

ICCF

INNER CITY CHRISTIAN FEDERATION


Equitable Opportunity | Affordable Homes | Thriving Neighborhoods

Inner City Christian Federation's

RECENT AND UPCOMING DEVELOPMENTS

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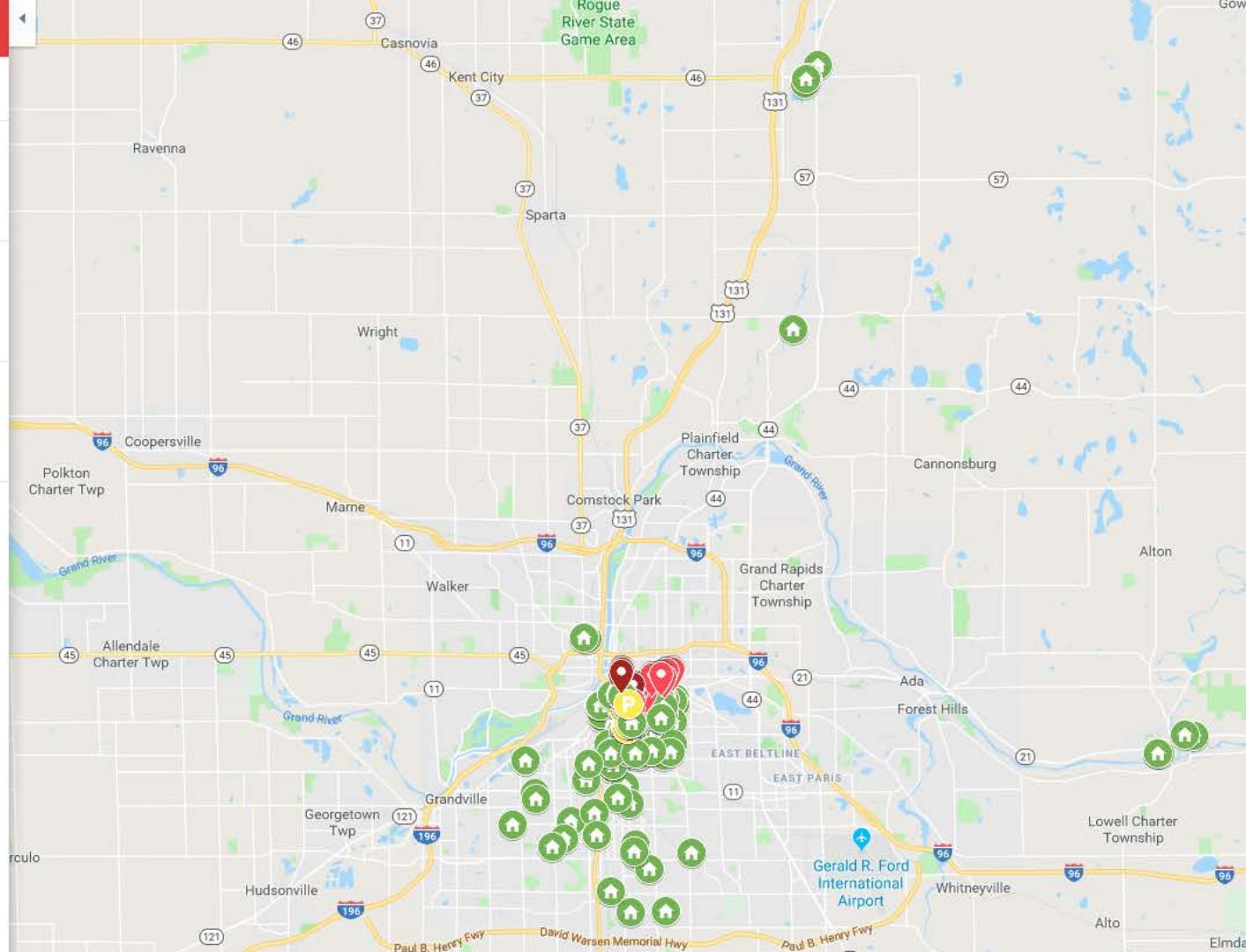
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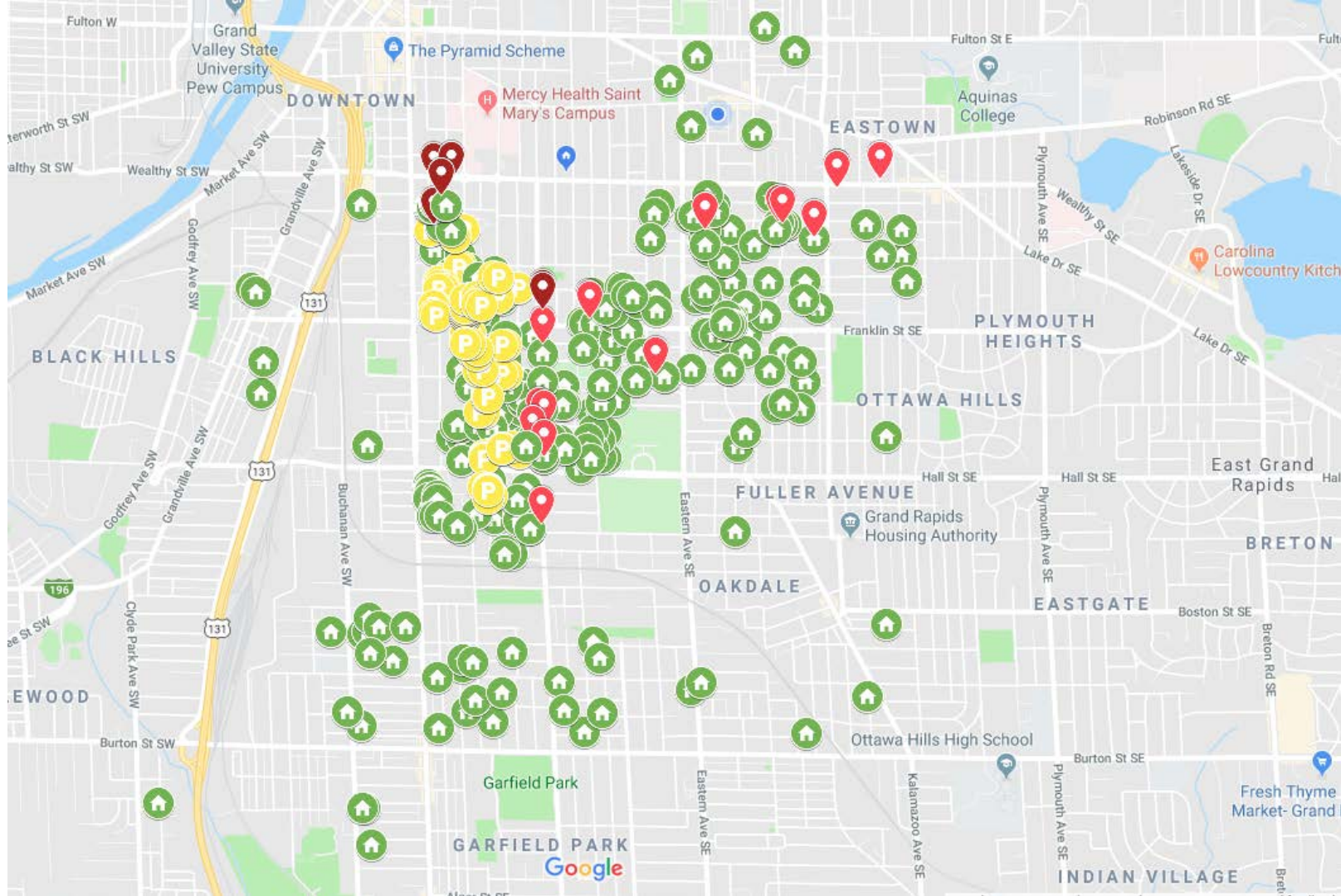
Single Family Homes
 All items

