

WELCOME!



The City of Battle Creek is conducting a housing strategy amidst their Master Plan Update! Scan the QR code below to learn more and register for updates!

What is the BC Master Plan Housing Strategy?

The goal of the Battle Creek Master Plan Housing Strategy is to learn from the public about their housing needs and combine the knowledge gained with the other two guiding documents (Housing Action Plan and the Consolidated Plan) to shape an overarching shared community vision.

Why is a housing strategy important?

Understanding the housing challenges facing Battle Creek is critical for developing effective strategies to support economic growth, retain residents, and create sustainable and safe communities that attract families and businesses.

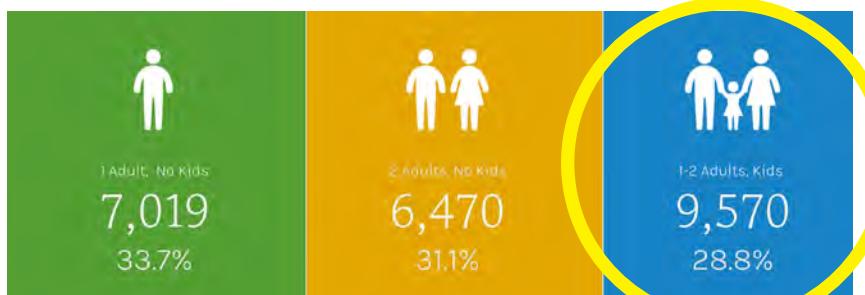
Foundational Expectations:

A strong sense of belonging for everyone in the community

A robust local economy & a healthy natural environment

A community with a high quality of life for all residents

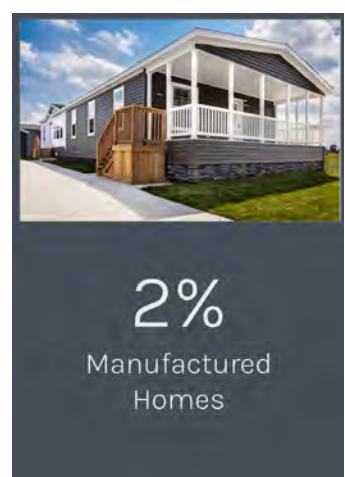
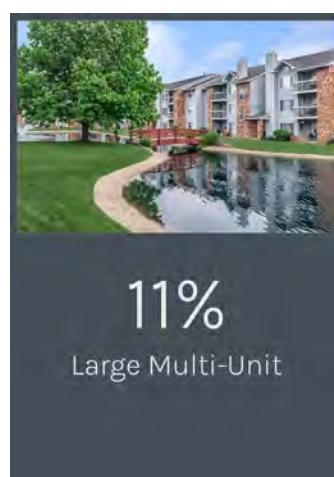
65% of all Battle Creek households are 1-2 adults without kids at home



53% of all home buyers would prefer to live within close walking distance to shops, restaurants, and community amenities AND they are willing to pay a premium to do so.

Small businesses are much more likely to succeed in neighborhood contexts.

Current Housing Mix:



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With a current housing imbalance of too many large single family homes and not enough families to fill them, new housing solutions to fit the needs of the current population could look something like this:



Cottage courts

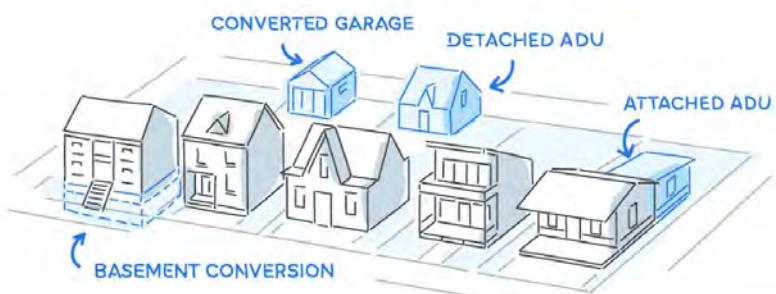


Small cottages on small lots



Townhomes, missing middle and single family conversions

With high costs of construction, workforce housing opportunities include investing in the current housing stock. Examples include transforming single family houses into duplexes or creating accessory dwelling units (ADU) as illustrated below.



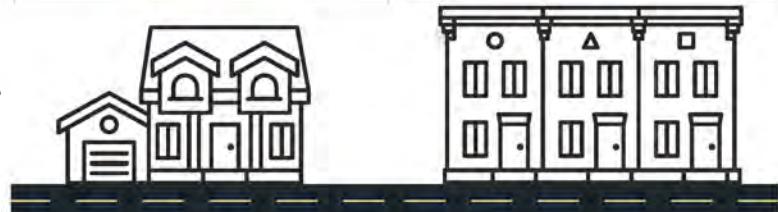
To build these, we may need to pair incentives & subsidies with zoning to achieve affordability. Some strategies include:

- [Brownfield TIF](#)
- [Neighborhood Enterprise Zones](#)
- [Payment in Lieu of Tax Agreements](#)
- [Community Land Trust and Land Trust Agreements](#)
- [Eliminate Minimum Lot Sizes](#)
- [Allow for increased density for duplex and ADU housing types.](#)

[click for more information](#)

35 YEARS

16 YEARS



With a higher density of units, housing becomes more affordable, while tax revenue increases for the City.

With a tax bill of \$722 each, it would take **35 years** for one new single family home on each side of the street to pay off the cost of new infrastructure.

With a tax bill of \$516 each, it would take **16 years** for three new townhomes on each side of the street to pay off the cost of new infrastructure.

Same length of road infrastructure

