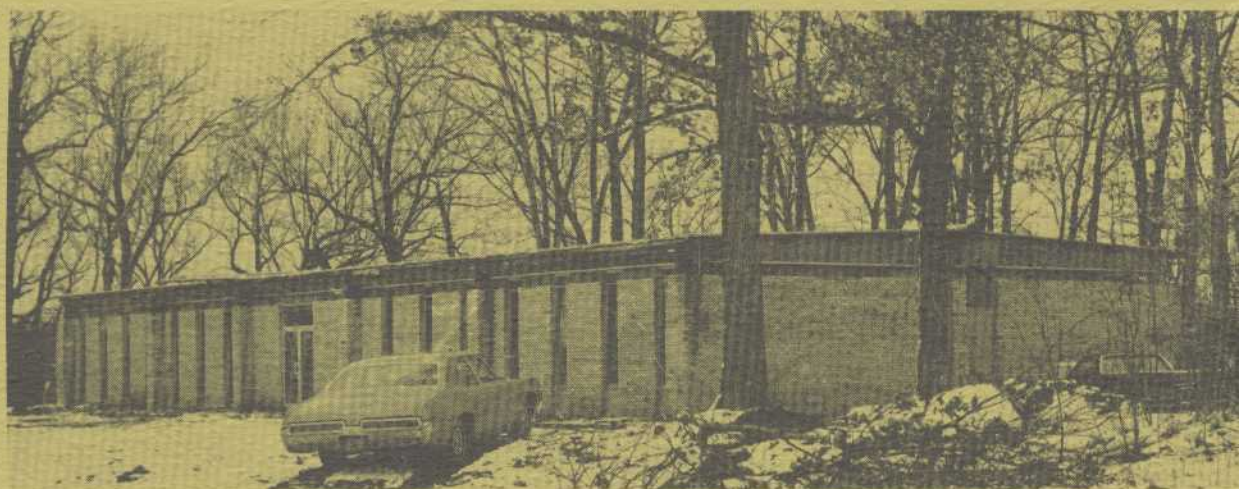


ANNUAL REPORT 1971

(As of December 31, 1971)



West Central Urban Renewal Project

MICHIGAN R-85

*Progress
Is Albion's
Future*

Anti-Pollution:

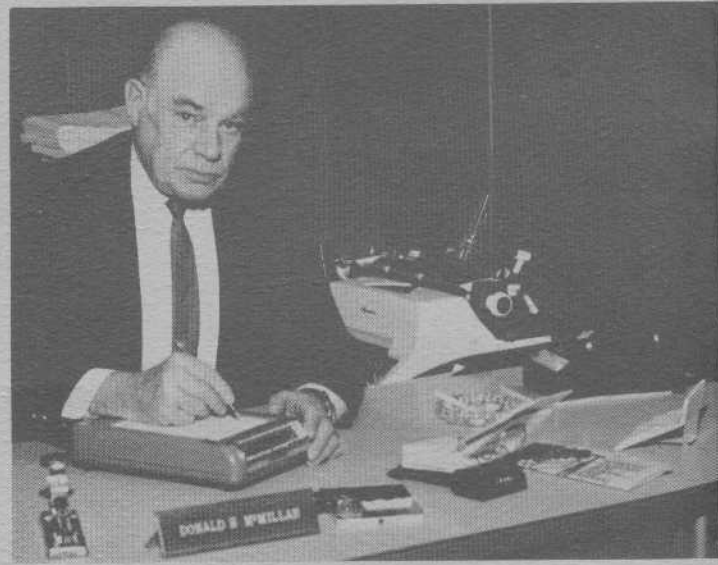
The Purpose of Urban Renewal

Urban Renewal, by definition, is an environmental improvement program. Statutorily mandated, its intent is to aid and assist in achieving the national goal of "a decent home and suitable living environment for every American family."

Seldom enunciated as such, the Urban Renewal program is a major tool for combatting environmental pollution of all kinds:

- the pollution of rat-infested buildings.
- the pollution of overcrowded living conditions and dirty streets,
- the pollution of visual ugliness and traffic congestion,
- the pollution of inadequate sewer facilities and even air pollution.

