

# Belleville Housing Subdivision

## Statement of Problem

The City of Belleville had an industrial site located on the edge of in its downtown development area. The site remained vacant for years even with relatively extensive marketing. The site had a 4 foot water table which made the site unattractive for industrial purposes.

## The Process

The city recruited Crosswinds, which proposed an innovative approach to reuse of the site. Use the water table by moving the earth to create a small pond and leave the earth on the site to create housing with entrances at two levels. The front entrance was at the higher elevation, while the lower entrance was off of the basement to the water's edge. The lower entrance would permit the developer to call the basement livable space. He could build a house with a large advertised living space for a significantly lower cost. It was a house with new road, street lighting, and new infrastructure. The DDA would need to provide the earth movement and the infrastructure,

Bogdan was brought in by McKenna Associates to write the downtown development and tax increment financing plans and to structure the financing for the public improvements. The DDA already was collecting a tax increment from a HUD 202 project built in the community's downtown. Bogdan lead the DDA and the city through the bonding process and helped it raise the money it needed to build the subdivision.

## Result

The subdivision has been built and is very successful.