Apartments
 All items

Pleasant Prospect Homes
 All items

Scattered Site Rentals
 All items







*EQUITABLE OPPORTUNITY
AFFORDABLE HOMES
THRIVING NEIGHBORHOODS*

HOME Funded Projects



Kent County HOME- Cedar Springs – New Construction
Completed in 2015



MSHDA HOME – Cedar Springs – New Construction
Completed in 2015

SINGLE FAMILY HOMES

Acquisition, Development, Resale (ADR Program)

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GR City HOME – Grand Rapids - Rehab
Completed in 2013



GR City HOME – Grand Rapids - Rehab
Completed in the Fall of 2017

SINGLE FAMILY HOMES

Acquisition, Development, Resale (ADR Program)

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BEFORE



AFTER

SINGLE FAMILY HOMES

Renovation Example

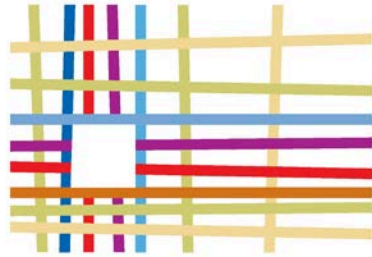
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90 units (45 scattered site duplexes) of LIHTC financed rental housing with income targeting between 30 and 60% AMI. 25% of apartments are Permanent Supportive Housing. Product mix includes 60 renovations and 30 new construction units.

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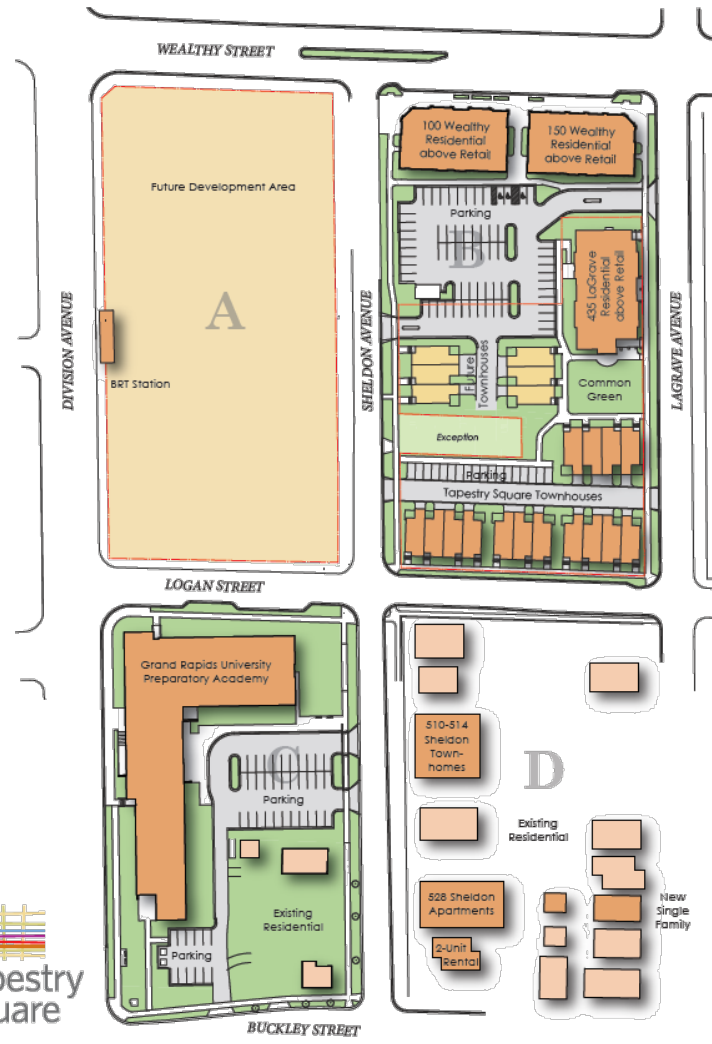


Tapestry Square

Weaving Commerce & Community - ICCF

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100 & 150 Wealthy

32 APARTMENTS

7,000 SqFt Retail Space

Completed 2012





K i t c h e n (S t a n d a r d U n i t)



L o f t A p a r t m e n t

University Preparatory Academy

LAND ASSEMBLY



Tapestry Square Townhomes

15 MIXED INCOME UNITS
COMPLETED 2016





Sheldon Townhomes

3 AFFORDABLE HOMES
COMPLETED 2016



528 Sheldon



Before



After

*Four low income apartments
Historic rehabilitation*

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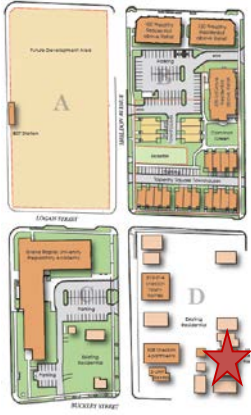
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529 La Grave

Single Family Home

Low income homeownership initiative



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435 La Grave Apartments

24 APARTMENTS

16 LOW-INCOME (6 YOUTH)

COMPLETED OCT. 2017

LEED FOR HOMES GOLD



435 LA GRAVE APARTMENTS



The background of the image is a repeating pattern of various window and door icons. These icons are rendered in a light green color and include different styles such as double doors, single doors, and windows with multiple panes (e.g., 6-pane, 8-pane, and 12-pane grids). The icons are scattered across the entire page, creating a textured, architectural feel.

