



**Plainwell + Allen Edwin Home**  
**Single Family Residential Subdivision**  
**Sample Portfolio of Homes + TIF**

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1,800 Square Foot  
Bi-Level Home

3 Bedrooms, 2 ½  
Bathrooms

2 Stall Garage, 2 Car  
Driveway



# Integrity 1800

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1,910 Square Foot  
Two-Story Home

4 Bedrooms, 2 ½  
Bathrooms

2 Stall Garage, 2 Car  
Driveway



# Integrity 1910

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# Papermill site, 6.77 Acres



# Site Preparation + Infrastructure Improvements

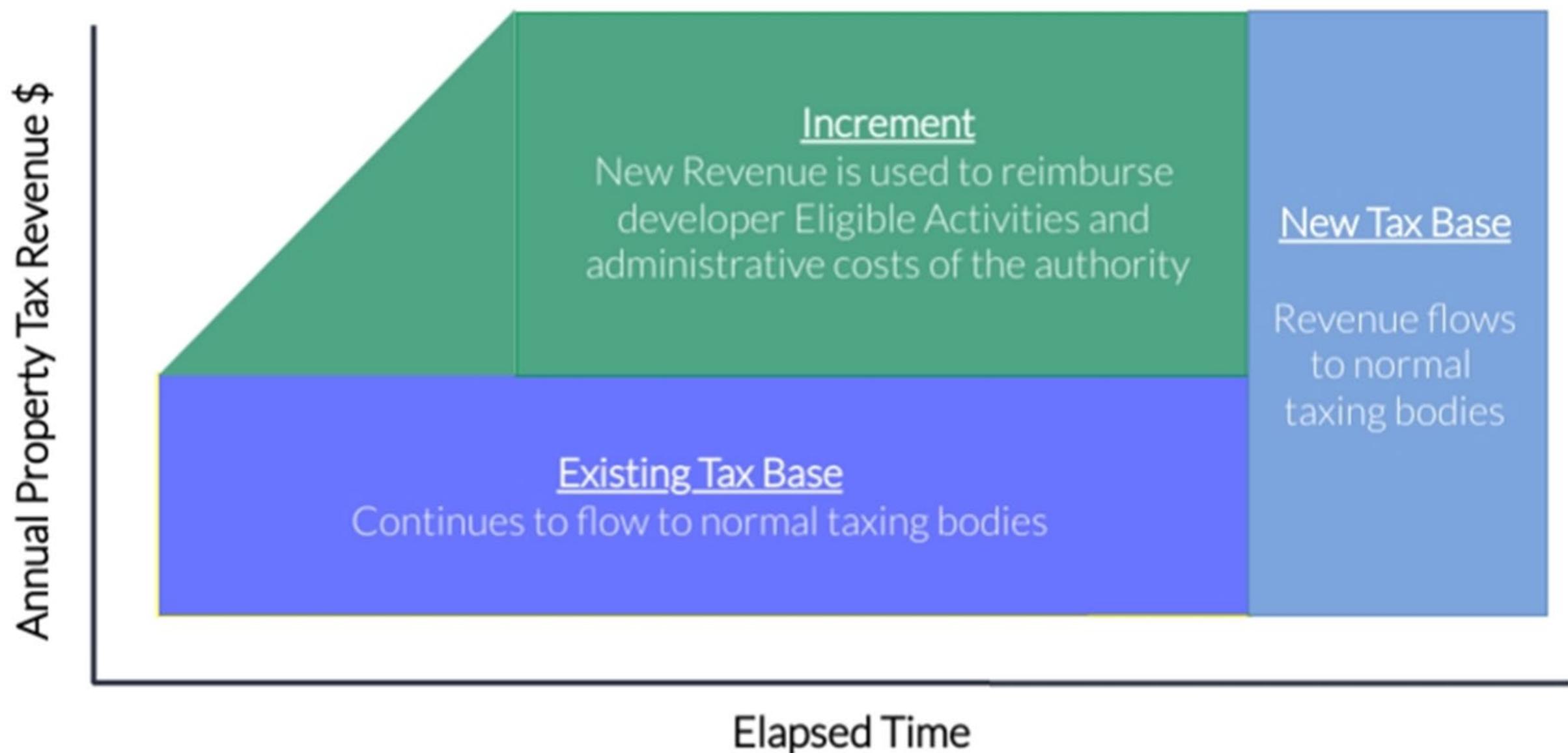
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- The TIF (Taxable Incremental Funding) allows a Municipality to partner with a builder to help defray the development costs of a site. These items, which are reimbursable, are:
  - Sanitary, Storm, and potable water improvements;
  - Site Preparation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

# Missing Middle Housing

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- 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

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- 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:

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