The results of Urban Renewal's effort to improve the general quality of environment can be seen in the West Central Area — in Grandview Heights with its Public Housing and low and moderate income housing.



DONALD B. McMILLAN
Director of Urban Renewal

Overhead utilities — one of the worst visual pollutants is totally absent in Grandview Heights.

New streets, sidewalks and fine quality of new homes have been constructed and made available to eliminate overcrowded living conditions, providing adequate sewer and water facilities and good quality of surrounding environment. A cooperative and continuous effort must be maintained by area residents to maintain the attractiveness created in the area by the many improvements which have been made; also by the City of Albion in assuring compliance with the objectives incorporated in the Urban Renewal plan.

Director of Urban Renewal



Citizen's District Council

From left: Darwin Davidson, Mrs. Florence Brewer (secretary); James McIntosh, Finis Holt (chairman); Councilman Robert Holland, George V. Mather. Not shown are: Mrs. James Hawkins, Philip Bell, James Benjamin, Robert L. Brown and Richard Weatherford.

Relocation

Six families and five individuals residing in the Project Area were relocated during 1971.

Four families found homes in standard private sales housing. Two families relocated in Public Housing and three individuals relocated in public housing including one in Peabody Place, a senior citizens' housing complex. One person was self-relocated.

In the housing code enforcement program, eight families and two individuals were relocated. Two families went into public housing, two families found private rentals, four families and two individuals were self-relocated.

Tenants on site in property acquired and managed by the urban renewal department included five families and two individuals during the year.

Of the two families, one is purchasing private sales housing and one is waiting for entry into Public Housing.



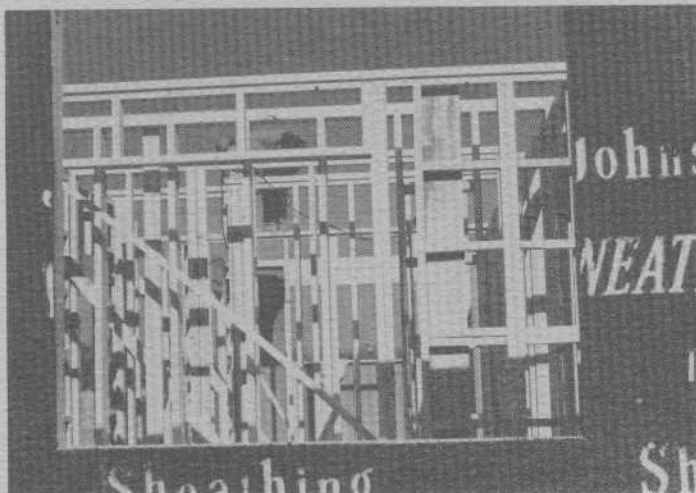
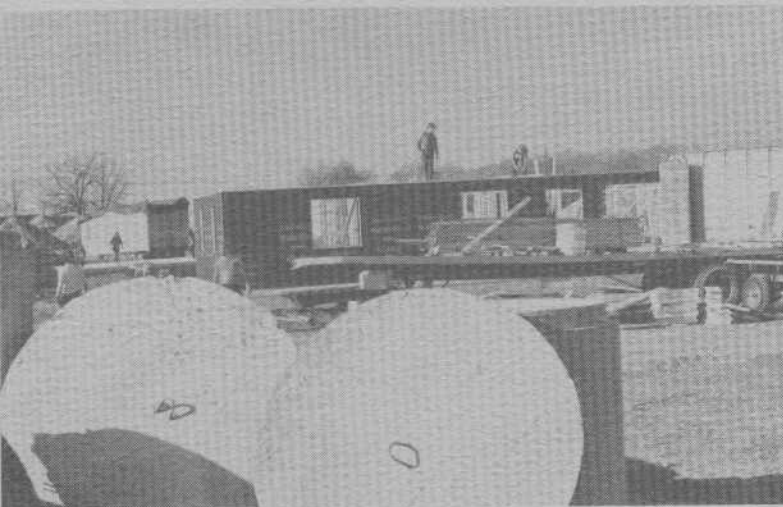
Acquisition

During the calendar year 1971, 25 parcels of property were acquired by the city's urban renewal department at prices as set by the Calhoun County Circuit Court.

