



CITY OF ALBION CITY COUNCIL MEETING AGENDA

Meetings: First and Third Mondays – 7:00 p.m.

City Council Chambers ♦ Second Floor ♦ 112 West Cass Street ♦ Albion, MI 49224

COUNCIL-MANAGER
GOVERNMENT

Council members and other officials normally in attendance.

Garrett Brown
Mayor

Maurice Barnes, Jr.
Council Member
1st Precinct

Lenn Reid
Council Member
2nd Precinct

Sonya Brown
Council Member
3rd Precinct

Marcola Lawler
Council Member
4th Precinct

Jeanette Spicer
Council Member
5th Precinct

Andrew French
Council Member
6th Precinct

Sheryl L. Mitchell
City Manager

The Harkness Law Firm
Atty Cullen Harkness

Jill Domingo
City Clerk

NOTICE FOR PERSONS WITH HEARING IMPAIRMENTS WHO REQUIRE THE USE OF A PORTABLE LISTENING DEVICE

Please contact the City Clerk's office at 517.629.5535 and a listening device will be provided upon notification. If you require a signer, please notify City Hall at least five (5) days prior to the posted meeting time.

AGENDA

SPECIAL COUNCIL MEETING

WEDNESDAY, August 23, 2017

7:00 P.M.

PLEASE TURN OFF CELL PHONES DURING MEETING

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to **agenda items only** and to no more than three (3) minutes. Proper decorum is required.)
- IV. ITEMS FOR INDIVIDUAL DISCUSSION
 - A. Request Approval Resolution # 2017-36, A Resolution to Support "Transforming Albion Project" as HUD Choice Neighborhood Grant Application Authorization to Enter in to Memorandum of Understanding (MOU) and Commitment of Local Contribution
- V. Motion to Excuse Absent Council Member(s)
- VI. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required.)
- VII. ADJOURN

RESOLUTION #2017-36

A RESOLUTION TO SUPPORT THE “TRANSFORMING ALBION PROJECT” AS HUD CHOICE NEIGHBORHOOD GRANT APPLICATION, AUTHORIZATION TO ENTER INTO MEMORANDUM OF UNDERSTANDING (MOU) AND COMMITMENT OF LOCAL CONTRIBUTION

Background: The three pillars of the Choice Neighborhood grant made available by the U.S. Department of Housing and Urban Development are based on 1) People 2) Housing and 3) Neighborhood. The mission of the Transforming Albion Project is to develop strategies that will enhance access to health, education, transportation, employment, crime-free communities, recreational activities and designs that promote the well-being of its residents. In coordination with the City of Albion and Albion Housing Commission, the MSU Land Policy Institute and School of Planning, Design and Construction will lead the *Transformation Plan* a participatory planning process that will culminate in the development of a *Transformation Plan* for three city neighborhoods with goals regarding Housing, People, and Neighborhoods. Residents will be the driving force behind the ‘Strategic Doing’ process that will identify and implement the *Action Activities* that are required of the grant. Early conversations with neighborhood residents about potential *Action Activities* indicate interest in improvements around lighting, security, youth activities, and multi-modal transportation. A Memorandum of Understanding sets out the principles which will guide the activities of the \$1.3 million Choice Neighborhood Planning Grant for Precincts 1, 2, 3 of the City of Albion. It is found that the grant application aligns with the goals of the City of Albion’s Comprehensive Plan. The City of Albion’s support for the planning process is being requested. Approval for this grant submission and grant match in the amount of Ten Thousand (\$10,000) Dollars is requested. The administrative staff recommends approval of the Memorandum of Understanding, planning process, and grant match.

RESOLVED, that the Albion City Council hereby supports the Transforming Albion Project as a HUD Choice Neighborhood Planning and Action Grant Application and entering into partnership between the City of Albion, Albion Housing Commission, the MSU Land Policy Institute and School of Planning, Design and Construction, as outlined in the Memorandum of Understanding.

RESOLVED, that in addition to staff time and resources, the City of Albion authorizes a grant match in the amount of Ten Thousand (\$10,000) Dollars.

RESOLVED, the Albion Mayor and City Manager are authorized to sign documents related to the grant application and implementation.

Date: August 23, 2017

Ayes: _____

Nays: _____

Absent:_____

I certify that this resolution was adopted by the City Council of the City of Albion on August 23, 2017.

Jill Domingo
City Clerk

MICHIGAN STATE UNIVERSITY

Memorandum of Understanding

Transforming Albion

I. Memorandum of Understanding

This Memorandum of Understanding sets out the principles which will guide the activities of the ***Choice Neighborhood Planning Grant*** for Precincts 1, 2, 3 of the City of Albion. This project is proposed for **Competition ID: FR-6100-N-38 with the U.S. Department of Housing and Urban Development**

The three pillars of the grant made available by U.S. Department of Housing and Urban Development are based on 1) People 2) Community and 3) Neighborhood

The mission of *this project* is to develop strategies that will enhance access to health, education, transportation, employment, crime-free communities, recreational activities and designs that promote the well-being of its occupants.



School of Planning, Design & Construction

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Interior Design
Landscape Architecture
Urban & Regional Planning

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II. Project Partners

The following organizations/entities are participating in the ***Transforming Albion project*** as partners. They are committed to the mission of *the project* and will work together to achieve its strategic objectives.

- The City of Albion referred to in this MoU as **THE CITY**
- The Albion Housing Commission referred to in this MoU as **AHC**
- A research team from the School of Planning, Design, and Construction at the Michigan State University (MSU) referred to in this MoU as **SPDC-MSU**.

III. Meetings

Meetings will be held at least once a month or as deemed necessary

The SPDC-MSU will organize the meetings, create an agenda for the meetings, and record the meeting minutes

The SPDC-MSU will share the results of the progress of the analysis on a monthly basis

IV. Goal-Setting

The **CITY, AHC** and **SPDC-MSU** desire to enter into a cooperative partnership in order to facilitate mutually beneficial research and analysis, and potentially

education and training programs, to meet the missions of **THE CITY, AHC** and **SPDC-MSU**. Although the foci of **THE CITY, AHC** and **SPDC-MSU** differ, all desire to develop strategies that help in the transformation process of Albion and that is aligned with NOFA.

V. Roles and Responsibilities

THE CITY and AHC will:

1. Assume the role of **CO-APPLICANTS**.
2. Commit to collaborate on the project throughout the grant period if funded.
3. Identify key research questions and issues for which the **SPDC-MSU** resources could potentially conduct research and provide reports to benefit **THE CITY, AHC** and the community
4. Provide **SPDC-MSU** researchers with timely access to appropriate crime data, reports, assessments, and existing planning documents.
5. Provide the **SPDC-MSU** current and past strategies
6. Facilitate contacts within the **THE CITY and AHC** networks that can support the research;
7. Identify immediate and long term needs
8. Assist **SPDC-MSU** in allowing access to sites of interest to the project
9. Recognize **SPDC-MSU** faculty interests' in publishing research results that will benefit the wider community.
10. Participate in meetings

SPDC-MSU will:

1. Assume the role of **LEAD APPLICANT**.
2. Assume the responsibility to manage the activities highlighted in the grant
3. Commit to collaborate on the project throughout the grant period if funded.
4. Identify key research questions and issues for which the **SPDC-MSU** resources could potentially conduct research and provide reports to benefit **THE CITY** and its constituents.
5. The **SPDC-MSU** will use its resources and facilities to put together a research team that will conduct the meetings, data gathering from different stakeholders, analysis, reports, training and presentations.
6. The **SPDC-MSU** will follow university guidelines on the confidentiality and privacy of data; maintain data in password protected computers; data access will be limited to **SPDC-MSU** researchers for this specific project.
7. The **SPDC-MSU** will conduct complete field study in targets precincts in Albion to conduct the required assessments
8. The **SPDC-MSU** will advise **THE CITY** and **AHC** on the interpretation, analysis, and findings
9. The **SPDC-MSU** will engage in developing Apps and website that promote residents engagement, upload reports to share with the community and the funder, and to assist in the management of the project

10. The **SPDC-MSU** representatives shall adhere to the applicable **SPDC-MSU** institutional policies and procedures throughout their participation in the **THE CITY, AHC** and **SPDC-MSU** partnership.

VII. Conditions

This agreement is only effective if the Choice Neighborhoods Planning Grant is funded by the U.S. Department of Housing and Urban Development.

VIII. Amendments to this Memorandum of Understanding

The partners may agree to amend this Memorandum of Understanding, provided that they support the incorporation of the amendment into this document. This Memorandum of Understanding will remain in effect until the completion of the grant.

Signed:

Date:

Authorized Representative, position, City of Albion

Signed:

Date:

Authorized Representative, position, Albion Housing Commission

Signed:

Date:

Craig E. O'Neill, Manager – Office of Sponsored Programs
Michigan State University on behalf of the School of Planning, Design, and Construction

Michigan State University, City of Albion, Albion Housing Commission

Exhibit C - Capacity

File Name: ExC_Capacity

In coordination with the City of Albion and Albion Housing Commission, the MSU Land Policy Institute and School of Planning, Design and Construction will lead the *Transformation Plan* process.

The MSU Land Policy Institute (LPI) has a long and rich history of engaging and leading diverse groups through planning and action processes. Most relevant to this application is the LPI's partnership with the Flint River Watershed Coalition and the Friends of the Shiawassee River on a two-year project (2012-2014) that improved the effectiveness of efforts to restore, remediate, and prevent future negative impacts to Great Lakes water quality by partnering with local governments and watershed-based conservation organizations. Part of this project focused on implementing alternative community engagement techniques in two urban lakes in Flint, MI that were located in high poverty, high blight areas. Prior to engaging the historically under-served neighborhoods around these lakes on local and statewide water quality issues, the LPI conducted many interviews with local stakeholders to understand how best to engage the urban neighborhoods around water quality issues. The LPI then developed a process that moved participants from identifying a shared vision to shared goals and ultimately, shared action. The LPI partnered with community leaders including faith-based organizations, schools, civic organizations, and businesses to host multiple community engagement efforts in the neighborhoods surrounding Flint Park Lake and Thread Lake.

