

UGLG Application Summary

Complete Applicant Information Municipality Name : [City of Hillsdale](#)

Street : [97 North Broad Street](#)

City : [Hillsdale](#)

County : [Hillsdale](#)

State : [MI](#)

Zip Code : [49242-1695](#)

DUNS : [077563401](#)

FEIN: [38-6004621](#)

UGLG SAM# : [7BKS5](#)

UGLG Capacity and Conflict of Interest

Who will be responsible for administering the proposed project? : [Certified Administrator](#)

Name : [Hager Consulting LLC](#)

Address : [222 N. Merchant Ave. Fremont, MI 49412](#)

Phone : [2312252619](#)

Email : lhager@hagerconsulting.biz

Has the UGLG received CDBG grants in the past five years and/or have any open CDBG grants? This includes CDBG grants provided by the MSF/MEDC and all MSHDA CDBG programs : [Yes](#)

If yes, please list the grant# and the status of the grant (closed; open, funds drawn/funds not yet drawn) : [MSC-2013-5994-HO closed MSC 214066-CSP closed MSC-215008-ESB closed MSC-216038-ICE open; funds drawn](#)

Does the UGLG have program income from previous grants? : [No](#)

If yes, please describe :

Will local officials and staff be a party to any contract involving the procurement of goods and services assisted with CDBG funds? : [No](#)

If yes, please describe :

Will any person who is an employee, agent, consultant, officer, elected or appointed official of the UGLG obtain a financial interest or benefit from a CDBG assisted activity or have an interest in any contract, subcontract, or agreement with respect thereto, or in the proceeds hereunder, either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter? : [No](#)

If yes, please describe :

Please indicate below whether or not the UGLG has a contractual relationship with one or more of the following entities:

Boge, Wybenga & Bradley, PC : [No](#)

Farm Bureau : [No](#)

Michigan Economic Development Corporation : [Yes](#)

Greenstone Financial : [No](#)

Truscott Rossman : [No](#)

Fifth Third Bank : [No](#)

Michigan Department of Licensing & Regulatory Affairs : [No](#)

Springfield Commercial Roofing : [No](#)

Michigan Department of Treasury : [No](#)

Grand Angels : [No](#)

If yes to any of the above, please describe the nature of relationship. : [The City of Hillsdale has an open grant from MEDC with a grant agreements.](#)

Overall Project Description

Describe the proposed project and the specific work activities needed to complete the project. Include all work activities, including those activities to be completed with CDBG and non-CDBG funds (See help text for examples). :

[This project consists of Blight Elimination for Historic Preservation for a complete rehabilitation of the Dawn Theater and to make the theater ADA compliant. EXTERIOR WORK: Roof: Evaluate and repair existing wood trusses. Roof repair requires: Removal and reinstallation of all existing roof mounted equipment. Install minimum 4" rigid insulation. Install new membrane roofing system. Other exterior work: Repair of the concealed gutter on the south side of the building. New gutter and downspout on the south side. Front Façade: Removal, testing and abatement of existing asbestos wall panels. Restore brick to original façade. Restore all original windows. Re-point and repair all brick and](#)

concrete. Remove existing metal coping. Restore coping to 1930s era. Repair and restore existing marquee canopy. Remove and replace exterior doors. Fly Space & Dog House: Remove existing metal siding. Repair masonry walls as needed. Fur and insulate walls. Install new exterior sheathing. Replace existing roof access door. INTERIOR WORK: Basement: Restore partially failing retaining wall to crawl space. Provide adequate sump crock for drains. Insulate box sills and repair openings in foundation walls. Upgrade/replace electrical system. Replace steps. HVAC Install new Roof Top Unit. Reconnect natural gas piping to RTU. Install new sheet metal duct and round spiral. Install main line ducts high along north and south walls. Install 10" supply air drops to floor. Electrical: Install new exterior lighting – marquee, façade, exits. Install new interior house and stage lighting. Update/replace electrical panels as needed. Install new fire alarm devices. Flooring: Replace existing flooring finishes. Repair or remove and replace existing "beaver board" ceiling & wall panels as required and approved by SHPO. Paint and/or stencil as approved by SHPO. Balcony: Install new balcony rail. Create new ADA theater entrance/exit into building. Demo sloped lobby floor; install steps and ADA compliant lift. Update existing barrier free toilet and fixtures in other toilet rooms. Install all new plumbing. Update finishes and fixtures in warming kitchen and concession area. Demo current side aisle entrance and replace with original central entrance. Retain original ticket counter. New Wet Sprinkler system with new 6" fire service including new water service and new sanitary main.

