



Plainwell + Allen Edwin Home

Single Family Residential Subdivision

Sample Portfolio of Homes + TIF



1,800 Square Foot
Bi-Level Home

3 Bedrooms, 2 ½
Bathrooms

2 Stall Garage, 2 Car
Driveway



Integrity 1800

1,910 Square Foot
Two-Story Home

4 Bedrooms, 2 ½
Bathrooms

2 Stall Garage, 2 Car
Driveway



Integrity 1910

Papermill site, 6.77 Acres

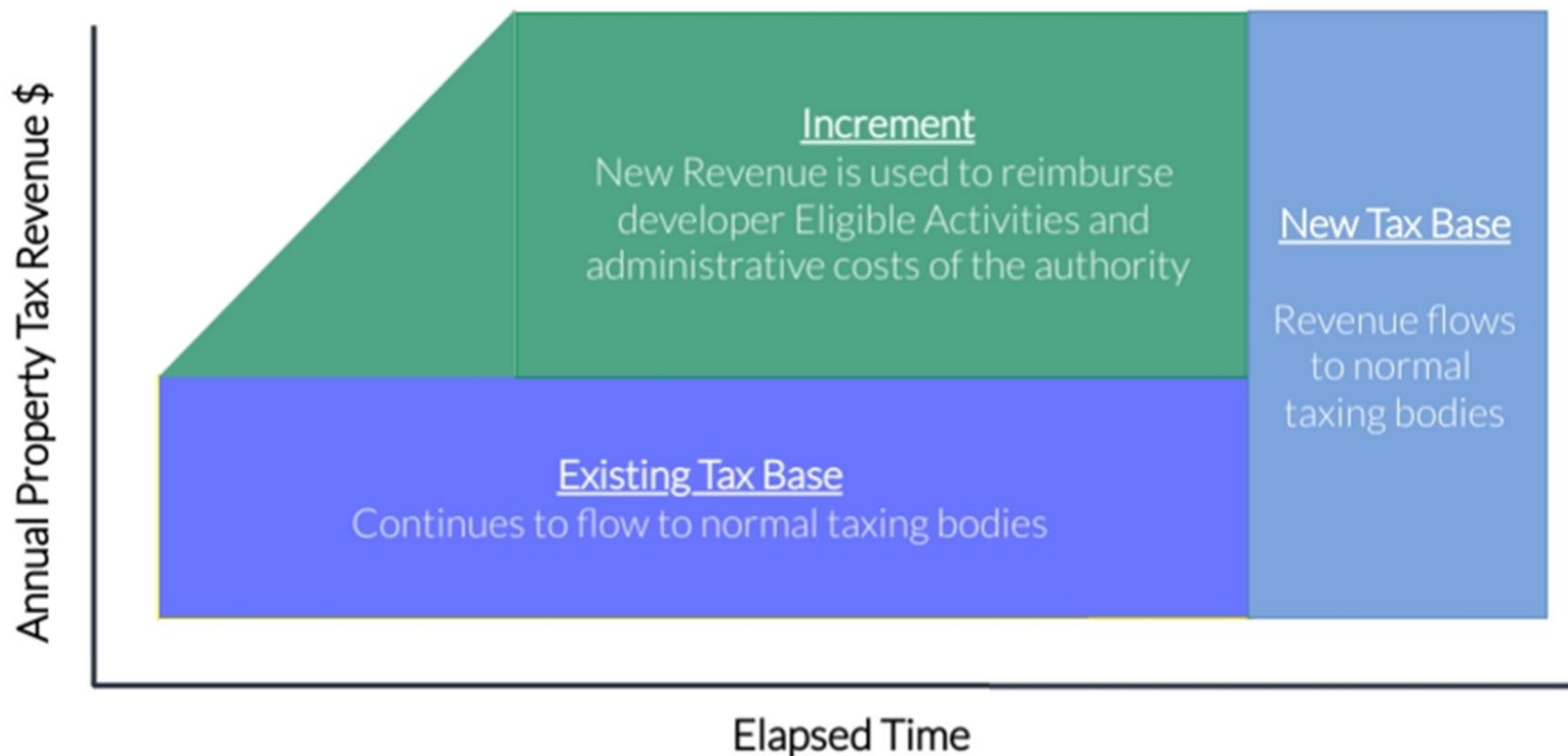


Site Preparation + Infrastructure Improvements

- The TIF (Taxable Incremental Funding) allows a Municipality to partner with a builder to help defray the development costs of a site. These items, which are reimbursable, are:
 - Sanitary, Storm, and potable water improvements;
 - Site Preparation including soft costs:
 - Engineering, Environmental, etc.,
 - Franchise utility improvements:
 - Electric, Fiber Optic, Natural Gas

Missing Middle Housing

- Options:
 - Rent:
 - Market Rate and/or,
 - Missing Middle: For people working and earning 80 – 120% of Area Median Income
 - Retail:
 - Recapture is used for site improvements and infrastructure.
 - Gap between Appraised Value and Sales Price if a market segment was aimed for servicing
 - Hybrid
 - We have the flexibility and experience to weave together the various components



How a TIF works

- Allows a City to recapture all of the taxes on a property:
 - Those they would be entitled to and,
 - All county and state taxes that would leave the municipality.
- With that revenue, the City repays the Developer for all agreed upon qualified expenses over a time period.
 - Developer only gets paid after they perform and only for actual expense incurred.

Not Captured:

- School Debt milage is not collected and will increase allowing for faster repayment of School Debt