

memo



**Albion Economic Development Corporation**

To: City of Albion – City Council  
From: Virgie Ammerman, President / CEO  
Date: February 14, 2023  
Re: Albion Housing Champion Goals FY23 – FY26

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## **Housing Champion Goals FY23 – FY26**

### **Existing and New Opportunities: Significant Housing Shortage in Albion plus Increased Housing Needs Due to Marshall Mega Site**

Referencing both the City's Comprehensive Plan and the Albion EDC's Strategic Plan, Albion's Housing Champion will focus on housing for all stakeholders in Albion. Both plans indicate a strong need for and focus on housing; the intersections in the plans can be used to strengthen the Housing Champion's initiatives.

Housing needs vary by demographics, geographics, income levels, and populations served. Various funding sources are triggered by specific housing needs. For both the City's Comprehensive Plan and the EDC's Strategic Plan to be fulfilled, it is imperative the Albion Housing Champion be the 'Go To' for all housing initiatives to create a consistent landing point for developers interested in doing business in Albion.

Now that the Governor has shifted the allocation of CDBG dollars to MSHDA (away from the MEDC), it is even more imperative the Housing Champion lead the discussions for all housing in Albion and be responsible for alignment of resources and partnerships to create the highest volume and quality of diverse housing options possible.

## **Solution and Accountability: Albion Economic Development Corporation Leadership Serves as Housing Champion**

Albion's significant level of Mixed-Use Zoning provides the Housing Champion a unique opportunity to engage in complex and advantageous capital stacks to create both housing and commercial spaces throughout the City's Corridors.

Stakeholders interested in a high volume and quality of housing include:

- Broad Community
- Senior Population
- Youth Population
- Families
- Youth Aging Out of Foster Care
- ALICE Population
- Impoverished
- Disabled
- Professionals
- Working Class
- Underrepresented
- Underserved
- BIPOC
- Academia in the Community
  - Albion College
  - KCC
  - K-12 Academics

Types of housing needed include:

- Market Rate Housing for Lease
- Market Rate Housing for Purchase
- Senior Housing, Market
- Senior Housing, Affordable
- Permanent Supportive Housing
  - Senior
  - Disabled
  - Recovering
  - Transitional
  - Homeless
- Veteran Supportive Housing
- Missing Middle
- Affordable Housing for Lease
- Affordable Housing for Purchase
- Single Family Homes
- Multi-Family Condos and Apartments

# References

City of Albion Comprehensive Plan Excerpts:

Figure 28: Missing Middle Housing



### 1. SUPERIOR STREET CORRIDOR

The Superior Street corridor extends from Austin Avenue to the City's southern border. At the Michigan Avenue intersection, it turns into the M-99 state highway. The predominant land use along the corridor is either residential or commercial, with commercial concentrated in the downtown stretch between Vine Street on the north and Ash Street on the south.



### 2. AUSTIN AVENUE CORRIDOR

The Austin Avenue corridor extends from Superior Street on the east to the western City border where it turns into the M-199 state highway. The predominant land uses along the corridor are either residential or commercial. This corridor also has a lot of vacant sites and/or open space.



### 3. EATON STREET CORRIDOR

The Eaton Street corridor extends from the City's northern border where it intersects with I-94 to the intersection with Austin Avenue. It is also part of the I-94 business loop. The predominant land use along the corridor is commercial and the character is retail- and service-oriented, especially nearing the I-94 interchange.



### 4. MICHIGAN AVENUE CORRIDOR

The Michigan Avenue (M-99) corridor extends from Superior Street on the west to the City's eastern border. The predominant land uses along the corridor are either commercial or residential, being more residential on the eastern side of the corridor. The corridor also runs through the Albion College Campus.



## REDEVELOPMENT PROPERTIES

The Michigan Economic Development Corporation (MEDC) runs the Redevelopment Ready Communities (RRC) program, and the City of Albion is an RRC Certified® community. The certification acknowledges the City's efforts to be transparent, predictable, and efficient in the economic development process. To achieve

certification, the City aligned with the program's standards and best practices for planning, zoning, and economic development. One of the best practices is a routinely updated list of potential redevelopment sites that are underutilized and could better serve the community. The City of Albion has selected three priority redevelopment sites, summarized on the following pages.