Will the project result in special assessments? : **No**

If yes, please describe :

Will the project result in special fees (hook-up fees, etc.)? : **No**

If yes, please describe :

In the past, have CDBG funds been used at any of the public addresses/locations associated with the proposed project? : **No**

If yes, please list the public address, the amount of CDBG funds used and the activities completed. :

In the past, have CDBG funds been used at any of the private addresses/locations associated with the proposed project? :

If yes to the above question, please list the private address, the amount of CDBG funds used and the activities completed. :

Public Budgets

Real Property Acquisition - CDBG : **0**

Real Property Acquisition - Local : **125,000**

Real Property Acquisition - Private : **0**

Real Property Acquisition - Other : **0**

Real Property Acquisition - Other : **0**

Real Property Acquisition - Other : **0**

Public Infrastructure Architecture & Engineering - CDBG : **79,900**

Public Infrastructure Architecture & Engineering - Local :

Public Infrastructure Architecture & Engineering - Private :

Public Infrastructure Architecture & Engineering - Other :

Public Infrastructure Architecture & Engineering - Other :

Public Infrastructure Architecture & Engineering - Other :

Lead & Asbestos Abatement - CDBG : **50,700**

Lead & Asbestos Abatement - Local :

Lead & Asbestos Abatement - Private :

Lead & Asbestos Abatement - Other :

Lead & Asbestos Abatement - Other :

Lead & Asbestos Abatement - Other :

Demolition - CDBG : **27,337**

Demolition - Local :

Demolition - Private :

Demolition - Other :

Demolition - Other :

Demolition - Other :

Site Improvements - CDBG :

Site Improvements - Local :

Site Improvements - Private :
Site Improvements - Other :
Site Improvements - Other :
Site Improvements - Other :

Commercial Building - New Construction - CDBG :
Commercial Building - New Construction - Local :
Commercial Building - New Construction - Private :
Commercial Building - New Construction - Other :
Commercial Building - New Construction - Other :
Commercial Building - New Construction - Other :

Commercial Building - Renovations/Leasehold - CDBG : 1,350,959
Commercial Building - Renovations/Leasehold - Local :
Commercial Building - Renovations/Leasehold - Private :
Commercial Building - Renovations/Leasehold - Other :
Commercial Building - Renovations/Leasehold - Other :
Commercial Building - Renovations/Leasehold - Other :

Residential Building – Renovations/Leasehold - CDBG :
Residential Building – Renovations/Leasehold - Local :
Residential Building – Renovations/Leasehold - Private :
Residential Building – Renovations/Leasehold - Other :
Residential Building – Renovations/Leasehold - Other :
Residential Building – Renovations/Leasehold - Other :

Personal Property Acquisition/Installation - CDBG :
Personal Property Acquisition/Installation - Local :
Personal Property Acquisition/Installation - Private : 91,183
Personal Property Acquisition/Installation - Other :
Personal Property Acquisition/Installation - Other :
Personal Property Acquisition/Installation - Other :

Public Infrastructure - CDBG : 13,915
Public Infrastructure - Local :
Public Infrastructure - Private :
Public Infrastructure - Other :
Public Infrastructure - Other :
Public Infrastructure - Other :

Administration - CDBG : 35,000
Administration - Local :
Administration - Private :
Administration - Other :
Administration - Other :
Administration - Other :

Planning - CDBG :
Planning - Local :
Planning - Private :
Planning - Other :
Planning - Other :
Planning - Other :

Other - CDBG :
Other - Local :
Other - Private :
Other - Other :
Other - Other :
Other - Other :

Will the public budget be attached? - true

Public Funding Sources

List the specific source (i.e., DDA, Water & Sewer Fund, Federal Fund, Private Donation) and dollar amount of any local, state, or other federal funding associated with this project including grants and/or loans. Tax incentives should NOT be included on the project budget, but should be listed here : \$125,000 in building acquisition has come from the TIFA.

