

# Westland Meadows Apartments

Kalamazoo, Michigan



**Developer** American Community Developers, Inc., Detroit

**Total Units** 150

**Description** Westland Meadows Apartments is an affordable apartment community for low-income elderly residents of Kalamazoo. It was originally constructed in 1982 and consists of nine two- and three-story residential buildings. Within these buildings there are 141 one-bedroom and nine two-bedroom apartments and a community building for resident services. The project is a complete rehabilitation of the complex with a focus on green design. The buildings will all be brought up to current code and all components which are in need of repair or obsolete will be replaced. For instance, all bathrooms will be replaced with Uniform Federal Accessible Standardized (UFAS) bathrooms. The rehabilitation will be carried out without having to relocate any current tenants.

## Project Financing

Low-Income Housing Tax Credit Equity	\$3,868,330
Department of Housing and Urban Development 221(d) (4)	\$4,600,000
Enterprise	\$50,000
Great Lakes Capital	\$50,000
<b>Total</b>	<b>\$8,568,330</b>

**A Green Advantage** The community will include numerous green features:

- Low or no VOC paints, primers, adhesives and sealants
- Vinyl floors in entry ways, laundry rooms, bathrooms and kitchens to prevent mold growth
- Green Label certified carpeting
- Water-saving fixtures
- Energy Star appliances and lighting, as well as new high-efficiency Energy Star Air Conditioning systems and 16 high-efficiency furnaces
- Compact fluorescent screw-in bulbs
- Construction waste is recycled or moved to the proper landfill
- Tenant manuals are given to each tenant outlining green features and green practices guidelines
- Irrigation system configured to use water from an onsite well and retention pond
- Landscaping is low-maintenance and environmentally friendly

**Rent** All homes receive Project Based Section 8 rental assistance from HUD. Forty are targeted to incomes ranging from 25 percent to 45 percent of area median income (AMI) and below, with the remainder targeted to incomes at or below 60 percent of AMI.

**Amenities** The entire project is connected with sidewalks and pathways and is located in proximity to shopping, educational and medical facilities and employment centers in Kalamazoo. Westland Meadows is also accessible to major transportation thoroughfares and public transportation. There is a retail shopping mall within a half mile and Western Michigan University is within a mile. An onsite Kalamazoo Metro Transit bus stop gives easy access to the mall, the university and neighboring communities.

**Social Services** The project employs one full-time and one part-time service coordinator to help residents find services to help with medical needs or any other areas where they may need assistance. There is also an onsite meals program and the resident council organizes potluck dinners, bingo and other social events. Transportation is provided to shopping and various events in the community.

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A partnership between Enterprise and the Natural Resources Defense Council

**Sponsor/Developers** American Community Developers, Inc. (ACD), based in Detroit, has historically been primarily involved in the acquisition and reformation of distressed subsidized properties, most of which include a major physical rehabilitation. ACD has been involved in several green initiatives, but this project is its first official Green Certified development. The organization has received many Low-Income Housing Tax Credit grants for projects it has developed.

**Architects** Dan Tosch, Progressive Associates, Bloomfield Hills, Mich.

**General Contractor** St. Clair Construction, Harper Woods, Mich.



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