The resulting input, feedback and insight from the community was compiled into vision documents for the neighborhoods that complemented existing efforts in the area and the larger Flint Master Plan and later aided the City of Flint in development of its CHOICE Neighborhood Planning Grant. The visions also outlined stakeholder responsibilities for the implementation of each plan. An example of a physical neighborhood improvement that resulted from this

collaborative work was the City of Flint and the County Parks Commission entering into an agreement to allow the County Parks Commission to mow and maintain the landscaping around the lakes—which had been a significant barrier for neighbors to access the lakes.

The LPI's extensive involvement in placemaking efforts at the state and local level is also relevant. The LPI provided primary assistance, in collaboration with other partners, to implement the MIplace™ Partnership Initiative from 2012-2016. The intended impact of the Initiative is the implementation of placemaking activities to revitalize Michigan regions and communities statewide. This effort engaged stakeholders in community economic development activities and revitalization efforts in urban and rural communities by giving community leaders, including public, private and nonprofit partners, the knowledge and tools to be successful in placemaking efforts. Affordable housing considerations are a part of these placemaking efforts. The LPI led the development and maintenance of a placemaking curriculum that exposed nearly 15,000 people across the state to the concepts of placemaking. The curriculum led to the development of specialized workshops known as Placemaking Strategy Development workshops that were designed to help communities move from knowledge of placemaking to action. In one year, more than 30 of these workshops were held in communities across the state, helping communities to devise plans for moving forward on placemaking ideas. As a result of the Initiative's work, several university, statewide and national awards have been bestowed on this project.

Most notably, the LPI was a funded partner on a HUD Sustainable Communities Regional Planning Grant from 2012-2015 with the Tri-County Regional Planning Commission. The LPI's work focused on assessing and analyzing the Michigan Avenue/Grand River Avenue Corridor, which is the Lansing region's "main street." The Corridor was studied to identify opportunities for placemaking projects that would support Bus Rapid Transit along 11 miles of the Corridor. The

LPI provided facilitation support for two design charrettes that occurred in the Corridor to create a unified vision and design elements to spur implementation. LPI supported these charrettes by providing technical assistance, consulting services and helping engage local stakeholders.

As part of the 2012-15 HUD Sustainable Communities Regional Planning grant, SPDC also conducted a regional affordable housing study that led to a five-year comprehensive regional fair and affordable housing plan. This process not only included substantial data collection, thorough market analysis, and proposed improvements for housing conditions within the region, but included surveys from 790 residents, 17 focus groups, interviews, and community meetings to inform it. The resulting report provided design strategies to accommodate seniors and those with special needs coupled with affordability and ease of maintenance; offered diversified housing stock and mix-use tactics; provided affordable owner- and renter-occupied housing options; offered energy conservation strategies within retrofits and new construction; diversified public transportation options especially for the low-income groups, and proposed future plans that support aging-in-place. The full report is available at: <http://www.midmichigansustainability.org/Projects/RegionalAffordableHousingStudy.aspx>. The lead faculty member that developed this plan is on the MSU team to develop the Albion *Transformation Plan*. Additionally, LPI developed a sustainable design portfolio for the Michigan Avenue Corridor that identified more than 100 tools and techniques and is an especially valuable resource for citizens and local officials wishing to become more engaged in community work. The development of the Portfolio was guided by a 70-member group of local stakeholders who met regularly over the life of the project to provide input on the scope and contents of the Portfolio, and to review drafts of its contents. Fifty-two persons contributed 170 hours toward meetings and review of products.

LPI's principle investigator for this project has successfully lead two National Charrette Institute charrettes: one that created a vision for a community's form-based code in its downtown, and one that created a vision for a community's master plan.

Additionally, MSU SPDC faculty have rich expertise in directing and conducting training for the Michigan Energy Code Training and Implementation Project (MECTIP) which is supported by several private companies, nonprofits, and federal and state governments. To date MECTIP has developed 18 curricula and conducted over 125 energy code and compliance training programs with over 6,000 industry participants. Their experience includes conducting energy audits and assessments, retrofitting research, alternative energy source research, and application of LEED standards.

Faculty are also experienced in transportation systems and planning, with expertise in evaluating the collective condition of transit systems and customer satisfaction for all transit agencies within Michigan. Other research has focused on the socio-economic characteristics of travel behavior, nutrition, and physical activity for residents of various neighborhoods in the Detroit metro area.

The City of Albion recently completed its 2017 Master Plan, which included a detailed and comprehensive needs assessment, community input survey based on multiple community meetings with residents and stakeholders to create a vision for the community into the future. In addition to engaging residents, the City also engaged businesses, faith-based and civic organization leaders through the planning process. As a result of the master planning process, stakeholders committed themselves to the process, even to the implementation of the master plan. The City of Albion adopted goals and objectives as part of the master plan which can only be implemented if the stakeholders are held accountable. For instance, the progress and achievements for corridor

improvement, neighborhood improvement and economic development must be reported to the city on a short-term and long-term basis. This can best be done by stakeholders. Also, for the housing portion of the master plan, the Albion Housing Commission and the City of Albion worked closely together to implement its neighborhood goals related to housing. The Commission is appointed by the Albion mayor and a good relationship is maintained between both parties.

Of the three core goals under the HUD Choice Neighborhood grant program, the ‘People’ goal is one that is the most omnipresent in all of Albion’s policy work. Most pointedly, the recent annexation of the Albion School District by the Marshall School District brought to light the need for reconciliation and trust-building between residents and policymakers. Post-annexation strategies are called for in the master plan, as are improvements to the after-school and summer programs in Albion. Partnerships with Albion College are identified as a way to address pre-college preparation classes for Albion students.

Resident and Community Engagement

It is common practice for the project team to engage diverse audiences including residents, faith-based and civic organizations, and local businesses in planning processes or on project steering committees. The project team has access to the University, Extension, and College to conduct engagement and create a culture of participation. Starr Commonwealth’s resilient project can also be leveraged. The cross pollination of the resilient project and the *Transformation Plan* can create exciting synergies for both purposes.

In LPI’s Flint grant work, special care was taken to ensure that the vision for the urban lakes represented the opinions of the predominantly African-American and low-income neighbors. All of the workshops were held at a date and time that was confirmed with neighborhood leaders to not be in conflict with other major area events. The location was accessible via public

transportation and at a venue that neighbors were familiar with. Dinner and activities for children were also provided. Workshops included both sharing of information about the lakes and water quality issues in an accessible way and gathering of information from participants. These efforts resulted in the development of *A Guidebook to Community Engagement: Involving Urban and Low-Income Populations in an Environmental Planning Process*.

Community engagement is at the core of MSU Extension's (MSUE) mission. MSUE Educators regularly engage with a variety of community stakeholders on a number of community development topics and are highly skilled facilitators.

Another SPDC faculty member on the project team has extensive experience in using GIS map-based web and mobile applications as powerful interactive tools to nurture dialogue and encourage participation in public processes from nearly anywhere. She designed web and mobile applications that advance real-time reporting and customer discovery associated with farmers markets for the U.S. Department of Agriculture (USDA). This app improves the communication between farmers/vendors and customers, increasing the opportunities for customers to access local, seasonal, healthy foods; brings additional income for small farmers; and improves the economic condition of local communities. In another project, she used GIS mapping and spatial analysis, evaluation and decision models, survey design and analysis to help the U.S. Army Corp of Engineers identify current and emerging priorities. She also geocoded various types of student data to help MSU, surrounding communities and planners, and developers make decisions related to services, planning, and business development.

Capacity of the Planning Partners – N/A

Michigan State University, City of Albion, Albion Housing Commission

Exhibit E. Soundness of Approach

File Name: ExE_Approach

The City of Albion, Albion Housing Commission and Michigan State University propose a participatory planning process that will culminate in the development of a *Transformation Plan* for three city neighborhoods with goals regarding Housing, People, and Neighborhoods. The project team includes executive and planning staff from the City of Albion, executive and residential staff from the Albion Housing Commission, and MSU's Land Policy Institute and School of Planning, Design and Construction faculty. The team will meet monthly to ensure that a community-driven process is used to develop the Transformation Plan and its various components. The project team will also consist of an evaluation consultant who specializes in planning, land use, and public policy activities with a special expertise in working with low income communities and communities of color.

The planning process will begin with the development of a project Steering Committee that will consist of key community stakeholders representing youth, seniors, business, faith-based and civic organizations, relevant government departments, schools, and public housing residents to guide the entire project. The steering committee will meet regularly throughout the project to advise on engagement strategies and activities, provide input on the various project deliverables, and develop and implement Action Activities through a proven process called 'Strategic Doing'.

The sound and achievable strategy that we are proposing is outlined in the planning schedule as Attachment 14, but key elements are outlined below:

- The process kicks off with a community wide open house that explains the process, outcomes, and seeks to solicit input on themes from all participants.
- The planning process will utilize a blend of resident and community meetings to ensure that a community-driven process is achieved and incorporates meaningful engagement

opportunities with residents of the three neighborhoods to capture their insights and gather input into the Plan.