TIFA has also made the commitment for a \$20,000 match and to be responsible for any cost over-runs in the cost of the project up to \$300,000.

Planning

Describe the specific objectives and outcomes of the planning project. :

Describe the local and regional impact the planning project will have. Identify the development value and expected impact that the planning project will have on the community in six months, two years, and five year. Explain how the proposed planning project supports related local, regional and state community and economic development strategies. :

If the planning project is implemented in the future, what is the estimated number of low and moderate income jobs to be created? :

What is the estimated number of low and moderate jobs to be created? :

Project Scope for Public Infrastructure/Public Improvements.

Describe ONLY the public infrastructure/public improvements and the specific work activities needed to complete the public infrastructure/public improvements Include the type, size, and quantity : Since TIFA owns the Dawn Theater, all improvements there are considered public improvements. The full scope of the project has been described under project description above. There will also be new concrete sidewalk installed in front of the Dawn Theater and in the alley on the north side of building.

Please enter the exact address or intersection location of Public Infrastructure/Public Improvements : 110 N. Broad St. , Hillsdale, MI 49242

What is the square footage of public space being improved or reactivated? : 6,000

Will new leases or property/easement acquisition be required for the construction of the public infrastructure/public improvements? :

No

Are there occupants at this project and/or at the location of the property to be acquired for the construction of the public/infrastructure/public improvements? :

No

Property Owners List for Public Infrastructure/Public Improvements

Occupants at Public Project Location

Compliance for Public Infrastructure/Public Improvements

Will the public infrastructure/public improvements involve historic properties? : Yes

Will the public infrastructure/public improvement impact wetlands? : No

Will the public infrastructure/public improvement be located in a floodplain? : No

Will the public infrastructure/public improvement result in the demolition and/or conversion of residential dwelling units, including both vacant and occupied residential dwelling units? : No

Will the public infrastructure/public improvement require permits? : Yes

Will the project relocate jobs from one labor market to another labor market? : No

Public Infrastructure/Public Improvements Timeline

Does your project involve: Design Engineering / Architecture : Yes

Design Engineering / Architecture Start Date : December 6, 2017

Design Engineering / Architecture End Date : October 1, 2018

Does your project involve: Property / easement Acquisition : No

Property / easement Acquisition Start Date :

Property / easement Acquisition End Date :

Does your project involve: Bidding : Yes

Bidding Start Date : [September 15, 2018](#)
Bidding End Date : [October 1, 2018](#)

Does your project involve: Public Improvement Construction : [Yes](#)
Public Improvement Construction Start Date : [November 1, 2018](#)
Public Improvement Construction End Date : [October 30, 2020](#)

National Objective Low and Moderate Income Area - Entire Community

What is the UGLG Population? :
What Percentage of the UGLG is comprised of Low and Moderate Income Persons? : [0.00](#)
What is the Low and Moderate Income Percentage based on? :
Explain how the project will benefit the entire UGLG :

National Objective Low and Moderate Income Area - Project Area

What is the total Project Area Population? :
What percentage of the Total Project Area is comprised of Low and Moderate Income Persons? : [0.00](#)
What is the Project Area Survey Certification Date? :
Explain how the project will benefit the entire project area. :

National Objective - Spot Blight

Will Licensed Building Inspector Certification be attached? : [true](#)
Please identify the activity type: Historic Preservation
Will historic preservation evidence be attached? : [true](#)
Will evidence that CDBG pay for only those activities that pose a health or safety threat to the public in general be attached? : [false](#)

National Objective - Area Blight

Will the local resolution be attached? : [false](#)

National Objective - Urgent Need

Describe the nature and degree of seriousness of the conditions requiring assistance :
When did the conditions originate and/or become urgent? :
Was the Community declared a State of Emergency? If so, when and by whom? :
Is there local or other funding available to carry out the activities? :

National Objective - Low and Moderate Income Jobs and Low and Moderate Income Housing

Documentation to be gathered on the Private Entity Application.