BEGINNING TO BUILD
**AFFORDABLE
HOUSING**

STOCKBRIDGE APARTMENTS – 2018

64 APARTMENTS

51 LOW-INCOME

PURSUING LEED FOR HOMES SILVER



STOCKBRIDGE APARTMENTS – 2018



501 EASTERN APARTMENTS - 2018

65 HOMES

61 LOW-INCOME (17 FOR HOMELESS YOUTH)

6 LIVE/WORK UNITS

PURSUING LEED FOR HOMES SILVER



501 EASTERN APARTMENTS - 2018

65 HOMES

61 LOW-INCOME

6 LIVE/WORK UNITS

PURSUING LEED FOR HOMES SILVER



UNIT TYPE	AFFORDABLE UNITS	MARKET RATE UNITS
1 BEDROOM	33	1
2 BEDROOM	19	0
3 BEDROOM	6	0
LIVE/WORK	3	3
TOTAL	61	4

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415 FRANKLIN

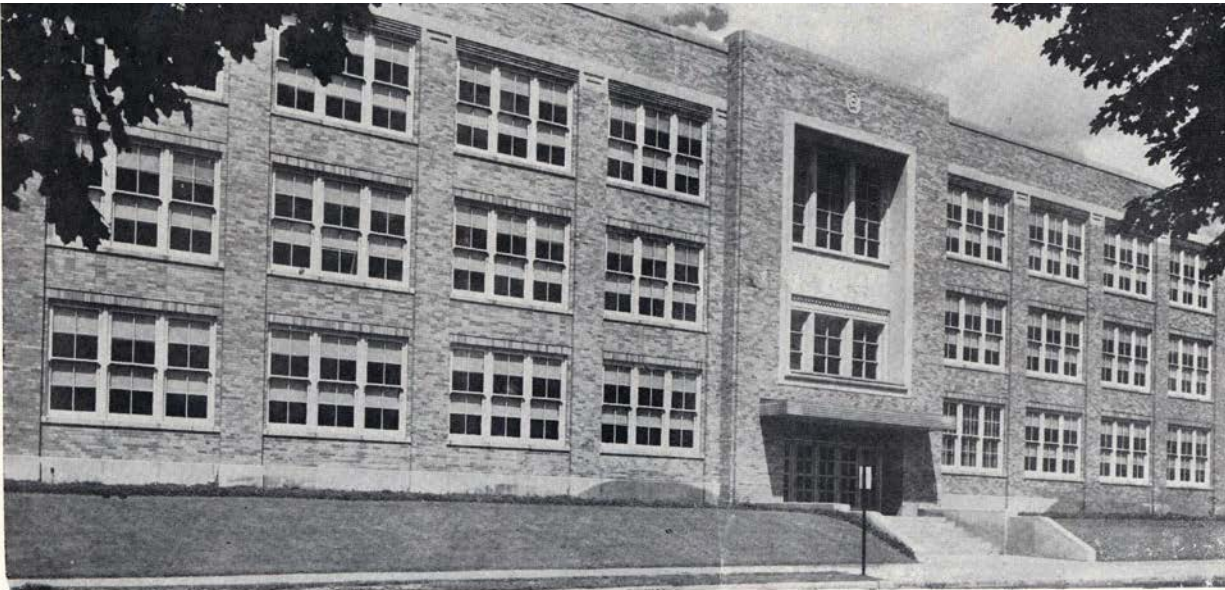
HISTORIC RENOVATION

MIXED-USE

40 UNITS OF AFFORDABLE HOUSING

LIHTC FUNDED - OPENING IN 2020

PURSUING ENTERPRISE GREEN COMMUNITIES



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EASTERN ELEMENTARY APARTMENTS