- The project team will use technology to connect with residents of the City of Albion, and to maximize the level of involvement from residents, neighbors, and community members. This technology will include creating a project website including social media venues. A GIS web-based mobile application will enable the team to capture dialogue, community input and participation from nearly anywhere. These interactive tools will be used in the Household Needs Assessment; in the visioning process to collect geographic information such as where citizens would like to see improvements and what kind of improvements; and will be used in the ‘Strategic Doing’ process to identify and implement new Action Activities. These technologies will facilitate data sharing and ensure continuous involvement with the residents of all ages and abilities throughout each phase of the project.
- The information gathering phase of the process will engage MSU’s School of Planning, Design and Construction students in collecting existing data, reports, and plans to supplement existing property needs assessments to create a clear picture of existing conditions.
- Based on an evaluation of existing conditions, the project team will evaluate if a Household or a more Comprehensive Needs Assessment will be completed. We will also utilize recent surveys such as the *Albion Forward 2016* survey, and the October 2016 *Dalrymple School Property Input Session* and others to determine the need for a future comprehensive assessment.
- The Household or Comprehensive Needs Assessment and the Target Market Analysis, provided in-kind by the Michigan State Housing Development Authority (MSHDA), will

be added to existing database of information to lay the foundation for the visioning activities within the planning process.

- The project team will utilize a week-long National Charrette Institute (NCI) style charrette to develop the vision for the three target neighborhoods that focus on Housing, People, and Neighborhoods. During the charrette, input from residents, youth, seniors, businesses, veterans, LGBTQ organizations, faith-based and civic organizations will drive the resulting vision document that will be the foundation for the Transformation Plan. The project team will again utilize MSU students during the charrette for data collection, summaries and designs.
- Based on the vision that flows from the charrette, the project team and MSU Students will develop a draft *Transformation Plan* with Housing, People, and Neighborhood themes. The “Housing” portion will identify improvements to existing properties and sites, conceptual design work, financing plans, and development of other sites that support community goals around senior and affordable housing. Should redevelopment be a preferred strategy as identified by the residents, and neighbors and community members, the project team will work in tandem with residents to craft a suitable relocation plan. The “People” portion of the *Plan* can include supportive services (e.g. workforce development, financial literacy, mobility) at existing and new sites, with an emphasis on connecting Albion’s population to educational opportunities both within the city and in the recently annexed Marshall School District. The “Neighborhood” portion of the *Plan* will focus on development of mixed-income housing in target neighborhoods, adaptive re-use of vacant institutional and industrial buildings, park improvements and connectivity, and multi-modal transportation options.

- Once the draft *Plan* is created, resident and community input will be solicited and incorporated into the final Transformation Plan through in-person meetings, workshops, online surveys, and community conversations.
- The *Transformation Plan* will be presented for review and approval to both the Albion Housing Commission and the Albion City Council. It will be provided to all interested agencies across Calhoun County and the State of Michigan for comment and reference.

Resident Engagement

Because our *Transformation* neighborhoods are populated by persons who are traditionally underrepresented and marginalized in past planning and governmental policy processes, resident engagement is at the heart of this planning process. The project team will regularly engage residents in both the planning and *Action Activities*, striking a balance between the frequency and duration of interactions while providing opportunities for meaningful input on project deliverables. These engagements will include live events, meetings, the design charrette, technology-based engagement, focus groups, interviews, and surveys. Most important, residents will inform the project team and Steering Committee on how they would like to best engage in the process. The project team will adjust its project scope to develop strategies based on resident feedback. It is anticipated that interaction with residents will occur at the public housing sites and that the Albion Housing Commission's resident coordinator and the City of Albion's AmeriCorps VISTA workers will be relied upon heavily to ensure that resident engagement is meaningful and respected.

Residents will be the driving force behind the 'Strategic Doing' process that will identify and implement our *Action Activities*. Early conversations with neighborhood residents indicate interest in improvements around lighting, security, youth activities, and multi-modal transportation.

Using this planning process, the project team will not only glean information from residents in development of the *Transformation Plan*, but also provide training to its members and Albion residents on how to purposefully engage in governmental processes and community organizing. This includes reestablishing a trust between residents and policymakers. Albion does not enjoy the engagement and organization from traditional neighborhood organizations and through this process, the team hopes to build the capacity and trust of residents and community members to not only engage in this planning process but to supply resources and capacity that will sustain engagement long after the *Transformation Plan* is complete. Residents in the *Transformational* neighborhoods will be ready to support its implementation, to engage in other governmental engagement processes, to create and sustain engagement in civic and social organizations that build up the social capital within the City of Albion.

The project team will work alongside Starr Commonwealth within the *Transformational* neighborhoods to ensure that its existing 'Resilient Communities Project' which provides conversations, activities, and workshops grounded in central themes of positive youth development, resilience, trauma, racial healing, and diversity is upheld during the planning process. It is quite likely that the development of the *Transformation Plan* and Starr Commonwealth's Project can create meaningful and new synergy for both initiatives.

The project team will craft specific capacity building supports and trainings for neighborhood residents and community members while also taking advantage of existing programs through partnerships with other entities and associations. Examples include educational opportunities that teach residents how to become involved in contributing to changes within their neighborhoods include *Crime Prevention through Environmental Design* (CPTED) and the *Green Space* program. CPTED workshops are conducted by volunteer specialists from law enforcement

and MSU to help residents know how to achieve CPTED measures in their homes and in their neighborhoods. CPTED also includes safety measures for youth walking to school and extends to the school property and buildings. The *Green Space* program offered by TruGreen can help residents establish a sense of community by creating green spaces around their homes. TruGreen has partnered with ‘Keep America Beautiful’ as part of the company’s TruNeighbor program, an initiative aimed to reduce community blight, increase access to green spaces, and help residents create environmentally friendly, aesthetically pleasing neighborhood areas that increase property values.

Community Engagement

In many communities, public housing was historically located on the geographic fringes, disconnected from neighbors, workplaces, transit and community amenities. Albion is no exception. One of the objectives of this process is to reconnect public housing and its residents back into the fabric of the community. This is challenging because the neighborhoods surrounding the public housing properties are in distress. Reconnecting the public housing properties and stabilizing their neighborhoods underscore the need for neighborhood and community wide engagement in Albion.

The project team will host community wide open houses to bookend the planning process, a community visioning session, and a charrette. We will incorporate focus groups throughout the city to capture neighborhood and community-wide member involvement. The project team will use its technology aids to engage residents throughout the entire community, perhaps even beyond the city limits.

Albion is fortunate to have just completed its Comprehensive Plan process and is poised to continue its community engagement and implementation through this *Transformation Plan*.

Additionally, other organizations are engaged in aligned activities that complement the development of the *Transformation Plan*. These partnerships and existing efforts include Starr Commonwealth's *Resilient Communities Project*, the City's application for *Redevelopment Ready Community* status with the Michigan Economic Development Corporation (MEDC), downtown and neighborhood investments from Albion College, and the creation of a Food Hub in partnership with the Albion Economic Development Corporation. These efforts can all be capitalized upon to continue to engage constituencies through the *Transformation Plan* process.

Needs Assessment

Current needs and assets will be identified during the data gathering and visioning phases of the planning process. Many of the aligned activities, initiatives, and projects noted above can provide a baseline of existing information on needs, assets and insights into what worked and what did not relative to meeting project objectives and processes. Access to this information will be made easier through the members sitting on the Steering Committee and existing relationships among Albion and MSU. This rich base of information will be supplemented with input from public housing residents and community members during meetings, open houses, the design charrette, and through a Household Needs Assessment.

The Household Needs Assessment (or Comprehensive Needs Assessment, if appropriate) will contribute greatly toward this activity. The project team intends to utilize GIS-based web and application technology as described previously to capture needs and assets. This strategy will be supplemented with information from residents and community members at engagement events and online. It is possible that the project team will utilize paper or online surveys and door-to-door techniques to ensure a high rate of response. Focus groups and/or targeted questions during engagement activities may be employed to explore survey results more deeply.

The data gathering phase of the Needs Assessment will rely upon students (directed by experienced faculty) within MSU's SPDC programs: Urban and Regional Planning, Landscape Architecture, Interior Design, and Construction Management. In addition to building the capacity of the residents to engage in planning and governmental processes, this project will build the capacity of the next generation of planners, designers, and builders to effectively engage in the planning processes with low income communities and communities of color. We will look to partner with Albion College and the Albion/Marshall Combined School District to engage youth and young adults in the data gathering phase of the *Transformation Plan*.

Visioning and Decision-Making

The existing conditions report of the *Transformation Plan* will lay the groundwork for vision-making among Albion residents relative to Housing, People, and Neighborhoods in the three target neighborhoods. This process will primarily be accomplished through a week-long National Charrette Institute (NCI) design charrette. This is an important phase of the process where the findings from the previous tasks (surveys, workshops, input, data gathering) are all synthesized towards creating property, block and neighborhood designs that express the vision of Albion and the residents of its three *Transformation* neighborhoods. The intensive group work portion of the design charrette will span over several days to provide an uninterrupted period of time for participants to fully immerse in the problem-solving task at hand. During the charrette, input from residents, youth, seniors, businesses, faith-based and civic organizations will drive the resulting vision document that will be the foundation for the Transformation Plan. The charrette will setup a draft vision, or a few draft visions, and discuss findings from the data collection phase, discuss and provide design concepts and solutions to project needs and then final design synthesis through feedback loops with these stakeholders. Measurable target goals will be explored in these

stakeholder meetings, alternative concepts created by MSU SPDC students, and then through engagement activities in larger groups these alternatives will be prioritized. The key deliverable included in this phase is a vision document that includes measurable goals related to Housing, People, and Neighborhoods; zoning proposals; prioritized design alternatives with associated costs including maintenance, materials specifications and design concepts, and that show connectivity between residents, transportation, schools, workplaces, parks, hospitals and the rest of Albion.

