MiGBC MICHIGAN GREEN BUILDING COLLABORATIVE

Project Case Study



Edison Community Partners, LLC and Mt. Zion Baptist Church

The Legacy Senior Living - Legacy North

Objective: To connect building performance with an immediate community need: affordable, comfortable housing for older adults in Kalamazoo's historic Northside. The aim is to reduce energy demand while supporting resident comfort, indoor air quality and financial stability.

Details

- Kalamazoo, MI
- 36 apartments in the Legacy North building; part of the 70-home, two-building Legacy Senior Living project

Results

- Design combines an all-electric approach, a Phius CORE 2021 certification pathway, and on-site solar with long-term affordable housing.
- 81.81 kW rooftop array and an 85.02 kW carport array, totaling 166.83 kW
  - Estimated 202,658 kWh of annual solar production

Financials

- 9% Low-Income Housing Tax Credits

Certifications

In progress

- Phius ZERO
- ENERGY STAR Multifamily New Construction v1.2
- EPA Indoor AirPlus v1
- DOE Efficient New Homes v2 rev. 01
- 2020 NGBS Multifamily New Construction (Silver target).

Project Highlights

- Affordable Housing
- Energy Efficiency
- Solar Arrays
- Commissioning
- Certifications

Project Partners

- **Development Leadership:** Edison Community Partners, LLC
- **Community and Development Partner:** Mt. Zion Baptist Church
- **Architecture and engineering/design:** Abonmarche Byce
- **General contractor/construction coordination:** AVB
- **Building-performance consulting, verification and certification coordination**: Eco Achievers
- **Solar design/installation:** Helios Solar
- **Property management and leasing:** KMG Prestige





"The project also provides a practical case study for other affordable housing teams: engage a local community partner, coordinate performance standards with design and construction, integrate solar, and combine separate 4% and 9% financing phases where needed."

JASON MUNIZ
Edison Community Partners, LLC

EDISON COMMUNITY PARTNERS