50 UNITS

HISTORIC RENOVATION

4% LIHTC

MEDC + MSHDA WORKFORCE HOUSING FUNDS

HISTORIC CREDITS

PURSUING LEED FOR HOMES SILVER





COMMUNITY HOMES INITIATIVE



COMMUNITY HOMES INITIATIVE

- ✓ 177 homes | 233 units of housing
- ✓ 50% to be sold to low-income buyers
- ✓ 50% to be low-income rentals
- ✓ GreenStar Certification
- ✓ Local & minority contractors

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COMMUNITY HOMES INITIATIVE

- ✓ Repair vs. Rehab
- ✓ Priorities
 - ✓ Safe
 - ✓ Decent
 - ✓ Energy Efficient
 - ✓ Affordable



COMMUNITY HOMES INITIATIVE



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COMMUNITY HOMES INITIATIVE



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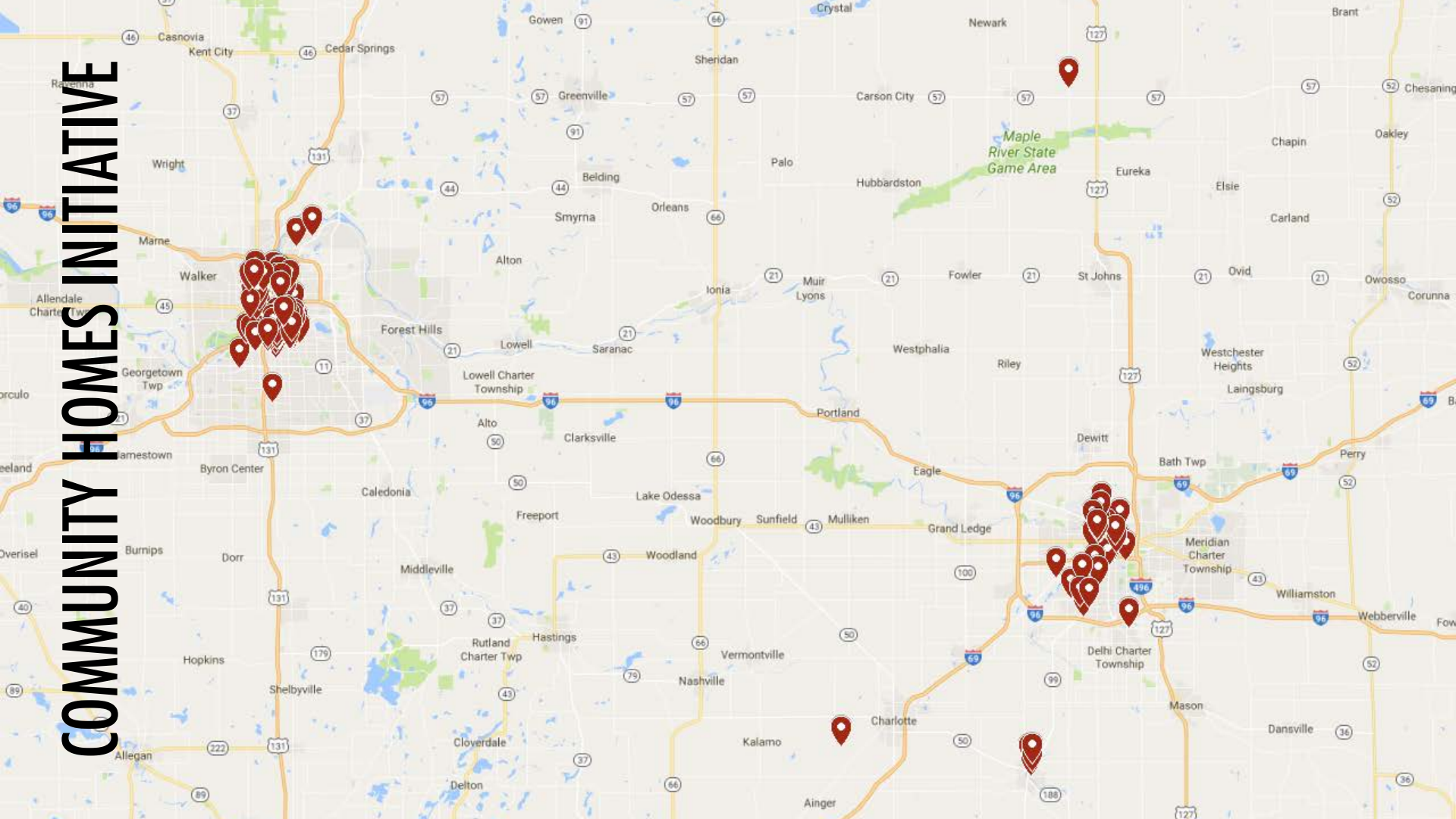
COMMUNITY HOMES INITIATIVE