Decision-making, as it pertains to policy, land use decisions and neighborhood improvements will be guided by the charrette process and its unique course of engagement, and also by the outcomes of the *Transformation Plan*. Not only do decision-makers and residents guide the design of the neighborhoods and shape the transformative elements of the *Plan*, but every participant of the charrette and the ‘Strategic Doing’ sessions will better understand the steps that are needed to implement this vision. As resident engagement levels increase across the three *Transformation* neighborhoods over the grant period, it is our goal that the City Council, Planning Commission, Housing Commission and other policy boards expand their membership or working committees to include Neighborhood Council representatives who will provide recommendations on policy actions and plans. These Councils and their representatives will include youth, seniors, veterans, LGBTQ residents, single female heads of households, persons with disabilities and any other residents who have been historically marginalized by governmental policy boards, but who are committed to their communities in Albion.

Partnerships

There are many projects and activities occurring within Albion that the project team can leverage for partnerships. Key partners include the City of Albion, The Albion Housing Commission and Michigan State University. Additional partners include Starr Commonwealth,

the Albion Community Foundation, the Michigan Economic Development Corporation, the Michigan State Housing Development Authority and many more will be asked to join the Steering Committee to guide the entire project, to ensure that aligned efforts are considered and that sustainability is a guiding factor in the *Plan's* success. It is expected that all of these partners will participate in the charrette and resident/community meetings, provide input on engagement strategies and deliverables, and participate in the *Action Activities*.

The project team has had discussions about a planning process with other stakeholders including Albion College, NAACP-Albion Branch, the Michigan Department of Natural Resources, the Albion Economic Development Corporation, and the Marshall School District. Other organizations that have yet to be engaged, but will include the Calhoun County Land Bank, City of Albion Public Safety and Public Services departments, the Michigan Disability Network, Michigan Works!, Greater Albion Chamber of Commerce, Albion Volunteer Services, and the Calhoun County Health Department.

‘Doing While Planning’ and *Action Activities* Process

This *Transformation Plan* will employ ‘Strategic Doing’ to accomplish the ‘Doing While Planning’ and *Action Activities* portions of this project. This will be conducted in parallel with the planning process. Within the first few months of the project the Steering Committee, project team and other interested residents and community members will receive training on the ‘Strategic Doing’ process. This process, created by Purdue University and utilized by Michigan State University, particularly in blighted, troubled cities in Michigan, is designed to work specifically in loosely connected networks rather than through social hierarchies, focuses limited resources where they have the largest positive impacts, relies upon principles of *Asset-Based Community Development* and *Appreciative Inquiry*, and allows participants to make meaningful progress in

very short timeframes. ‘Strategic Doing’ is social equity in action—Putting new community action and policy creation into the hands of the people who are most directly impacted by past and future policy decisions.

Because ‘Strategic Doing’ is a real-time participatory process, we can’t know in advance what activities will be developed and implemented. However, early conversations with residents and stakeholders in the target neighborhoods identified the following as potential projects: better interior and exterior lighting; updated security; community spaces on property; playgrounds for children; multi-modal connectivity with surrounding parks, neighborhoods, and employment centers and corridors. The charrette and design elements of the planning process can support the implementation of these activities by developing conceptual drawings, cost estimates, and materials specs. Through ‘Strategic Doing,’ and recent neighborhood surveys, we foresee being able to address basic support facilities for our youth within the first two years of the grant period. This includes safe playground equipment, expanded before and after-school activities and safe spaces, especially in light of the fact that many school facilities in the community have been closed after the recent annexation by Marshall School District. Research and public surveys on crime in Albion suggest that providing basic support facilities and activities can prevent youth from engaging in violent activities and developing violent skills and habit such as drug use.

Staffing Plan

The project team includes the City of Albion City Manager, Assistant Manager, Planning Director, and two AmeriCorp VISTA (Volunteers In Service To America) workers, Albion Housing Commission’s Executive Director, Assistant Director and Resident Coordinator. Faculty from MSU’s Land Policy Institute and a faculty member in each of the four programs within the School of Planning Design and Construction are also members of the project team and three MSU

Extension Educators. Assisting MSU faculty will be graduate students dedicated to the project as well as studio courses where undergraduate and graduate students will complete specific tasks in the planning process (i.e. data collection, charrette events, plan and design drafts). It is one of the goals of MSU to produce high quality and skilled planners, designers, and builders who are versed in working with diverse communities by providing real-world experience under the direction of practicing faculty. Sparty's Cabin, a "tiny house", is a recent student-led project that provides an excellent example of their capabilities. This project received wide publicity and was sold in a charity auction and relocated to Detroit. More information is available at: http://www.spdc.msu.edu/about_us/spartycabin.

The MSU team will supply the bulk of the planning staff work, while the City of Albion and Albion Housing Commission will supply local connections and coordination among various community and neighborhood groups, including membership of the Steering Committee. Please see Attachment 13 for more details. Two MSU faculty members will dedicate 30% each of their time to the project. The City of Albion's Assistant Manager will commit 10% of her time to the project while the Planning Director will dedicate 30% of his time to the *Plan*. Two AmeriCorp VISTA workers will be dedicated 100% to the project. Albion Housing Commission's Executive Director will devote 10% of her time, while the Resident Coordinator will devote 30% of her time to the *Plan*.

Planning Schedule

The Planning Schedule, as detailed in Attachment 14, provides a detailed linear map for development of the *Transformation Plan*. The Schedule is divided into five general task categories: 1) Project Launch; 2) Data Collection; 3) Strategic Doing; 4) Visioning; 5) Plan Development.

Budget

The total project budget is \$xxx,xxx, of which \$xx,xxx is matched from outside sources and \$xxxxxx is leveraged from other sources. The applicants are confident that by the end of the project period, all of the required match will be met. The funding will be used to fulfill the activities outlined in the planning schedule and include staffing, evaluation, materials and supplies, travel costs, engagement and capacity building activities for residents and neighbors, plan production, and *Action Activities*.

Consistency with Consolidated Plan and PHA/MTW Plan

The proposed activities are consistent with the City of Albion 2017 *Comprehensive Plan*, which lists Goal Four as “*Strengthen and beautify Albion’s neighborhoods*” (page 44). Objectives under that goal include

- Develop and implement a neighborhood revitalization strategy to eliminate blight, improve public safety and environmental health, and strengthen residential areas as well as former industrial sites that are in close proximity to neighborhoods (1-10 years);
- Work with private and nonprofit housing developers and others to encourage infill forms of development and the redevelopment of vacant, underutilized and brownfield sites (1-10 years);
- Expand, diversify and market housing options to meet the needs of residents of varying life stages, life styles and income levels (e.g. Senior/retirement living, College corridor neighborhood, downtown lofts, affordable and low income housing, etc.) (1-10 years).

The proposed activities are also consistent with the Albion Housing Commission’s Public Housing Authority 5_Year and Annual plan and will help the Albion Housing Commission meet its goals that are outlined in the plan:

- Increase the availability of decent, safe, and affordable housing.

- Improve community quality of life and economic vitality.
- Promote self-sufficiency and asset development of families and individuals
- Ensure Equal Opportunity in Housing for all Americans.

The alignment of this project with the PHA plan is also reiterated in the Albion Housing Commission's letter of support in Attachment 16.

Additionally, the proposed activities are consistent with the views and desires expressed by residents in the 2017 *Community Input Survey* and the *Albion Forward Survey*, the City's application for the *Redevelopment Ready Communities* program from the Michigan Economic Development Corporation, the City of Albion Parks and Recreation *2016-2020 Master Plan*.

Michigan State University, City of Albion, Albion Housing Commission

Exhibit D – Need – Design Deficiencies

File Name: ExD_Need_DesignDef

Currently, the City of Albion does not have neighborhood boundaries, but instead is defined by six “voter precincts” (see Attachment 22). Almost all of the precincts, including the three target precincts for this study, could be characterized with improper site layout, dead-ends routes, lack of sidewalks, and lack of connections between houses within the same neighborhoods due to existing barriers such as overgrown vegetation and vacant lands. The high amount of vacant properties (commercial, residential and industrial) contribute to the inappropriate densities, especially in the targeted precincts when compared to Precinct 4 where Albion College is located (see Attachment 9).

Almost 54% of the houses in the city of Albion were built prior to 1950 with more than 20% vacancy rates. It is expected that many of these houses do not meet the current needs of their residents. Given the poverty level in the City, it is difficult for residents to renovate, upgrade or maintain (especially among the aging population who live off social security).

An online search of available housing within the targeted precincts reveals that most interiors demonstrate deteriorating standards (e.g. signs of mold, broken tiles, no cooling). The project team noted how residents remedied the lack of cooling by installing conventional window AC (improperly) while others installed shading canopies above their windows and entrances (see Attachment 9). Attachment 9 also shows images from the public housing units.

According to a housing survey conducted in July 2016, most respondents identified safety, fear of driving or walking in the neighborhood, and lack of sense of community as their top concerns. It is evident from the photos that defensible space is lacking. Many houses do not have boundaries and if they do exist, they are made of very basic metal fences. There are no signs of adequate lighting, well maintained soft- or hardscaping. Grass is overgrown in most parts of the target neighborhoods. Pavement is broken in some areas and made of gravel in others

demonstrating instability (these concerns were also voiced by residents in the housing survey). Also, many of the entrances to the houses are elevated with steps that were added previously to remedy the access problem.

While environmental health data is not available at the city level, the 2009 Behavioral Risk Factor Surveillance Survey data showed that Calhoun County residents reported experiencing poorer health than statewide or U.S. respondents. These results are linked to lower education attainment and lower incomes. Additionally, 75% of adults were overweight or obese and adults with diabetes rates were significantly higher than the state average. With the closing of its hospital in 2012, the Calhoun County Health Department expanded its services in Albion to meet the growing health needs of its residents and respond to associated health disparities.

Following the observations made on the elevation of entrances, the steps that were added to reach the entrance do not follow codes which raise concerns for accessibility issues. In 2015, 20% of housing units were occupied by seniors living off social security that need incentives and access to financing programs to learn how to improve their residences to meet their requirements. Most of the public housing accommodations were built after 1960s with some remodeled in the 1990s. All the public housing run by the Albion Housing Commission have at least 5% units that are ADA compliant and that meet the Fair Housing Act Accessibility Guidelines.