Certifications, Assurances, and required attachments

Will the map be attached? : [true](#)
Will the Community Development Plan be attached? : [true](#)
Will the Authorizing Resolution be attached? : [true](#)
Will the public hearing documents be attached? : [true](#)
By checking this box, I the certified official, certify that to the best of my knowledge and belief, the information provided in this application is correct, complete, and accurately represents the proposed project. : [true](#)

Final Action

- All Data has been entered correctly and the Summary Page has been printed for the file
- Data entered needs to be corrected

City of Hillsdale, Michigan
Community Development Plan
Adopted August 20, 2018

This is a summary of the Community Development Plan within the City of Hillsdale Master Plan adopted September 8, 2015. Unless otherwise noted, information provided can be found on the indicated page of the 2015 Master Plan.

SUMMARY

From 2015 to 2018, the City of Hillsdale participated in Governor Snyder's Project Rising Tide (PRT) initiative. Hillsdale was chosen as the Region 9 Community based on the following findings:

In the City of Hillsdale, 32% of the general population live in poverty, compared to a Statewide average of 17%. The City's Labor Force Participation rate is 56.5% while the Statewide participation rate is 60.5%. At 46.2%, Hillsdale's Renter Occupied units rate is almost double the Statewide average of 27.9%. Building vacancy rate in Hillsdale is 7% compared to Michigan's 4% vacancy rate and the number of Households on Food Stamps in Hillsdale is 28% compared to Michigan's 17%, again, almost double the Statewide number.

Several focus groups and public meetings were held during the Project Rising Tide process. S.W.O.T. analyses indicate that citizens perceive Hillsdale's Historic Downtown as a Strength, but that some of Hillsdale's weaknesses include blight, a lack of community pride, a lack of nightlife, a lack of entertainment for teens, along with empty store fronts. Opportunities suggested the elimination of blight along with leveraging recreational and cultural assets. Perceived threats included a decline in employment opportunities for unskilled labor.

Elimination of Blight for Historic Preservation and Rehabilitation of the historic Dawn Theater will address many of these elements. A re-activated Dawn Theater will strengthen Hillsdale's historic downtown. It will fill an empty store-front and it will provide added nightlife, entertainment, and employment opportunities for unskilled labor. In addition, the activity at the Dawn Theater should be leveraged with other recreational and cultural assets to create economic opportunities for the entire community including low to moderate income persons.

Hillsdale's Tax Increment Finance Authority (TIFA) Development Plan lists as its top priority the "Acquisition/sale/lease of real estate, especially as it pertains to eliminating blight, and occupying vacant and abandoned buildings in the TIFA district." The 2015 TIFA Development Plan also includes plans to "Support projects that market and advertise events within the TIFA

district that encourage economic development and activity.” Such economic activity should benefit the entire community including low to moderate income persons.

In the 2015 Master Plan adopted by the City of Hillsdale, the Planning Commission set goals to strengthen the vitality of the downtown district through the redevelopment and restoration of existing commercial areas, preserving the historic character of the downtown business district and enhancing the unique qualities of the downtown business district. (68) Preservation and rehabilitation of the Dawn Theater will work to accomplish these goals.

NEEDS AND PROBLEMS

including the needs of low to moderate income persons.

Background research for the Hillsdale’s 2015 Master Plan indicated that the City’s **median household income of \$32,022** is lower in the City than in the County (\$42,668), the state or the nation. Overall, 22% of City households make less than \$15,000 a year (22). While well-paying jobs are needed, **over 11% of City residents do not have a high school diploma** (16). So, there is still a need for low skilled employment opportunities, skills training and improved general education.

