

# Kingsbury Place

Walker, Michigan



**Developer** Genesis Non-Profit Housing Corporation

**Homes** 44 Units

**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

- Rents**
- 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



## Project 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 Development Costs</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.*

**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. H/she links residents with other community resources to supplement on-site supports.

**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.



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes and rebuilding communities. For more than two decades, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit [www.enterprisecommunity.org](http://www.enterprisecommunity.org) to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit [www.greencommunitiesonline.org](http://www.greencommunitiesonline.org).