**RRC REDEVELOPMENT SITES**

SHERIDAN TOWNSHIP

28 Mile

20 Mile

600 Austin 1

500 N Berrien 2

406 S Ann 3

Albion

Clinton

River

Albion Township

Redevelopment Site

Data Source: Michigan Open Data Portal, Calhoun County GIS

0 0.25 0.5 Miles





## AUSTIN 600 BLOCK



### PROPERTY DESCRIPTION

The 600 Austin Block site is well-suited for mixed-use and commercial development that could provide goods and services to residents of adjacent neighborhoods, Albion Industrial Park employees, travelers, and users of adjacent McAuliffe Park. 600 Austin Block was historically a commercial corridor populated with BIPOC owned businesses that made for an attractive gateway from the west into the City.

As commercial development moved towards the I-94 interchange, many businesses along Austin Ave closed. Infill development would fulfill the desire of citizens to bring back a sense of vibrancy and community once associated with this historically important commercial corridor.

### BASIC SITE INFORMATION

ZONE	Mixed Use
SIZE	19,253 sf
UTILITIES	Electric, gas, sewer, water
FEATURES	Build to suit
OWNER	Albion Brownfield Authority
SALES PRICE	Negotiate terms

### COMMUNITY VISION

Residents have expressed the idea that 600 Austin Block could be developed as a flexible community space with infrastructure that would allow it to support Food Truck rallies or small, seasonal Pop-up Businesses, particularly BIPOC-owned businesses.

## 2

### UNION STEEL BERRIEN



#### PROPERTY DESCRIPTION

Union Steel Berrien includes two sites along an existing rail spur, just north of Michigan Avenue (M-99), and walking distance from downtown and the Albion College campus. Residential properties and small businesses on currently surround the parcels.

The Albion Economic Development Corporation is accepting proposals from firms with an interest in developing these parcels. The City Planning Commission and City Council hold the right to approve or deny specific building site developments based on codes and covenants. This location has ready information on the following: Target Market Analysis, some Environmental Reports, soil conditions, demographic data, natural features, and GIS information.

#### BASIC SITE INFORMATION

ZONE	Residential; Mixed Use available
SIZE	9.94 acres
UTILITIES	Electric, gas, sewer, water
FEATURES	Build to suit
OWNER	Calhoun County Land Bank (parcel 1); Albion Brownfield Authority (parcel 2)
SALES PRICE	Negotiate terms

#### COMMUNITY VISION

The City of Albion Economic Development Corporation is in the process of developing a Place Plan for the site. The property is well suited for residential development, and the Place Plan will outline types of residential development that would be appropriate for the site.



# 3

## DALRYMPLE SCHOOL



### PROPERTY DESCRIPTION

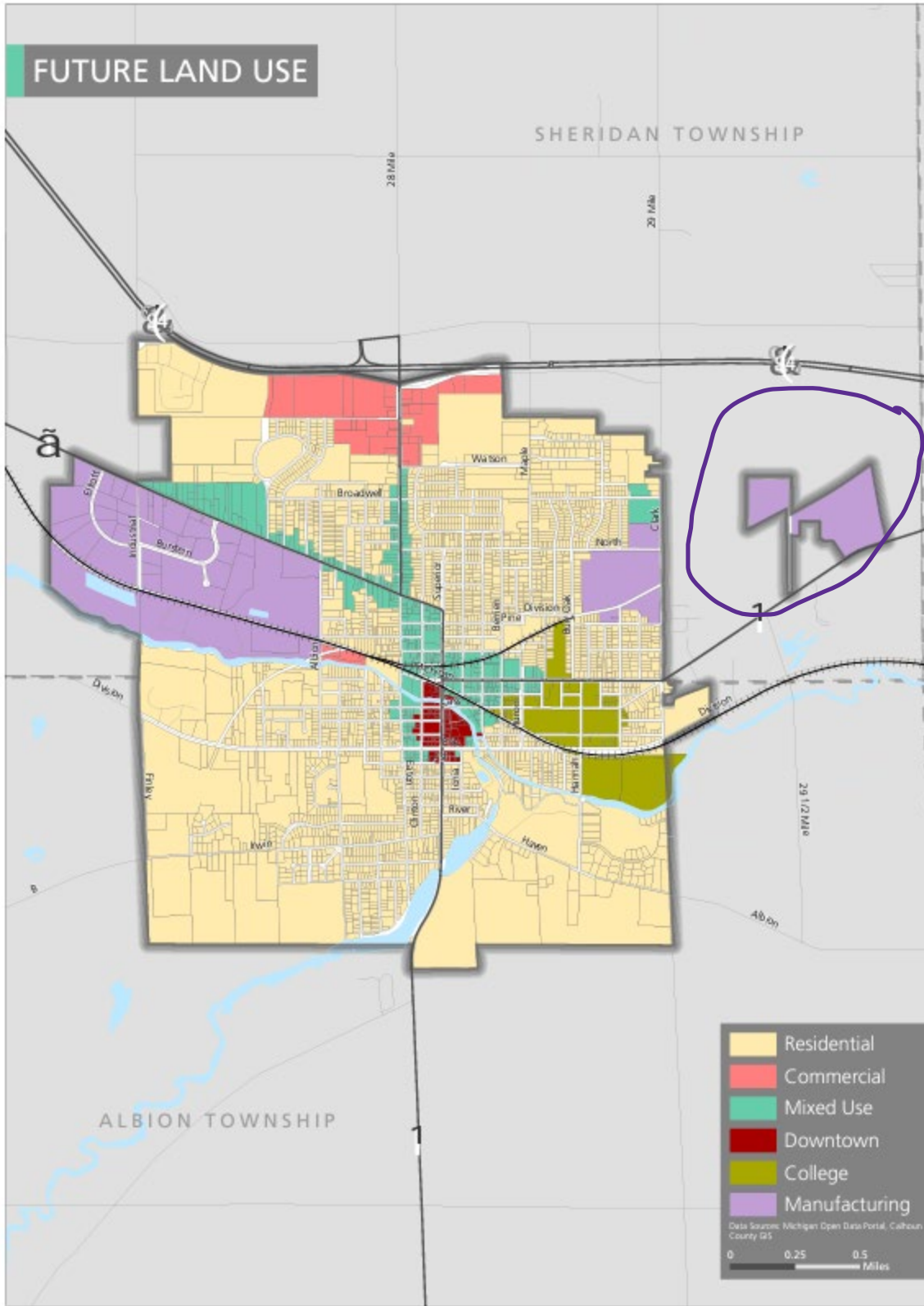
The Dalrymple School site is a prime location connected to infrastructure that could be developed with a variety of housing types that the Albion community desires. The site is inside a well-established residential area within four blocks of downtown Albion, one-half mile away from highway M-99, and less than two miles from the Eaton Street commercial corridor and I-94 interchange, making it a desirable location for commuters. Holland Park, which includes a playground and picnic pavilion, is just three blocks north of the Dalrymple School site. Downtown Albion is vibrant and growing; the Albion River Trail runs alongside the Kalamazoo River; and Albion College northeast of downtown, offering educational, cultural, and recreational opportunities for residents.