The project team was not able to obtain data on energy conservation. However, most of the public housing uses outdated lighting types that are high in energy consumption. Attachment 9 shows the lighting system used in the interior of one of the public houses in the target precinct. There is no sign of use of solar system although the manufacturer of the solar system is located in Albion (filed for bankruptcy early 2017).

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 08/28/2017	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Albion		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 38-6004655	* c. Organizational DUNS: 0449028150000	
d. Address:		
* Street1: 112 West Cass Street	_____	
Street2:	_____	
* City: Albion	_____	
County/Parish:	_____	
* State:	MI: Michigan	
Province:	_____	
* Country:	USA: UNITED STATES	
* Zip / Postal Code: 49224-2123	_____	
e. Organizational Unit:		
Department Name: _____	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Dr.	* First Name: Sheryl	
Middle Name:	_____	
* Last Name: Mitchell	_____	
Suffix:	_____	
Title: City Manager		
Organizational Affiliation: _____		
* Telephone Number: 517-629-5535	Fax Number: _____	
* Email: smitchell@cityofalbionmi.gov		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.892

CFDA Title:

Choice Neighborhoods Planning Grants

*** 12. Funding Opportunity Number:**

FR-6100-N-38

* Title:

Choice Neighborhoods Planning Grant Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Transforming Albion through comprehensive planning for housing, people, and neighborhoods.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,270,000.00"/>
* b. Applicant	<input type="text" value="10,000.00"/>
* c. State	<input type="text" value="10,000.00"/>
* d. Local	<input type="text" value="10,000.00"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:



Office of Sponsored Programs
SIMPLIFIED SUBRECIPIENT COMMITMENT FORM

All subrecipient institutions should complete this form when submitting a subaward proposal to Michigan State University. Please complete this form and send all required documents and certifications to the following email address: adamsca@msu.edu

SUBRECIPIENT'S LEGAL NAME: City of Albion

DUNS NUMBER: 044902815

PERFORMANCE SITE ADDRESS (Street Address, City, State and/or Country and 9 digit zip code, if applicable): various public housing sites in Albion Michigan

CONGRESSIONAL DISTRICT(S) FOR PERFORMANCE SITE LOCATIONS: 7

SUBRECIPIENT'S PI NAME: Sheryl Mitchell

SUBRECIPIENT PROPOSAL TITLE: Transforming Albion

TOTAL FUNDS REQUESTED FOR SUBRECIPIENT: _____

SUBRECIPIENT PROJECT PERIOD: 02/01/2018 - 07/31/2021

SUBRECIPIENT'S SPONSORED PROGRAMS CONTACT NAME, PHONE NO., AND EMAIL: _____

MSU'S PI NAME: Linda Nubani

MSU REFERENCE NUMBER (PD#) AND/OR SOLICITATION NUMBER (IF KNOWN): PD 27038

SECTION A- PROJECT DOCUMENTS AND DISCLOSURES

The following documents are included in our subaward proposal submission and prepared in compliance with the prime sponsor's solicitation guidelines:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Statement of Work | <input checked="" type="checkbox"/> Budget Justification |
| <input checked="" type="checkbox"/> Budget | <input type="checkbox"/> Other proposal documents as required by the solicitation |

1. **Human Subjects** Yes No

If yes and NON-FDP Institution, please provide your Federal Wide Assurance #: _____.

2. **Animal Use** Yes No

If yes and NON-FDP Institution, please provide your PHS Animal Welfare Assurance #: _____.

3. **Cost Sharing/Matching/In-Kind included in the proposal** (if applicable)

Cost sharing, matching, and/or in-kind commitments should be included in the subrecipient's budget and budget justification. Third-Party in-kind cost share should be supported by a letter of support signed by an authorized representative of the third-party.

- Yes **Amount:** 10000
 N/A

SECTION B- CERTIFICATIONS

1. Are you participating in the FDP Expanded Clearinghouse Project?

- Yes (If Yes, please skip this Section and complete Section C below)
- No (If no, please complete 2-8 and Section C below)

2. EIN (Tax ID): 38-6004655

3. Facilities & Administrative (F&A) Rates included in this proposal have been calculated based on:

- Our federally-negotiated F&A rates for this type of work, or reduced F&A rate that we hereby agree to accept. Please provide a link to your F&A rate agreement in the box below.
- 10% MTDC (de minimis rate) in accordance with CFR Part 200- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards
- Other rates (please attach description of the basis on which the rates were calculated).
- Not applicable (no F&A costs are requested by subrecipient)

PROVIDE F&A AGREEMENT LINK:

4. Fringe Benefit Rates included in the proposal:

- Are consistent with or lower than our federally negotiated rates.
- Are based on our institutional policy. Please specify the basis on which rates are assessed and/or provide a link to your policy in the box below.

PROVIDE FRINGE RATE POLICY LINK:

5. Conflict of Interest (only applicable to PHS, NSF, or other sponsors that have adopted the federal financial disclosure requirements)

- Subrecipient hereby certifies that it has an active and enforced conflict of interest policy that is consistent with the provisions of 42 CFR Part 50, Subpart F "Responsibility of Applicants for Promoting Objectivity in Research." Subrecipient also certifies that, to the best of Institution's knowledge, all financial disclosures have been made related to the activities that may be funded by or will have been satisfactorily managed, reduced or eliminated in accordance with subrecipient's conflict of interest policy prior to the expenditures of any funds under any resultant agreement.
- Subrecipient does not have an active and/or enforced conflict of interest policy and hereby agrees to abide by MSU's policy and related procedures. See policy at <http://www.hr.msu.edu/documents/facacadhandbooks/facultyhandbook/facultyCOI.htm>. Please complete and return MSU's Non-Employee Conflict of Interest Form, which can be found at <http://coi.msu.edu/sites/default/files/COIDisclosure%20edited%201.23.14.pdf> . Please submit completed COI forms for all Investigators as an attachment to this Form.
- Not applicable because this project is **not** being funded by PHS, NSF, or other sponsor that has adopted the federal financial disclosure requirements.

4. Responsible Conduct of Research (RCR) (if applicable)

- NSF:** Subrecipient hereby certifies that it will ensure that all undergraduates, graduate students, and postdoctoral researchers who will be supported by this **NSF** proposal will be trained on the oversight in the responsible and ethical conduct of research.

USDA-NIFA: Subrecipient hereby certifies that it has an institutional plan compliant with **USDA-NIFA's** February 2013 Agency-Specific Terms & Conditions requirements related to responsible conduct of research.

5. Certification regarding Debarment and Suspension

Is the Subrecipient, PI, or any other employee or student participating in this project debarred, suspended or otherwise excluded from or ineligible for participation in federal programs or activities?

- Yes (If Yes, explain in Comments below)
- No

6. Audit Status

Does your organization receive an annual audit in accordance with 2 CFR 200 Subpart F – Audit Requirement? Please provide a link to the most recent audit report (if applicable) below.

- Yes
- No

PROVIDE AUDIT/FINANCIAL REPORTS LINK:

http://cms.revize.com/revize/albion/departments/finance_and_treasury/2016_annual_audit.php

7. Fiscal Responsibility

Please check ALL that apply below. The organization certifies that its financial system is in accordance with generally accepted accounting principles and:

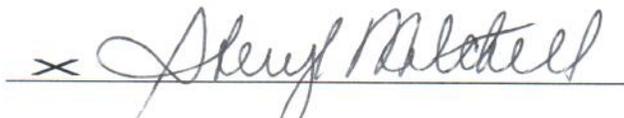
- has the capability to identify, in its accounts, all Federal awards received and associated expenses as well as the Federal programs under which they were received;
- maintains internal controls to assure that it is managing Federal awards in compliance with applicable laws, regulations and the provisions of contracts or grants;
- complies with applicable laws and regulations;
- can prepare appropriate financial statements;
- there are no outstanding audit findings which would impact subcontract costs. If there are findings, submit a copy of the most recent report that describes the finding and steps to be taken to correct the finding.

SECTION C- COMMENTS AND AUTHORIZED OFFICIAL

COMMENTS:

SUBRECIPIENT (FDP and NON-FDP Institutions) CERTIFIES THE FOLLOWING:

The information, certifications, and representations stated above have been made by an authorized official of the subrecipient named herein. Additionally, the appropriate programmatic and administrative personnel involved in this application are aware of sponsor policies in regard to subawards and are prepared to establish the necessary inter-institutional agreements consistent with those policies. **Subrecipient understands that any expenses incurred prior to execution of a subaward agreement are at the subrecipient's risk.**



Signature of Authorized Official for Subrecipient

Sheryl Mitchell, smitchell@cityofalbionmi.gov

8/8/2017

Type or print name, email address and title of Authorized Official

Date

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Approval No. 2510-0011 (exp. 11/30/2018)

Instructions. (See Public Reporting Statement and Privacy Act Statement and detailed instructions on page 2.)

Applicant/Recipient Information

Indicate whether this is an Initial Report or an Update Report

1. Applicant/Recipient Name, Address, and Phone (include area code):	2. Social Security Number or Employer ID Number:
3. HUD Program Name	4. Amount of HUD Assistance Requested/Received
5. State the name and location (street address, City and State) of the project or activity:	

Part I Threshold Determinations

1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3). <input type="checkbox"/> Yes <input type="checkbox"/> No	2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1 - Sep. 30)? For further information, see 24 CFR Sec. 4.9 <input type="checkbox"/> Yes <input type="checkbox"/> No.
---	--

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. **However,** you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds

(Note: Use Additional pages if necessary.)

Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	Social Security No. or Employee ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)

(Note: Use Additional pages if necessary.)

