost M/NM	\$1358/\$483	Value ▲	25.9%
\$61,263 To afford median home			

Renter Units

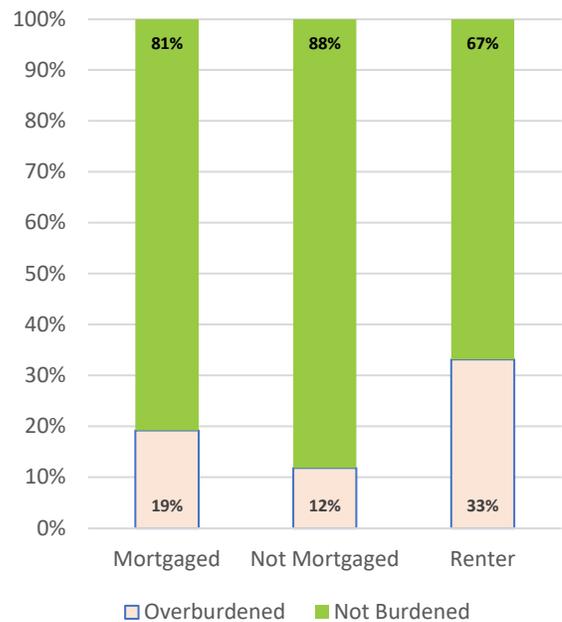
Gross Rent	\$905	2016 Rent	\$893
		Rent ▲	1.4%
\$36,200 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	21,123	Owner HH	85%	Renter HH	15%
Median Year Built	1974	% Built Pre-1970	44.6%		
Median Move Year	2009	% Built After 2010	4.6%		
Median Rooms	6.2	SF%	84.3%	MM%	5.5%
		MF%	2.5%		

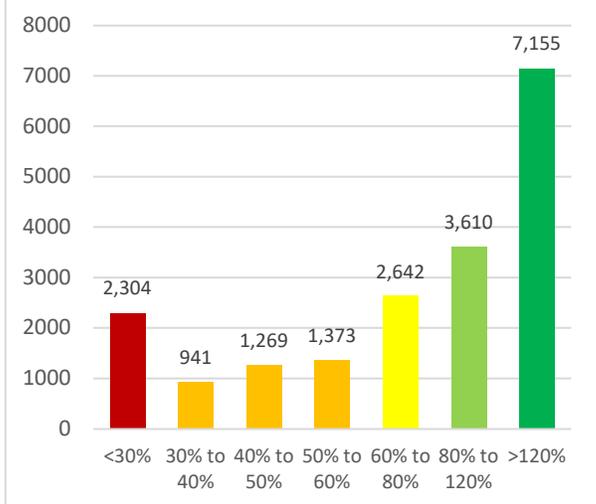
Vacancy Rates

Total	8.7%	Owner	0%	Renter	0%
Seasonal	4.5%	Other	3.1%	# V Rent	81
				#V Owner	50

Homeownership Rate by Race/Ethnicity

Black	100.0%	White	85.6%
Asian	100.0%	Other or Multiracial	70.8%
Am. Indian	73.0%	Hispanic	96.2%
Pacific Islnd	100.0%		

Number of Households by AMI Group



Hastings

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	3.2%	5.3%
Household Count, 2021	19,293	607,624

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.75	--	--	--	--	--
Median Income, 2021	\$69,003	--	12.2%	\$66,906	--	15.3%
Median owner income, 2021	\$73,689	--	7.0%	\$78,276	--	13.6%
Median renter income, 2021	\$41,066	--	18.4%	\$38,135	--	17.1%
Median home value	\$183,790	--	25.9%	\$186,510	--	26.3%
Median gross rent	\$905	--	1.4%	\$936	--	12.0%
Income needed for median rent	\$36,200	--	--	\$37,422	--	--
Income needed for median value	\$61,263	--	--	\$62,170	--	--
Overburdened households	3,639	19%	-17.4%	140,776	23.2%	-8.7%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	645	3.1%	-22.5%	17,331	2.6%	-13.8%
Seasonal vacancy	949	4.5%	-22.1%	47,247	7.1%	-5.1%
For-Sale vacancy	50	0.2%	-69.9%	3,104	0.5%	-50.7%
For-Rent vacancy	81	0.4%	-68.4%	6,237	0.9%	-7.3%
Homes built pre-1940	4,297	20.3%	--	104,716	15.8%	--
Homes built post-1990	7,063	33.4%	--	235,045	35.4%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Growing
High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	262	130	393
Market supply (vacant on market, adjusted for age)	21	35	56
5 year Market production goals (based on 75K units)	233	92	325
1 year Market production goals (based on 15K units)	47	18	65
5 year Partnership goals (based on 75K units)	7,025	6,566	13,591
1 year Partnership goals (based on 15K units)	1,405	1,313	2,718

