



LEONARD  
APARTMENTS  
GROUNDBREAKING EVENT

November 13, 2024

3:00 PM

851 Leonard Street NW, Grand Rapids, MI

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Welcome, Opening Remarks and Introduction of Speakers  
Genesis Nonprofit Housing Corporation  
John Wynbeek, Executive Director

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Genesis Board of Directors  
Dennis Sturtevant, Board President

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Little River Band of Ottawa Indians  
Scott Wahr, Board Member  
Joanne Green, Press Secretary

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Little River Holdings Economic Development Corporation  
Brittney Drake, Analyst

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Michigan State Housing Development Authority  
Chad Benson, Director of Development

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Cinnaire  
Ben Stehouwer, Senior Vice President Business Development

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City of Grand Rapids  
Connie Bohatch, Senior Managing Director of Community Services

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Kent County Board of Commissioners  
Stan Stek, Board Chair

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Closing Remarks  
Genesis Nonprofit Housing Corporation  
John Wynbeek, Executive Director

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THANK YOU FOR CELEBRATING WITH US TODAY!



**LEONARD APARTMENTS**  
**DESTIGTER ARCHITECTURE, LLC**



The 55-unit senior living community is a partnership project with *Genesis Nonprofit Housing Corporation* the *Dwelling Place of Grand Rapids* and the *Little River Band of Ottawa Indians*.



It will feature Grand Rapids Housing Commission and Wyoming Housing Commission project-based vouchers. Twenty-two vouchers in all.



Leonard Apartments will feature forty-eight one-bedroom apartments and seven two-bedroom apartments, all of which will be accessible, with eight able to accommodate wheelchair users. Nine apartments will be reserved for members of the Little river Band of Ottawa Indians and citizens of other federally recognized Native American tribes.



There will be a 1,100-square-foot community room, a smaller meeting room, property management office and thirty-six parking spaces.



Outdoor spaces include a lower-level courtyard and two rooftop decks on the south side of the building, connected by a bridge providing inviting communal living areas.



Landscaping will include trees and plantings found naturally in West Michigan to enhance overall wellbeing.



The project will meet Enterprise Green Community Standards.



Genesis plans to expand their current partnership with Grand Valley State University Kirkhof College of Nursing. Nurse interns at Leonard Apartments will offer a valuable resource on-site by helping residents with questions about health.

# Leonard Apartments

## Project Description and Timeline

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The one-acre site has been home to a historic former funeral home built in 1931. The prior building was used most recently for Genesis administrative offices and has been demolished to allow for the new construction of 55 senior apartments. The developer closed in September of 2024 and construction began in October. The expected completion date is December 2025 with stabilized occupancy by June 2026.

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## Project Financing Sources

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Cinnaire Tax Credit Equity	\$ 12,222,278
IFF - Kent County -Construction & Permanent Financing	\$ 3,280,000
Grand Rapids Affordable Housing Fund -Construction Financing	\$ 1,200,000
Deferred Developer Fee	\$ 582,038
<b>Total Development Budget</b>	<b>\$ 17,284,316</b>

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Huntington Bank is providing \$ 8,200,000 in construction financing.

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