### BASIC SITE INFORMATION

ZONE	Residential
SIZE	10.93 acres
UTILITIES	Electric, gas, sewer, water
FEATURES	Build to suit
OWNER	City of Albion
SALES PRICE	Negotiate terms

### COMMUNITY VISION

The community's vision for this infill site is based on the desire to see new housing development in already-established residential areas. Desired housing centers around "missing middle" housing that is attractive to residents of all ages who seek smaller homes on smaller lots that are easier to maintain. The community has overwhelmingly expressed the desire to see a variety of new single- and multi-family housing located in or adjacent to already established neighborhoods, and nearby to commercial areas, and social, arts and cultural and recreational amenities.



**HOUSING GOAL 2: Provide a diverse range of high-quality housing options for all income levels and life stages.**

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME
(a) Expand, diversify, and market housing options to meet the needs of residents of varying life stages, lifestyles and income levels (e.g. Senior/retirement living, College corridor neighborhood, downtown lofts, affordable and low income housing, etc.)	Planning and Zoning; EDC	Private and nonprofit housing developers; HUD; MSHDA; RRC	1-10 years
(b) Encourage all new commercial development in and around the downtown to include a residential element	Planning and Zoning; EDC		Ongoing

Albion Economic Development Strategic Plan Excerpts:

# HOUSING

## STRENGTHEN HOUSING MARKET AND HOUSING STOCK

OBJECTIVE	OWNER	METRIC
Utilize incentives and resources to encourage developers to choose Albion and develop diverse housing options based on an updated Target Market Analysis.	AEDC	Relationships will be formed with housing developers interested in Albion projects.

Create Place Plans for 500 Berrien, Dalrymple, Urban Renewal and Kalamazoo River Development Site to attract housing developments

AEDC

Marketing tool will offer developers a clear understanding of what the City, its partners and residents want to see at each of the development sites

Support establishment of market rate for new construction development in Albion

AEDC/City

Albion comparable data will be available for attainable housing options

Advocate for attainable housing that meets the needs of the City's businesses and workforce and residents through public and private partnerships to improve overall housing stock in Albion

City, AEDC, Albion College & Albion Community Foundation

Collaborative efforts to diversify housing stock and add attainable options to attract a wide range of residents to Albion

Research and explore the possibility of a housing development incubator, incremental development resources or a real estate investment trust

AEDC

Research will support next action items