

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

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|--------------------------------------------------------|--------------------|
| 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 |
| Total | \$8,568,330 |

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.



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, 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 \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com 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.

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