The parcels constituted 234,297 square feet of area to be re-developed. Condemnation proceedings were completed in July; four parcels are subject to probate court action; one family will be subject to re-location as a result. However, relocation resource is determined subject to proceedings completion.



Oak Meadows



1970 when he was elected. The Michigan House has a \$2.2 million budget in early 1971.



Housing Complex in Albion

subsidy under Section 246 of the National Housing Act so that the development's tenants may charge below-market interest rates to those qualifying families, thus eliminating the required monthly payment. The government pays the difference between the 12 per cent interest charged those tenants and the rate of interest currently prevailing in the open market.

Families with incomes of about \$4,000 to \$5,000 will be eligible to reside in Oak Meadows. Monthly charges as a general rule will be 10 per cent of a family's adjusted income.

Oak Meadows Resources Systems, Inc. of Kalamazoo, is currently serving as the managing agents for Oak Meadows.

The project began in its first form in early 1967 when the Albion Community Non-Profit Housing Corp. was formed. The churches approved resolutions endorsing the corporation's concept: Mt. Carmel Baptist, Macedonia Baptist, First United Methodist and St. James' Episcopal. St. James' Episcopal, Leggett Chapel AME Zion and Leggett Chapel AME discussed the idea in 1967 but did not remain long in the project. The First United Methodist Church was the sponsoring organization in 1971.

The corporation eventually hired the consulting firm of American Architects of Kalamazoo and Kellogg and Architects, also of Kalamazoo. The project languished for a time, held mainly by the Rev. M. H. Wheeler of St. James' Episcopal Church. The project began in earnest in 1971. A full board of directors was formed and the corporation worked with the Housing Authority and was granted a planning and construction grant in 1971.

The Corporation had chosen a construction site just west of McIntosh Park in the west section of Albion. To its surprise, the corporation after receiving an option on the site, learned it had already been optioned to another group. (Lincolnshire, an 81-unit apartment complex is to open early in 1972 on that site). The corporation began anew its attempts to find a suitable location that could utilize city sewer and water services. The present site was purchased from Harold Behling.

The Corporation was steadfast in its determination not to allow construction until assurances were guaranteed there would be no discrimination in hiring by contractors and subcontractors.

Mr. Wheeler, as noted, is president of the Albion Community Non-Profit Corp. Other officers include: Russell Aiuto, secretary-treasurer, of St. James' Episcopal; the Rev. Reginald Davis, Macedonia Baptist Church; Bruce Borthwick, First Presbyterian Church; and Mrs. Isabel Helrigel, First United Methodist Church.