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

Signature: x <i>Ashley J Mitchell</i>	Date: (mm/dd/yyyy)
--	--------------------

Public reporting burden for this collection of information is estimated to average 2.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number.

Privacy Act Statement. Except for Social Security Numbers (SSNs) and Employer Identification Numbers (EINs), the Department of Housing and Urban Development (HUD) is authorized to collect all the information required by this form under section 102 of the Department of Housing and Urban Development Reform Act of 1989, 42 U.S.C. 3531. Disclosure of SSNs and EINs is voluntary. HUD is authorized to collect this information under the Housing and Community Development Act of 1987 42 U.S.C.3543 (a). The SSN or EIN is used as a unique identifier. The information you provide will enable HUD to carry out its responsibilities under Sections 102(b), (c), and (d) of the Department of Housing and Urban Development Reform Act of 1989, Pub. L. 101-235, approved December 15, 1989. These provisions will help ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. They will also help ensure that HUD assistance for a specific housing project under Section 102(d) is not more than is necessary to make the project feasible after taking account of other government assistance. HUD will make available to the public all applicant disclosure reports for five years in the case of applications for competitive assistance, and for generally three years in the case of other applications. Update reports will be made available along with the disclosure reports, but in no case for a period generally less than three years. All reports, both initial reports and update reports, will be made available in accordance with the Freedom of Information Act (5 U.S.C. §552) and HUD's implementing regulations at 24 CFR Part 15. HUD will use the information in evaluating individual assistance applications and in performing internal administrative analyses to assist in the management of specific HUD programs. The information will also be used in making the determination under Section 102(d) whether HUD assistance for a specific housing project is more than is necessary to make the project feasible after taking account of other government assistance. You must provide all the required information. Failure to provide any required information may delay the processing of your application, and may result in sanctions and penalties, including imposition of the administrative and civil money penalties specified under 24 CFR §4.38.

Note: This form only covers assistance made available by the Department. States and units of general local government that carry out responsibilities under Sections 102(b) and (c) of the Reform Act must develop their own procedures for complying with the Act.

Instructions

Overview.

A. Coverage. You must complete this report if:

- (1) You are applying for assistance from HUD for a specific project or activity **and** you have received, or expect to receive, assistance from HUD in excess of \$200,000 during the during the fiscal year;
- (2) You are updating a prior report as discussed below; or
- (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by "Recipients" of HUD Assistance):

General. All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line Instructions.

Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be entered.
2. Entry of the applicant/recipient's SSN or EIN, as appropriate, is optional.
3. Applicants enter the HUD program name under which the assistance is being requested.
4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. **Recipients filing Update Reports should not complete this Part.**

If the answer to **either** questions 1 or 2 is No, the applicant need not complete Parts II and III of the report, but must sign the certification at the end of the form.

Part II. Other Government Assistance and Expected Sources and Uses of Funds.

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:

1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
2. State the type of other government assistance (e.g., loan, grant, loan insurance).
3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
4. Uses of funds. Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.

B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD **and any other source** - that have been or are to be, made available for the project or activity. Non-government sources of

funds typically include (but are not limited to) foundations and private contributors.

Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit on resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Entry of the Social Security Number (SSN) or Employee Identification Number (EIN), as appropriate, for each person listed is optional.
3. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need

not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, and on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional information required.

Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register. [April 1, 1996, at 63 Fed. Reg. 14448.]
2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.
4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.
5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

August 18, 2017

To Whom It May Concern:

For nearly 50 years, the Albion Community Foundation has been dedicated to strengthening and enhancing our quality of life in the greater Albion area. Therefore, the Foundation unequivocally supports the U.S. Department of Housing and Urban Development Choice Neighborhood Planning and Action grant.

Over more than a decade, the Foundation has positioned itself as a prominent redeveloper within the community. The Foundation significantly supported efforts to improve many areas of Albion, including the enhancement of Victory Park and the Victory for Kids playground, the renovation of the historic Bohm Theatre downtown that received the 2015 Governor's Award for Historic Preservation, the establishment of the Albion Food Hub community kitchen, and enhancements to Farmers Market. After nearly a decade of focusing our efforts on revitalizing the downtown area, downtown is undeniably in a period of renaissance through private investment.

Now, we have begun to shift our focus directly to the high-needs neighborhoods in Albion, especially those highlighted in the Choice Neighborhood Planning and Action grant application. In 2016 and 2017, we significantly supported the Albion Community Gardens initiative, which manages three gardens in these areas bringing greater fresh food access to food deserts within Albion. The Foundation significantly supported the revitalization of Holland Park, the culturally significant site of the West Ward School. We are also actively engaged in conversations about revitalization through clean energy, including weatherization of homes for people living in poverty. And recently, the Foundation purchased a building in one of these areas to remodel and permanently locate within the neighborhoods and among the residents of Albion.

The Choice Neighborhood Planning and Action grant would significantly amplify the Foundation's current efforts and initiatives. It will help spread the renaissance seen within the downtown to the neighborhoods of Albion.

The Albion Community Foundation is a partner for all initiatives that will strengthen our community and enhance our most vulnerable residents' quality of life. We unquestionably support the City of Albion and the Albion Housing Commission's efforts to enhance our community through the Choice Neighborhood Planning and Action grant.

Sincerely,



Tim Krause, CFRE
Executive Director



Information for HUD Choice Neighborhood Planning Grant Application

Poverty

- Median household (2010-2014 ACS 5-Year Estimates): \$25,197 (City of Albion 2017 Comprehensive Plan, 10).
- Individuals below the poverty level (2010-2015 ACS 5-Year Profiles): 37.4% (City of Albion 2017 Comprehensive Plan, 10).
- According to 2000 Census, 31.8% of Albion residents receive Social Security Income. 7.6% receive Supplemental Security Income, and 8% receive public assistance income (City of Albion 2017 Comprehensive Plan, 24).
- % ALICE (Asset Limited, Income Constrained, Employed) & Poverty in Albion: 61% (ALICE: Study of Financial Hardship, 253).
 - Poverty Rate: 28%
 - ALICE Rate: 33%
- Albion Unemployment Rate: 13.3% (ALICE: Study of Financial Hardship, 253).

Housing

- Local leaders and citizens alike recognize that a quality housing stock is a tremendous asset in attracting new residents and encouraging current residents to stay within the community. Albion has an aging housing stock. Almost 54% of the city's housing stock was built prior to 1950. Less than seven percent of all units were built since 1980. In 2015, almost 20 percent of all city housing units were estimated to be vacant (City of Albion 2017 Comprehensive Plan, 32).
- Comprehensive Plan Goal 4: Strengthen and beautify Albion's neighborhoods. (City of Albion 2017 Comprehensive Plan, 44)
 - Objective: Develop and implement a neighborhood revitalization strategy to eliminate blight, improve public safety and environmental health, and strengthen residential areas as well as former industrial sites that are in close proximity to neighborhoods (1-10 years).
 - Objective: Work with private and nonprofit housing developers and others to encourage infill forms of development and the redevelopment of vacant, underutilized and brownfield sites (1-10 years)
 - Expand, diversify and market housing options to meet the needs of residents of varying life stages, life styles and income levels (e.g. Senior/retirement living, College corridor neighborhood, downtown lofts, affordable and low income housing, etc.) (1-10 years)
- "What are the most important aspects for Albion to become a thriving city where people want to live, work, and play?" Top three answers included good

infrastructure, having an active and lively downtown, and safe neighborhoods. The next two highest answers included having a wide variety of quality housing options and having a variety of affordable recreation activities (Albion Forward Survey, 9).

- Albion Housing Burden Owner Over 30 percent: 23% (ALICE: Study of Financial Hardship, 253).
- Albion Housing Burden Renter Over 30 percent: 61% (ALICE: Study of Financial Hardship, 253)

Blight

- Top three physical environmental health concerns included broken down homes and buildings, abandoned industrial sites, and toxic substances (lead, mercury, poor air quality, etc.) (Albion Forward Survey Report 2017, 12).
- Blight elimination was noted as a major concern by a number of participants in the Community Input Survey. Some people did acknowledge the work that the City is doing to address this problem. Others called for greater code enforcement (City of Albion 2017 Comprehensive Plan, 33).
- Working in partnership with the Calhoun County Land Bank, the City of Albion has and is taking steps necessary to eliminate blight, encourage infill housing development, and attract private investment. In preparation for infill development, the Land Bank demolished a number of blighted residential structures in the neighborhood that is located west of South Superior Street, south of West Cass, and north of West Erie. The Urban Renewal Area (also known as the Renaissance Area) is another priority area for infill housing development (City of Albion 2017 Comprehensive Plan, 33).

Safety

- Action Program Goal D - “Address safety standards and security at all recreational facilities. Replace playground equipment in neighborhood parks that does not meet current safety standards. This could include the installation of wireless telephones, security cameras and lighting.” (City of Albion Parks and Recreation 2016-2020 Master Plan, 37)
- “What are the most important aspects for Albion to become a thriving city where people want to live, work, and play?” Top three answers included good infrastructure, having an active and lively downtown, and safe neighborhoods. The next two highest answers included having a wide variety of quality housing options and having a variety of affordable recreation activities (Albion Forward Survey, 9).