In 2014, the Average Taxable Value for a principal residence in the City of Hillsdale was \$34,069 with an estimated annual tax bill of \$1,220. **Slow housing growth** has created a great need for renovations as a number of issues and problems, such as blight, are associated with an **aging housing stock**. Along with the maintenance needs of aging housing structures, there comes increased maintenance of **aging infrastructure** to support housing such as **water lines, sanitary sewers and roads**.

A significant portion (65%) of the city’s **housing stock was built prior to 1940** (84) Housing stock built before 1940 will be at an age where major renovations may be necessary. In many cases, occupants of this housing stock are the original owners who are now elderly, often on fixed incomes and are financially incapable of making necessary repairs. Others have been sold to first time buyers who are usually young and lack financial resources to make major structural repairs. The existing housing stock is in a state of decline.

In general, the older a structure is, the more likely the need for major repairs and improvements to make to make it marketable. Because major repairs and improvements are often very costly, older housing is at greater risk of decline. If this issue is ignored, structures may decline to the point that they are converted to multiple units or even need to be demolished, thereby contributing to the blight of a neighborhood. (25)

Other factors will contribute to increasing demand for all types of housing. First, the average number of persons per household in the City has been declining from approximately three per

household in 1980 to 2.46 at present. Consequently, an increasing population has an even greater need for additional housing units than it did a decade ago. In addition, the population of the City is expected to continue to expand. (84) Many factors will combine with the increasing population to place additional demands for all types of housing including innovative forms of alternative and affordable types of housing.

The City needs new residential developments of all types. There is a need for more senior residential developments in the City. Certain residential properties and areas of the City continue to lack proper maintenance which threatens property values of surrounding properties and neighborhoods.

“Jobs created by commercial and industrial land users make possible the survival of a community as dollars generated from employment filter down through the local economy.” (85) However, industrial land use has declined relative to residential land use. **Vacant industrial structures** that become available outside the industrial park will be encouraged to be reused for an industrial purpose whenever feasible. When it is not feasible for these structures to be reused for an industrial purpose, adaptive reuse to another use or multiple uses will be considered for review as a mixed development. Reuse of a vacant industrial structures or land must be made compatible in design and character with the surrounding land uses.

Central Business Districts (CBD) across the country have experienced serious difficulties remaining viable. In some areas of Hillsdale’s CBD, businesses are economically marginal. Many businesses are not capable of providing the consumer one-stop–shopping which is available from competitors along the M-99 commercial strip.

The **older age of the Central Business District structures** along with the capital required to renovate these properties make it difficult for the building owner to rehabilitate a structure inside and out. Consequently, some buildings will decline until a profitable venture comes along in the future with a plan to efficiently utilize available space or the structure continues to decline until it becomes unsafe and is torn down. **Probably the most critical issue facing the CBD is the lack of a use of second and third floors.**

MASTER PLAN for COMMUNITY DEVELOPMENT

Neighborhoods			
Goals	Objectives	Action Steps	Complementary Actions/ Responsible Agency
<i>Support neighborhood revitalization</i>	<ul style="list-style-type: none"> Encourage home rehabilitation and support efforts to rid the community of blighted 	<ul style="list-style-type: none"> Adoption of form-based code and historic preservation tools. – Q4-2015 	<ul style="list-style-type: none"> Creation of Local Historic District Increase Neighborhood involvement through

