



BARRY
COMMUNITY
FOUNDATION

IMPROVING LIVES BY
BRIDGING RESOURCES

BREAKING GROUND ON AFFORDABLE HOUSING

Innovative Builder

Local businesses benefit from affordable home design

Local contractor, Jason Teitz, approached the Barry Community Foundation in summer 2022 after attending a BCF-sponsored contractor recruitment event at Barry County Lumber. He proposed the development of an

affordable spec home that he refers to as a “shuffle home” (a single-level home that allows its owners to shuffle from room to room without stairs.) The home is designed to utilize as much “off the shelf” / standard in-stock building supplies from HomeTown Lumber as possible, avoiding more expensive special-order supplies. In fact over 95% of the materials were purchased from Hometown Lumber.



The Barry Community Foundation owned a double-lot in the Village of Nashville which we felt was the perfect site for this Pilot Program. After the sale and a thorough review of the outcomes, the foundation may create a similar program throughout the county.

The BCF created a construction loan with private contributions from the Barry County Housing Fund. Sale of the home is expected to re-coup the costs of construction and property holding costs which are estimated at \$189,000. The home is approximately 1100 sq feet, 2 bathrooms, 1 bedroom, highly efficient appliances and low maintenance finishes inside and out. The goal is to put the house on the market in the fall of 2023.



Construction Begins

175 workforce housing units are coming soon!



The Tyden Lofts Project, the first workforce housing project in Barry County in 40 years, has finally broken ground! This dream was conceived by General Capital Development Group to be placed on the site of the former Royal Coach building. It had received LITC award from the State of Michigan, and the credits moved from the Royal Coach site to the current location through the cooperation of the City of Hastings. The development company retained the Tyden name to honor the legacy of Col. Emil Tyden, the Founder of the Hastings Table Company. We are excited to see this construction begin and the site become home to those who are currently rent-burdened, or spending more than 30% of their household income on housing.



Vacant School Provides New Homes

20 affordable apartments for Nashville

Nashville Flats is a rehabilitation of the former Kellogg Elementary School building constructed in the 1930's and vacant for nearly 15 years. Barry Community Foundation hired Dogwood Housing (aka Oceana Housing Authority) to lead the project. Thanks to their expertise, the project was awarded tax credits to rehab the building into 20 apartments. Rental units will be open to the general public earning up to 80% of area medium income. Qualifying incomes of up to \$59,680 for a family of four. Each unit will have its own heating/cooling system, washer/dryer and appliances. The apartments will range in size from Studio to 2 bedrooms. Construction is currently slated to begin in the fall of 2023.

INFO

info@barrycf.org or
(269)945-0526
231 S. Broadway St.
Hastings, MI 49058



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KEY FOCUS:
Attainable, desirable
housing for all.



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