Parks & Recreation

- Albion’s riverfront and parks are important community assets that provide recreational opportunities and offer places for solace and reflection, and contribute to placemaking and the overall quality of life. Both the Community Input Survey and the Town Hall sessions confirmed that the people of Albion value its parks and natural areas. In addition, citizens have suggested the creation of a splash park or skate park (City of Albion 2017 Comprehensive Plan, 30).
- McIntosh Park (Precinct 1) - “Playground equipment does not meet current safety standards, though it has been recently painted. A walking path through the park is recommended. Prior to making any recommended changes, a soil/environmental assessment should be conducted. Bathrooms need upgrading and do not feel safe due to their orientation. This park serves one of the lowest income neighborhoods in the city and badly needs to be upgraded to meet the needs of the neighborhood.” (City of Albion Parks and Recreation 2016-2020 Master Plan, 27)
- Action Program Goal D - “Address safety standards and security at all recreational facilities. Replace playground equipment in neighborhood parks that does not meet current safety standards. This could include the installation of wireless telephones, security cameras and lighting.” (City of Albion Parks and Recreation 2016-2020 Master Plan, 37)
- Splash Pad Conceptual Plan - Recommended Park: Reiger Park (Precinct 6); Alternative Park: Holland Park (Precinct 2) - “Because significant resources were invested in the beach and warming shelter, we feel that developing a splash pad next to the pond would address the original intent of the project to keep kids safe through alternative water play options, as well as allow for the use of the warming shelter through use of the changing rooms and accessible bathrooms.” (City of Albion Parks and Recreation 2016-2020 Master Plan, 43)
- Priority Action Item 3: McIntosh Park (Precinct 1) Playground Project - “We propose a single play structure that would serve ages 2-12 years old as well as upgrades to the bathroom to ensure safety and access, as well as lighting, swings and a walking path.” (City of Albion Parks and Recreation 2016-2020 Master Plan, 45)

Seniors

- Many respondents to the Community Input Survey expressed concern regarding the lack of options for senior housing. Several respondents indicated that there is a demand for condominiums and cited examples of people who have left the community because these options are not available. As new housing products are developed, it will be important to consider issues of accessibility and accommodations of barrier-free design, in order to allow all persons, regardless

of physical ability, weight, height, or age, equal access to facilities (City of Albion 2017 Comprehensive Plan, 32).

- In 2015, there were 545 households that would be considered “Struggling Retirees” with income largely from Social Security, supplemented by small pensions. Nearly all live in substandard housing. Some of Albion’s seniors would prefer to live in dwelling units that require minimal upkeep and low maintenance expense, and if given appropriate housing choices, would choose to remain in their current neighborhoods. There is an opportunity to stabilize neighborhoods by raising awareness of resources to assist seniors in staying in their homes, encouraging homeowners to improve their homes, and providing new homebuyers with information about available financing tools and incentives. Homeownership helps to instill a sense of pride and create a more stable local economy (City of Albion 2017 Comprehensive Plan, 33).

Sources

City of Albion 2017 Comprehensive Plan

The Comprehensive Plan is a study of Albion’s present conditions and a framework for future growth. It provides focus and helps guide the community in future decision-making concerning land-use planning, social, economic, and environmental development. The plan identifies the community’s strengths and assets as well as its opportunities for growth and improvement.

Link:

http://www.cityofalbionmi.gov/document_center/BoardsCommissions/Comp%20Plan%20Final%20Edits%20as%20of%2012-15-2016.pdf

Albion Forward Survey Report 2017 (Community Needs Assessment)

A summary and analysis of the data collected by the Build Albion AmeriCorps VISTA Initiative through the Albion Forward Survey. 430 City of Albion residents completed this survey.

Link:

http://cityofalbionmi.gov/document_center/CityClerk/Albion%20Forward%20Survey%20Report%20color%20%20FINAL%202017.pdf

City of Albion Parks & Recreation 2016-2020 Master Plan

In the fall of 2015, the City of Albion Parks and Recreation released its 2016-2020 Master Plan. The Master Plan focuses on: (1) maintenance and improvement of the current parks and recreation system; (2) ensuring that there are sufficient recreational opportunities within walking distance of low-income neighborhoods; (3) enhancing recreational opportunities associated with the Kalamazoo River and the parks along the river and associated with the river trail; (4) addressing access to and safety within the park system; and (5) ensuring that, whenever possible, all applicable policies and environments promote physical activity.

Link:

http://www.cityofalbionmi.gov/document_center/Forms/CityofAlbion_Parks%20and%20Recreation%20Master%20Plan_2016_2020%20FINAL.pdf

ALICE: Study of Financial Hardship. Michigan 2017 Update

<http://www.changethestory.org/wp-content/uploads/2017/04/2017-ALICE-Report-Michigan.pdf>

PLANNING SCHEDULE

	Year 1 (2018-2019)												Year 2 (2019-2020)												Year 3 (2020-2021)												Year 4 (2021)					
	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
TASK (below), Month (across)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
Convene project team																																										
Identify project Steering Committee																																										
Convene project Steering Committee																																										
Create project website																																										
Develop evaluation plan																																										
Community wide project launch open house																																										
Resident meeting(s)																																										
Gather existing data, reports, plans																																										
Key interviews																																										
Analyze existing data, reports, plans, interviews																																										
Conduct property needs assessment																																										
Community meeting/visioning session																																										
Conduct Household or Comprehensive Needs Assessment																																										
Conduct Target Market Analysis																																										
Contact SHPO regarding site rehabilitation/demolition																																										
Produce Existing Conditions Report																																										
Conduct week-long charrette, includes focus groups with residents, youth, senior, businesses, and faith-based and civic organizations, that focuses on Housing, People, Neighborhoods																																										
Conduct training on Strategic Doing																																										
Use Strategic Doing to propose, prioritize, and implement Action Activities																																										
Produce vision document that includes goals and objectives for Housing, People, Neighborhoods (from charrette)																																										
Present vision document to residents, seek input on relocation strategies																																										
Draft plans for Housing, People, Neighborhoods																																										

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/11/2017 11:53 AM

Parcel:	51-017-000-00	Current Class:	701.701 EXEMPT
Owner's Name:	LINCOLNSHIRE REDEVELOPMENT LTD	Previous Class:	701.701 EXEMPT
Property Address:	900 BOYD DR ALBION, MI 49224	Gov. Unit:	51 ALBION CITY
Liber/Page:	3947/669	MAP#	
Split:	//	School:	13010 MARSHAL SCHLS W/ALBN DEBT
Public Impr.:	Paved Road. Storm Sewer. Water. Sewer. Electric. Gas. Curb	Neighborhood:	102 102-COMMERCIAL OTHER
Topography:	None		

Mailing Address:

LINCOLNSHIRE REDEVELOPMENT LTD
DIVIDEND HOUSING ASSOC LLC
3150 LIVERNOIS STE 136
TROY MI 48083

Description:

SEC 34 T2S/R4W, CITY OF ALBION PLEASANT VIEW ADDITION DESCRIBED AS: COM AT THE N 1/4 COR OF SD SEC; TH S 00 DEG 13' 00" E, ALG N/S 1/4 LN, A DIST OF 978.23 FT (RECORDED 976.00 FT); TH N 89 DEG 52' 32" W, 320.87 FT (REC N-89-56-00-W, 330.51 FT) TO POB;
TH 100.96 FT (REC 103.99) ALG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 660.80 FT, AND WHOSE CHORD BEARS S 09 DEG 52' 27" E, 100.96 FT (REC CHORD BEARS S-09-52-30, E 103.88 FT); TH 47.29 FT ALG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 298.18 FT, AND WHOSE CHORD BEARS S 18 DEG 55' 33" E, 47.24 FT (REC S-18-55-35-); TH S 10 DEG 9' 06" E, 67.06 FT; TH S 19 DEG 05' 10" W, 147.93 FT (REC 144.90 FT) TO A POINT ON THE E/W 1/8 LN OF THE NW 1/4 OF SD SEC 34; TH N 89 DEG 52' 32" W, 802.70 FT ALG SD E/W 1/8 LN (REC 89-56-00-W-803.71 FT) ; TH N 00 DEG 38' 00" W, 349.90 FT (REC 350 FT); TH S 89 DEG 52' 32" E, 810.50 FT (REC 89-56-00-E-810.00 FT) TO POB.

Most Recent Sale Information

Sold on 02/05/2015 for 0 by LINCOLNSHIRE TOWNHOMES LTD PTR.

Terms of Sale: OTHER

Liber/Page: 3947/669

Most Recent Permit Information

Permit PM15-0063 on 04/30/2016 for \$0 category COMMERCIAL, ADD/ALTER/REPAIR.

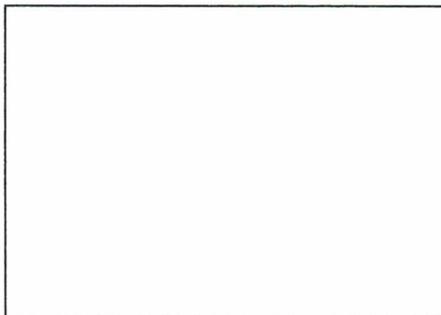
Physical Property Characteristics

2018 S.E.V.:	0	2018 Taxable:	0	Lot Dimensions:	
2017 S.E.V.:	0	2017 Taxable:	0	Acreage:	6.48
Zoning:	R3A	Land Value:	193,784	Frontage:	857.0
PRE:	0.000	Land Impr. Value:	56,737	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 14
Type: Multiple Residence
Desc:
Class: D,Pole
Quality: Average
Built: 1972 Remodeled: 1995
Overall Building Height: 16
Floor Area: 73,329
Sale Price/Floor Area: 0.00
Estimated TCV: 2,127,414
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/11/2017 12:02 PM

Parcel: 51-005-824-01
Owner's Name: ALBION HOUSING COMMISSION
Property Address: 600 W BROADWELL ST
ALBION, MI 49224
Current Class: 701.701 EXEMPT
Previous Class: 701.701 EXEMPT
Gov. Unit: 51 ALBION CITY
MAP#
School: 13010 MARSHAL SCHLS W/ALBN DEBT
Neighborhood: 001 001-N AUSTIN
Liber/Page: 3018/812
Split: 11/14/2005
Created: 11/14/2005
Active: Active
Public Impr.: Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights
Topography: Rolling, Low, High

Mailing Address:

ALBION HOUSING COMMISSION
1300 COOPER ST
ALBION MI 49224

Description:

ALBION CITY, ASSESSORS PLAT OF HARTWELL ADDITION BEG 2524' E OF NE COR OF BROADWELL & ALBION ST; E 598.5; N 297; W 598.45'; S 297' TO POB (PARCEL E)ALSO ALBION CITY, MAGNOTTA'S ASSESSORS PLAT E 1/2 OF LOT 4 AND ALL OF LOT 5

SPLIT ON 01/12/1999 FROM 13-51-007-703-00;
COMBINED ON 11/14/2005 WITH 13-51-005-824-00 & 13-51-007-703-02 INTO 13-51-005-824-01;

Most Recent Sale Information

Sold on 04/15/2005 for 1,500 by GREATER ALBON HABITAT FOR HUMANITY.