	<p>properties.</p> <ul style="list-style-type: none"> ■ Improve the physical condition of the existing housing stock to increase property valuations. ■ Encourage a high percentage of home ownership and owner-occupied dwellings. ■ Retain single family dwellings and limit conversion. ■ Preserve the historic character of neighborhoods. 	<ul style="list-style-type: none"> ■ Consider zoning changes that better manage multi-family housing and work to preserve single-family housing where appropriate. – Q1-2016 ■ Analyze & Recommend Neighborhoods for future Neighborhood Enterprise Zone (NEZ) – Q2-2016 ■ Zone for appropriate mixed-use in residential neighborhoods that encourages redevelopment, walkability and small business development. – Q3-2016 	<p>competition</p> <ul style="list-style-type: none"> ■ Research Adopt-A-Neighborhood and implement with non-profits ■ Seek programs and grants for Blight Removal ■ Create neighborhood pocket parks or gardens on empty lots ■ Neighborhood Enterprise Zones (NEZ)
<p><i>Encourage a variety of new residential development that will assure safe and sanitary housing to meet the needs of existing and future residents</i></p> <p><i>Provide affordable housing for working families and senior residents</i></p>	<ul style="list-style-type: none"> ■ Encourage new residential development to be clustered in subdivisions and neighborhood areas located where appropriate community services and utilities can be feasibly provided. ■ Assure that land use policy reflects changing demographics and associated needs including, senior living, evolving family definitions and single (live alone) residents. 	<ul style="list-style-type: none"> ■ Locate new residential development in areas where potential conflicts with incompatible land uses can be avoided. - Ongoing ■ Amend ordinances that allow for variable density of residential uses to be mixed with commercial uses. - Q4-2016 	<ul style="list-style-type: none"> ■ Market Hillsdale as a great place to live

Downtown Hillsdale			
Goals	Objectives	Action Steps	Complementary Actions/ Responsible Agency
<p><i>Strengthen the vitality of the downtown district</i></p>	<ul style="list-style-type: none"> ■ Concentrate on redevelopment and restoration of existing commercial areas rather than promoting new commercial development in fringe or strip areas. ■ Preserve the historic character of the downtown 	<ul style="list-style-type: none"> ■ Implement a form-based code overlay for the downtown district. – Q4-2016 ■ Amend Parking Ordinance to allow more on-street overnight parking – Q4-2015 	<ul style="list-style-type: none"> ■ Continue and promote the TIFA façade program and restoration grants ■ Enforce existing code ■ Seek programs and grants for Blight Removal ■ Encourage non-profit involvement especially

	<p>business district centered on a historic theme and architectural style most common in the area.</p> <ul style="list-style-type: none"> ■ Enhance the unique qualities of the downtown business district by creating flexibility in zoning and land use. ■ Encourage the redevelopment and use of second and third floor buildings in the downtown business district to include residential and other uses. ■ Support continued rehabilitation of the Hillsdale County offices and the Post office within the downtown business district. ■ Support the downtown business district property owners with assistance for the review and improvement of the building façades. ■ Encourage alternate forms of transportation 	<ul style="list-style-type: none"> ■ Create bike lanes along major streets. ■ Install bike racks in highly visible areas. 	<p>the arts</p> <ul style="list-style-type: none"> ■ Obsolete Property Rehabilitation Abatement (OPRA) ■ Rental Rehabilitation Grants ■ Redevelopment Ready Communities Program (RRC) ■ TIFA Business incentive programs ■ Creation of Local Historic District
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Brownfield / Industrial			
Goals	Objectives	Action Steps	Complementary Actions/ Responsible Agency
<p><i>Encourage commercial/residential, mixed-use redevelopment of abandoned industrial sites outside of industrial parks.</i></p>	<ul style="list-style-type: none"> ■ Redevelop existing abandoned industrial sites. 	<ul style="list-style-type: none"> ■ Support grant requests for Brownfield redevelopment support. - Ongoing 	<ul style="list-style-type: none"> ■ Research and write grants for blight elimination ■ Industrial Facilities Tax Exemption (IFT) ■ Local Development Financing Act (LDFA) ■ Brownfield Authority ■ Leverage high-speed