A family community

OAK MEADOWS

1·2·3·4 bedrooms Phone 629-2233
community center swimming pool

For Lease

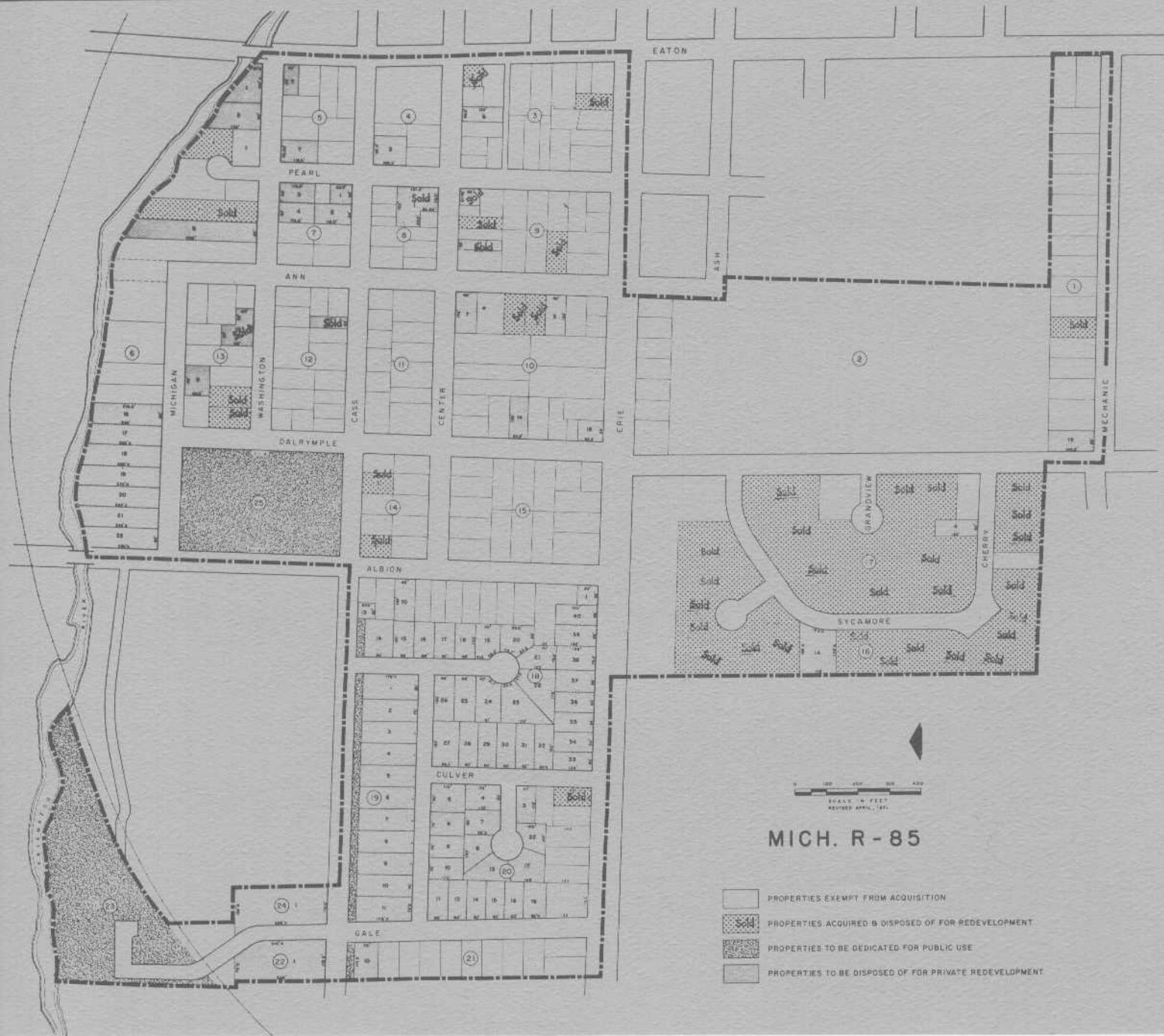
Disposition—

During the last nine years the number of housing structures begun within the Albion city limits almost equalled the number of structures demolished in that same time period.

The following charts will adequately illustrate the history of both housing starts and housing demolished since 1963. 1971 housing starts included 50 single family homes and 13 multiple house buildings for single families in the Lincolnshire development in northwest Albion. (Thirteen structures there accommodate 81 housing units.)

The year 1971 includes "Oak Meadows" on West Erie Street which has 74 apartments and 26 single family homes. There were also 20 private single-family residences in the West Central Urban Renewal Project Area and four others in Albion by private construction.

A total of 140 buildings were demolished in the West Central Urban Renewal Area since 1966. Eleven were removed in 1971.





PRIVATE HOUSING STARTS IN ALBION

1963	-	26
1964	-	21
1965	-	17
1966	-	12
1967	-	12
1968	-	3
1969	-	18
(1) 1970	-	19
(2) 1971	-	63

191

HOUSES DEMOLISHED

1963	-	7
1964	-	0
1965	-	15
1966	-	19
1967	-	26
1968	-	24
1969	-	56
1970	-	26
(3) 1971	-	16

189

(1) 1970 Reflects 13 structures (apartments) consisting of 81 units, Lincolnshire — 13-one bedrooms; 41-two bedrooms; and 26-three bedrooms.

(2) 1971 Reflects 13 Structures — 74 units Oak Meadows consisting of 12-one bedrooms; 22-two bedrooms and 40-three bedrooms and 26 single family structures in Oak Meadows.

20 Private single family residences in the West Central Project Area. 4- in Albion other private construction.

(3) 140 Buildings have been demolished in the West Central Urban Renewal Project since 1966. 11 removed in 1971.

and Redevelopment

Eighteen modest new homes rose on the perimeter of the Grandview Homes in the West Central Urban Renewal project area during 1971. Built by the Springfield Development Co., of Lansing, they represent the most private single-family housing starts in the city of Albion since 1964 — a period of eight years.