Terms of Sale: PRIVATE SALE
Liber/Page: 3018/812

Most Recent Permit Information

Permit PB15-0039 on 04/23/2015 for \$0 category COMMERCIAL, ADD/ALTER/REPAIR.

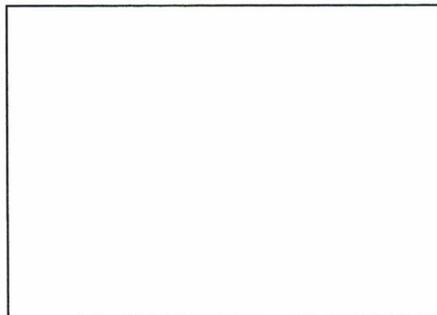
Physical Property Characteristics

2018 S.E.V.:	0	2018 Taxable:	0	Lot Dimensions:	
2017 S.E.V.:	0	2017 Taxable:	0	Acreage:	4.31
Zoning:	R3A	Land Value:	182,181	Frontage:	673.5
PRE:	0.000	Land Impr. Value:	0	Average Depth:	278.6

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/11/2017 12:03 PM

Parcel: 51-005-809-00
Owner's Name: ALBION PUBLIC HOUSING
Property Address: 601 W BROADWELL ST
ALBION, MI 49224

Current Class: 701.701 EXEMPT
Previous Class: 701.701 EXEMPT
Gov. Unit: 51 ALBION CITY
MAP#
School: 13010 MARSHAL SCHLS W/ALBN DEBT
Neighborhood: 001 001-N AUSTIN

Liber/Page: / / **Created:** / /
Split: / / **Active:** Active
Public Impr.: None
Topography: None

Mailing Address:

ALBION PUBLIC HOUSING
1300 COOPER ST
ALBION MI 49224

Description:

ALBION CITY, ASSESSORS PLAT OF HARTWELL ADDITION BEG SE COR BROADWELL & THIRD STS. W 268.5'; S 150'; E 268.4'; N 150' PLUS THE WEST 68 FT OF LOT 108 (PARCEL F). . . .

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit 2010-0110 on 11/08/2010 for \$0 category ADD/ALTER/REPAIR.

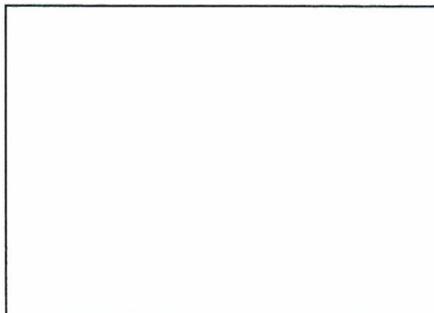
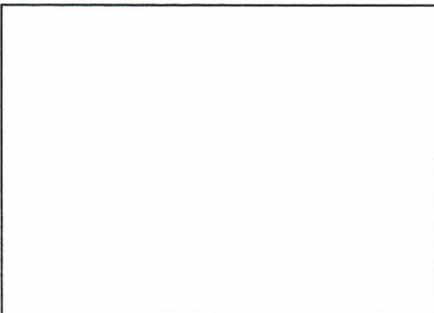
Physical Property Characteristics

2018 S.E.V.:	0	2018 Taxable:	0	Lot Dimensions:	
2017 S.E.V.:	0	2017 Taxable:	0	Acreage:	1.00
Zoning:	R3A	Land Value:	12,630	Frontage:	186.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/11/2017 12:04 PM

Parcel:	51-007-712-00	Current Class:	701.701 EXEMPT
Owner's Name:	ALBION HOUSING COMMISSION	Previous Class:	701.701 EXEMPT
Property Address:	1300 COOPER ST ALBION, MI 49224	Gov. Unit:	51 ALBION CITY
		MAP#	
		School:	13010 MARSHAL SCHLS W/ALBN DEBT
		Neighborhood:	001 001-N AUSTIN

Liber/Page: / / **Created:** / /

Split: / / **Active:** Active

Public Impr.: Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb
Topography: None

Mailing Address:

ALBION HOUSING COMMISSION
1300 COOPER ST
ALBION MI 49224

Description:

ALBION CITY, A A MAGNOTTA'S ASSESSORS PLAT LOT 12. 1300 COOPER STREET

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit PM15-0004 on 02/09/2015 for \$0 category COMMERCIAL, ADD/ALTER/REPAIR.

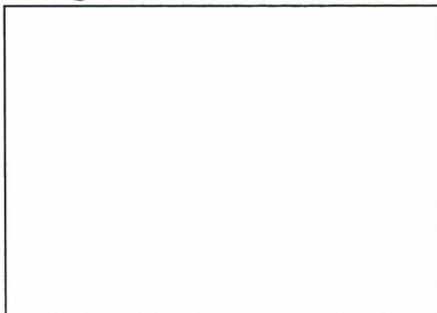
Physical Property Characteristics

2018 S.E.V.:	0	2018 Taxable:	0	Lot Dimensions:	
2017 S.E.V.:	0	2017 Taxable:	0	Acreage:	0.00
Zoning:	R3A	Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 0
Ground Area: 0
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 0

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/11/2017 11:54 AM

Parcel: 51-001-598-00
Owner's Name: ALBION NON PROFIT HOUSING
Property Address: 1300 HILLSIDE RD
ALBION, MI 49224

Current Class: 701.701 EXEMPT
Previous Class: 701.701 EXEMPT
Gov. Unit: 51 ALBION CITY
MAP#
School: 13010 MARSHAL SCHLS W/ALBN DEBT
Neighborhood: 102 102-COMMERCIAL OTHER

Liber/Page: / / **Created:** / /
Split: / / **Active:** Active
Public Impr.: None
Topography: None

Mailing Address:

ALBION NON PROFIT HOUSING
1300 HILLSIDE RD
ALBION MI 49224

Description:

ALBION CITY, PART OF SEC 3 & 34 BEG INT N LINE ERIE ST & W LINE SEC 3; TH N 702' E 29.8' N TO RIV SE'LY ALG RIV TO E LINE W 1/2 OF SW 1/4 S 454.28' W 32.4' S 844.14' W 523' S 245.14' NW'LY TO POB. EXCEPT LAND ON THE NORTH END DEEDED TO CITY OF ALBION

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit PM12-0005 on 02/10/2012 for \$0 category COMMERCIAL, ADD/ALTER/REPAIR.

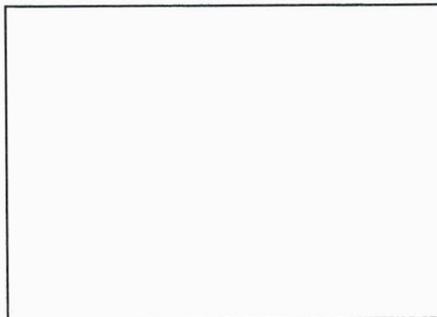
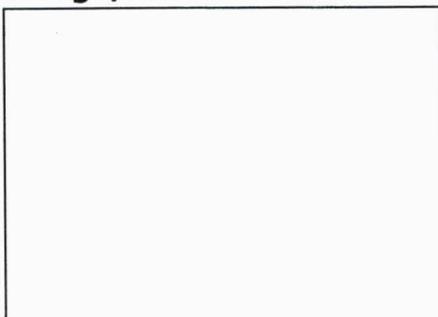
Physical Property Characteristics

2018 S.E.V.:	0	2018 Taxable:	0	Lot Dimensions:	
2017 S.E.V.:	0	2017 Taxable:	0	Acreage:	43.39
Zoning:	R3B	Land Value:	117,156	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/11/2017 11:53 AM

Parcel:	51-012-226-00	Current Class:	701.701 EXEMPT
Owner's Name:	ALBION HOUSING COMMISSION	Previous Class:	701.701 EXEMPT
Property Address:	600 S DALRYMPLE ST ALBION, MI 49224	Gov. Unit:	51 ALBION CITY
		MAP#	
		School:	13010 MARSHAL SCHLS W/ALBN DEBT
		Neighborhood:	006 006-S EATON
Liber/Page:		Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road. Storm Sewer. Sidewalk. Water. Sewer. Electric. Gas. Curb		
Topography:	Rolling, High		
Mailing Address:		Description:	
ALBION HOUSING COMMISSION		ALBION CITY, URBAN RENEWAL REPLAT 1 LOT 26.	
PO BOX 630			
ALBION MI 49224			

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit 13020091 on 09/01/2010 for \$0 category RES. MULTI-FAMILY.

Physical Property Characteristics

2018 S.E.V.:	0	2018 Taxable:	0	Lot Dimensions:	
2017 S.E.V.:	0	2017 Taxable:	0	Acreage:	0.00
Zoning:	R3A	Land Value:	0	Frontage:	507.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 1
Type: Multiple Residence
Desc:
Class: C
Quality: Average
Built: 1968 Remodeled: 1995
Overall Building Height: 10
Floor Area: 4,368
Sale Price/Floor Area: 0.00
Estimated TCV: 65,570
Cmts:

Image/Sketch