Brownfield / Industrial			
Goals	Objectives	Action Steps	Complementary Actions/ Responsible Agency
			<p>internet infrastructure to attract technology related businesses. (EDC)</p> <ul style="list-style-type: none"> ■ Support start-up businesses to locate in redeveloped sites. (EDC)
<p><i>Support industrial development</i></p>	<ul style="list-style-type: none"> ■ Allow light industrial uses that provide economic benefit to the community and that do not result in negative consequences to bordering neighborhoods. ■ Provide high-quality business locations with existing essential infrastructure ■ Increase local employment opportunities 	<ul style="list-style-type: none"> ■ Monitor Zoning Ordinances to remain current with Industrial district needs and trends. – Ongoing 	<ul style="list-style-type: none"> ■ Partner with BPU to attract new business ■ Recertify industrial park locations

<p><i>Encourage the development of light, clean industry clustered in industrial parks that will diversify the local economy, provide a stable tax base and will protect the local environment from degradation.</i></p>	<ul style="list-style-type: none"> ■ Assure industrial uses have access to major thoroughfares and do not disrupt secondary and tertiary roadways. ■ Encourage industrial development in areas where soils are suitable and potential for groundwater contamination is minimized. 	<ul style="list-style-type: none"> ■ Encourage industrial development to locate in well planned locations where these uses can be clustered and assure a high degree of compatibility with surrounding land uses. – Ongoing ■ Encourage location of industrial uses where sufficient infrastructure can support these uses. - Ongoing ■ Buffer industrial uses from residential uses. - Ongoing ■ Favor uses that do not pollute the air, soil, water, or are offensive to neighboring land uses because of noise, sight, or odor. - Ongoing ■ Require appropriate landscaping of each new or expanding industrial site. – Q3-2015 	<ul style="list-style-type: none"> ■ Promote and find technology-based companies, especially data storage
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Commercial Development			
Goals	Objectives	Action Steps	Complementary Actions/ Responsible Agency
<p><i>Encourage the development of commercial uses to support the needs of the City of Hillsdale and surrounding area that will provide convenient shopping and related services to area residents and assure compatibility of commercial areas with other areas.</i></p>	<ul style="list-style-type: none"> ■ Encourage clustered commercial development rather than sprawl or strip developments. ■ Locate commercial establishments so that they are accessible to efficient transportation systems. ■ Locate commercial uses so as to avoid incompatible adjacent uses. ■ Promote commercial activities in areas easily accessible to the area's residents. ■ Encourage diversification in the type of commercial and business 	<ul style="list-style-type: none"> ■ Provide zoning requirements for greater green space and landscaping. – Q3-2015 ■ Establish zoning ordinance safeguards to minimize the negative impacts of commercial activities on roads, adjacent land uses and the environment. ■ Evaluate Form Based Zoning ordinances that encourage historic preservation in commercial areas. – Q3-2016 	<ul style="list-style-type: none"> ■ Encourage and invite niche entrepreneurs to the area ■ Commercial Rehabilitation Exemption (CRE)

Commercial Development			
Goals	Objectives	Action Steps	Complementary Actions/ Responsible Agency
	<p>establishments in order to meet a greater range of citizen needs.</p> <ul style="list-style-type: none"> ■ Develop commercial business that promote dollars to be spent locally rather than force residents to spend dollars outside the area. ■ Preserve the architectural integrity of older commercial areas when being redeveloped or restored. 	<ul style="list-style-type: none"> ■ Encourage B-1 zones on major streets in residential areas 	

LONG TERM ACTIVITIES: (2+ years) Summary list to address identified needs

HOUSING

- Encourage a variety of residential developments that will assure safe and sanitary housing to meet the needs of existing and future residents
 - Locate new residential development in areas where potential conflicts with incompatible land uses can be avoided.
 - Improve the physical condition of the existing housing stock to increase property valuations

The City should consider participating in a CDBG program to assist low to moderate income households.