Most of the homes were sold by the end of the year.

The estimated assessed value of these homes is approximately \$89,200. They will yield, based upon 1971 millage rates, about \$10,944 in revenue to these governmental units: general fund, police-firemen's pension fund, refuse disposal, Albion public school system, Kellogg Community College and the Calhoun County Intermediate school district.

During 1971 those 18 new homes were constructed by Robert L. Foote, developer, at 602 Sycamore St., 102 Sycamore Ct., 104 Sycamore Ct., 106 Sycamore Ct., 108 Sycamore Ct., 110 Sycamore Ct., 110 Sycamore Ct., 112 Sycamore Ct.

And 704 Sycamore St., 710 Sycamore St., 712 Sycamore St., 714 Sycamore St., 716 Sycamore St., 718 Sycamore St., 720 Sycamore St.

Also Cherry St., 615 Cherry St., 613 Cherry St., and 110 South Pearl St.

Stylemaster Homes, Inc., also constructed two modular homes at 408 Washington St., and 102 South Albion Street.

In addition to local financial resources, James T. Barnes and Company and Waterfield Mortgage Company, Inc., cooperated in providing financing of the homes. Homes were offered for sale first to families displaced by Urban Renewal, and then to low and moderate income families with terms available under Section 235 FHA.



FINANCIAL STATEMENT

ALBION URBAN RENEWAL PROJECT BALANCE SHEET
MARCH 31, 1972

ASSETS

CURRENT ASSETS:

CASH IN BANK:		
Project Expenditures Account	\$ 32,102.55	
Project Temporary Loan Repayment Fund	47,220.00	
TOTAL CASH		\$ 79,322.55
ACCOUNTS RECEIVABLE:		
Relocation Grants due from Federal Gov't	30,561.89	
Tenant's	2,411.74	
Others	153.32	
TOTAL ACCOUNTS RECEIVABLE		33,126.95
TOTAL CURRENT ASSETS		112,449.50
PROJECT COSTS:		
Item 1 Project Costs	1,836,645.21	
Less: Sales price of land sold	88,200.00	
Net Item 1 Project Costs	1,748,445.21	
Total Item 2 Project Costs	620,277.79	
TOTAL PROJECT COSTS TO DATE		2,368,723.00
Relocation Payments		81,547.89
Rehabilitation Grant Payments		75,504.00
TOTAL ASSETS		<u>\$2,638,224.39</u>

LIABILITIES

CURRENT LIABILITIES:

Accounts Payable	\$ 36,064.00	
Trust deposits	1,495.00	
TOTAL CURRENT LIABILITIES		\$ 37,559.00
ACCRUED INTEREST PAYABLE		
To HUD	6,935.52	
TOTAL ACCRUED INTEREST PAYABLE		6,935.52
ADVANCES AND LOANS PAYABLE		
To HUD	713,591.19	
TOTAL ADVANCE & LOANS PAYABLE		713,591.19
CAPITAL		
Noncash Local Grants-in-Aid	620,277.79	
Project Capital Grant	1,102,809.00	
Relocation Grant	81,547.89	
Rehabilitation Grant	75,504.00	
TOTAL FEDERAL GRANT & CAPITAL		1,880,138.68
TOTAL LIABILITIES AND CAPITAL		<u>\$2,638,224.39</u>

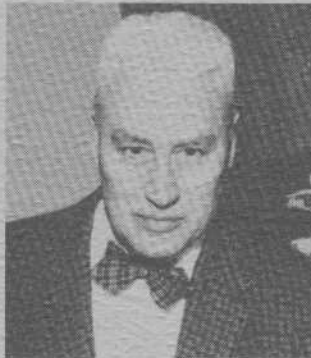
Staff of the Department of Urban Renewal



Donald B. McMillan
Director



Richard Day
Relocation-Rehabilitation Officer



David Turnbull
Bookkeeper



Mrs. Marjorie Bommarito
Secretary

Albion City Council

From left: Councilmen Jack Hill, Robert Holland, Allan Gauss, Charles Jones, Nicholas Costianes and Howard Knorr. Seated is Mayor Victor Burstein.



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and Urban Development*