Hastings

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	987	Total Amt/App	\$218,313	% Approved	78.4%
Total Conventional Apps	665	Conventional Amt/App	\$226,263	% Conv Apprvd	80.8%
Total Assisted Apps	322	Assisted Amt/App	\$201,894	% Asst Apprvd	73.6%
Applications by Race: White					
Total Apps	793	Total Amt/App	\$216,084	% Positive	78.8%
Total Conventional Apps	543	Conventional Amt/App	\$224,061	% Conv Positive	81.2%
Total Assisted Apps	250	Assisted Amt/App	\$198,760	% Asst Positive	73.6%
Applications by Race: Black					
Total Apps	11	Total Amt/App	\$255,000	% Positive	73%
Total Conventional Apps	6	Conventional Amt/App	\$275,000	% Conv Positive	83.3%
Total Assisted Apps	5	Assisted Amt/App	\$231,000	% Asst Positive	60.0%
Applications by Race: Asian					
Total Apps	6	Total Amt/App	\$295,000	% Positive	66.7%
Total Conventional Apps	6	Conventional Amt/App	\$295,000	% Conv Positive	66.7%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	2	Total Amt/App	\$145,000	% Positive	100.0%
Total Conventional Apps	2	Conventional Amt/App	\$145,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	150	Total Amt/App	\$218,467	% Positive	75.3%
Total Conventional Apps	91	Conventional Amt/App	\$225,110	% Conv Positive	78.0%
Total Assisted Apps	59	Assisted Amt/App	\$208,220	% Asst Positive	71.2%
Applications by Ethnicity: Hispanic					
Total Apps	32	Total Amt/App	\$215,313	% Positive	71.9%
Total Conventional Apps	14	Conventional Amt/App	\$208,571	% Conv Positive	85.7%
Total Assisted Apps	18	Assisted Amt/App	\$220,556	% Asst Positive	61.1%

Bachman Fields Option Overview

Project Overview

- Location: City of Hastings, Michigan
- Total Units: 119 single family homes with a mix of rental and for-sale product built over a 7-year construction schedule

Original Proposal (25 Yr Plan)

- 11% Affordable (13 Homes) for 10 years (\$2,452 project rent net of utilities)
- 5% interest; proportionate reimbursement of Hard Costs between Developer and City
- \$4,554,000 City Reimbursement in Year 23
- \$15,467,625 Developer Reimbursement in Year 25 (\$3,092,377 interest of \$6,150,022 interest accrual reimbursed by Year 25)
- 5 Year capture to LBRF (\$4,273,989)

Option 1 (23 Yr Plan)

10% Affordability, No Interest, developer reimbursement first

Affordability Strategy

12 Homes for 10 Years (\$2,452 project rent net of utilities)

Developer Reimbursement

- \$1,811,520 Financing Gap reimbursed in Year 10
- \$10,412,768 Hard cost reimbursed in Year 18
- No Interest Reimbursement
- \$12,224,288 developer reimbursement over 18 years

City Reimbursement

- \$4,554,000 City reimbursement in Year 23

LBRF

- 5 years of LBRF Capture (\$4,877,507)

Option 2 (30 Yr Plan)

20% Affordability, 5% Interest, proportionate reimbursement of Hard Cost

Affordability Strategy

24 Homes for 10 Years (\$2,452 project rent net of utilities)

Developer Reimbursement

- \$3,623,040 Financing Gap reimbursed in Year 10
- \$10,412,768 Hard Cost reimbursed in Year 24
- \$7,141,982 Interest reimbursed in Year 30
- \$21,177,790 developer reimbursement over 30 years

City Reimbursement

- \$4,554,000 city reimbursement in Year 24

LBRF

- Partial year of LBRF capture (\$111,766)

Option 3 (27 Yr Plan)

20% Affordability, 2.5% Interest, developer reimbursement first

Affordability Strategy

24 Homes for 10 Years (\$2,452 project rent net of utilities)

Developer Reimbursement

- \$3,623,040 Financing Gap reimbursed in Year 10
- \$10,412,768 Hard cost reimbursed in Year 20
- \$2,935,739 Interest reimbursed in Year 23
- \$16,971,547 developer reimbursement over 23 years

City Reimbursement

- \$4,554,000 City reimbursement in Year 27

LBRF

- 3 years of LBRF Capture (\$3,177,758)