- Encourage the development of a variety of housing types and subdivision design which will promote an efficient use of space and preserve environmentally sensitive areas
 - Provide for mixed use projects by creating ordinances that will support planned unit developments or planned rehabilitative development which allows for several densities of residential to be mixed with commercial uses.
 - Plan for additional Senior residential complexes with support services

COMMERCIAL

- Strengthen the commercial function of the Central Business District (CBD)
 - Concentrate on redevelopment and restoration of existing commercial areas rather than promoting new commercial development in fringe or strip areas.
 - Provide for mixed uses on the periphery of the CBD. Use of Planned Rehabilitative Development for the functionally obsolescent industrial buildings that surround the CBD would greatly encourage other commercial uses.
- Encourage the development of commercial uses to support the needs of the City of Hillsdale and surrounding area that will provide convenient shopping and related services to the area residents and assure compatibility of commercial areas with other areas.
 - Encourage clustered commercial development rather than sprawl or strip developments.
 - Locate commercial uses so as to avoid incompatible adjacent uses.
 - Encourage diversification in the type of commercial and business establishments in order to meet a greater range of citizens needs.

INDUSTRIAL

- Encourage the development of clean industry that will diversify the local economy, provide a stable tax base and protect the local environment from degradation
 - Encourage location of industrial uses where sufficient infrastructure can support these uses.
 - Buffer industrial uses from residential uses.
 - Favor uses that do not pollute the air, soil, water, or are offensive to neighboring land uses because of noise, sight, or odor.
 - Plan industrial areas in the City when necessary to assist in providing an employment base and tax base for the residents of the City.
 - Evaluate the need to allow small amounts of retail operations within an industrial building.

SHORT TERM ACTIVITIES (1-2 years) Summary list to address identified needs and problems

HOUSING

- Encourage new residential development to be clustered in subdivisions and neighborhood areas located where appropriate community services and utilities can be feasibly provided.
- New subdivision developments should be encouraged in areas where adequate utilities and services exist or can feasibly be extended.
- Promote quality housing, regardless of type, in proper densities.
- Encourage residential development which would reduce the number of driveway and street access points along major roads.
- Provide alternatives such as cluster development and senior citizen housing in moderate and medium density areas.
- Upper floors as attractive for residential purposes.
- Assist Low-Moderate- Income residents to maintain homes. Help senior citizens to maintain homes.

COMMERCIAL

- Encourage the redevelopment and use of second and third floor buildings in the CBD for uses other than commercial.
- Upper floors, when renovated, provide space for additional retail and office thereby bringing additional employment and patrons to the downtown which in turn encourages spending.
- Promote development of commercial establishments which help retail local dollars rather than force residents to spend dollars outside the area.
- Promote commercial activities in areas easily accessible to the area's residents.
- Locate commercial establishments so that they are accessible to efficient transportation systems.

- Mixed developments will be encouraged in “transition” areas where residential uses were once predominant
- Pursue tenants for Underutilized buildings. Encourage commercial location within the City

INDUSTRIAL

- Encourage industrial development to locate in well planned locations where these uses can be clustered and assure a high degree of compatibility with surrounding land uses.
- Encourage reuse of vacant industrial structures when not in conflict with other land users.
- Support efforts of redevelopment of vacant industrial structure into another use or mixed use. Encourage Adaptive Reuse of Buildings

PROJECT BUDGET
MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Public Budget		Project Title:				
		Project Funding Sources (identify all other funding sources).				
Activities	CDBG	UGLG	Private			TOTAL
Real Property Acquisition		\$125,000				\$125,000
Public Infrastructure Architectural and Engineering	\$79,900					\$79,900
Lead & Asbestos Abatement	\$50,700					\$50,700
Demolition	\$27,337					\$27,337
Site Improvements	\$0					\$0
Building - New Construction	\$0					\$0
Building - Renovations/Leasehold	\$1,350,959					\$1,350,959
Residential Building - Renovations/Leasehold	\$0					\$0
Personal Property Acquisition/Installation			\$91,183			\$91,183
Public Infrastructure Improvements	\$13,915					\$13,915
Administration	\$35,000					\$35,000
Planning	\$0					\$0
Other	\$0					\$0
TOTALS	\$1,557,811	\$125,000	\$91,183	\$0	\$0	\$1,773,994