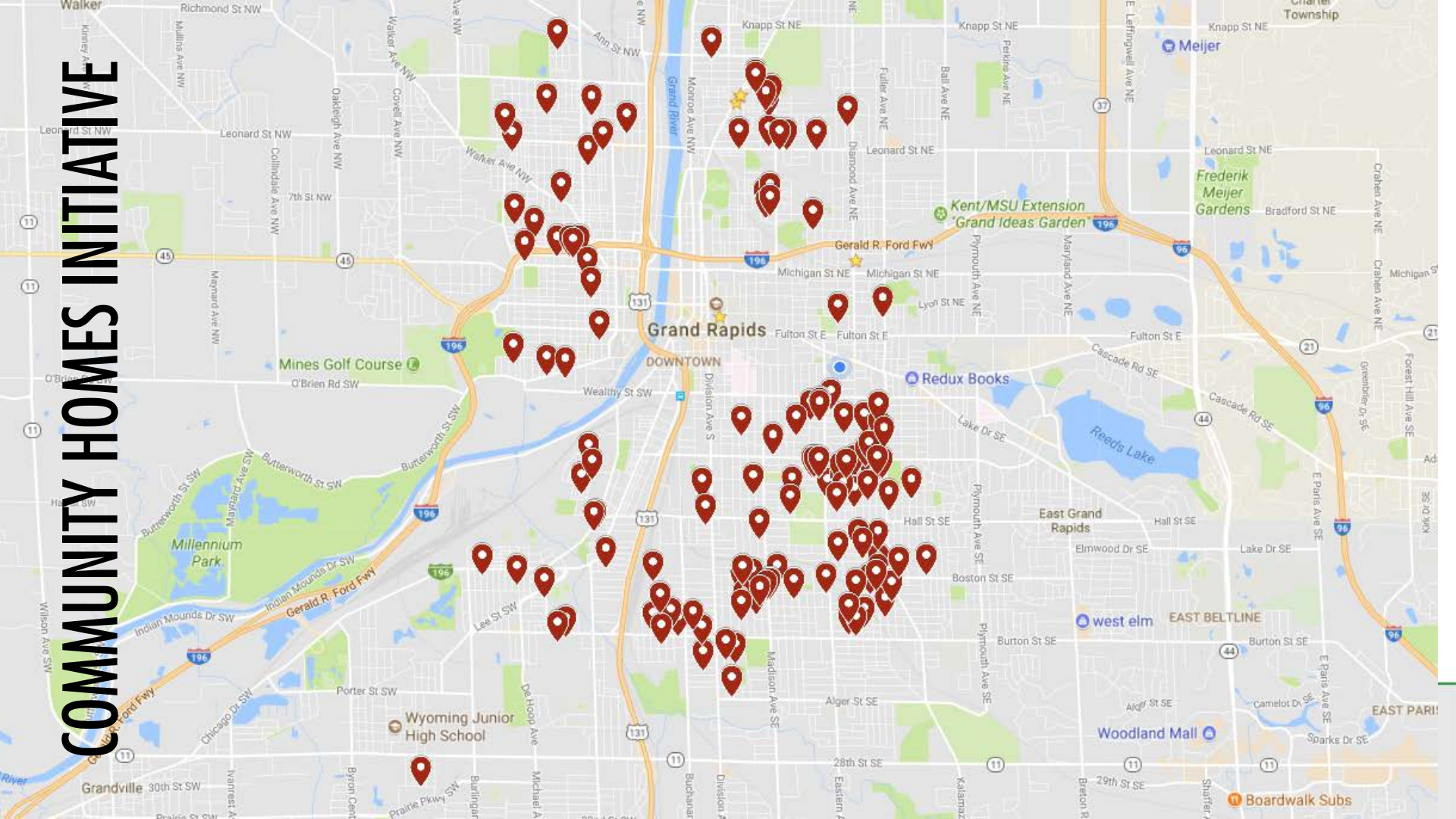
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COMMUNITY HOMES INITIATIVE



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