

## APPENDIX D: PROJECT PROFILES

# Kingsbury Place Walker, Mich.

**Developer:** Genesis Non-Profit Housing Corporation

**Total Units:** 44

**Description:** Kingsbury Place is Genesis' fourth housing development for low-income individuals and families with special needs. The development has 44 units in 10 buildings: 29 one-bedrooms, 13 two-bedrooms, and two three-bedrooms. The housing will be targeted to extremely low-income (i.e., earning less than 40 percent AMI) and chronically homeless individuals in the Kent County area. Enterprise's \$93,000 grant helped the sponsor to provide the first Michigan Green Communities project by a nonprofit housing developer. Genesis plans to receive LEED certification for Kingsbury Place as a pilot project for the LEED-H certification process.

**A Green Advantage:** Genesis NPHC is incorporating the following green features into the Kingsbury Place project:

- 60,000-gallon underground groundwater detention system to water lawn and bushes immediately around houses
- Native vegetation on two-thirds of the site, including wild flowers, trees and bushes, and low-maintenance landscaping
- Open-cell foam insulation on all walls and ceilings to reduce air penetration and transfer
- Energy Star appliances
- Low VOC paints and interiors
- Within walking distance of two shopping malls
- Within 500 feet of public transit system stop

### Rent:

- One bedrooms: \$235 to \$500 per month
- Two bedrooms: \$271 to \$650 per month
- Three bedrooms: \$650 to \$800 per month

### Amenities:

- On-site play area
- On-site community room for recreation and resident gatherings
- High-efficiency washer and dryer in each unit
- All ground-floor units accessible
- Nine ground-floor units with accessible showers
- Each apartment wired for high-speed Internet connection

**Social Services:** The sponsor provides a full-time, on-site accredited social worker to offer voluntary support services to help all residents maintain a stable living environment. S/he links residents with other community resources to supplement on-site supports.



### Financing

Low-Income Housing Tax Credits	\$4.5 million
Michigan State Housing Development Authority (MSHDA) HOME	\$1.8 million
Federal Home Loan Bank of Indianapolis (FHLBI) Affordable Housing Program	\$150,000
HUD Supportive Housing Program	\$660,000
Michigan Green Communities*	\$91,000
<b>TOTAL</b>	<b>\$7.2 million</b>

\* Michigan Green Communities is a collaboration between the Michigan State Housing Development Authority, Great Lakes Capital Fund and Enterprise.

**Developer:** Genesis Non-Profit Housing Corporation formed in 1998 specifically to provide permanent supportive housing for people with disabilities in West Michigan. Kingsbury Place marks the fourth affordable housing project developed by Genesis, a certified Community Housing Development Organization (CHDO). Low-income individuals with disabilities have representation on its board.

**Architect:** Dattner Architects