



## **HOMESTEAD AFFORDABLE HOUSING RECEIVES AD ASTRA AWARD FOR “SUPER GREEN” HOUSING IN MULVANE**

*--Certified LEED Silver, Homestead Senior Residences Offers 40 Energy-Efficient Units to Area Seniors--*

**MANHATTAN** - The Kansas Housing Conference is pleased to announce that Homestead Senior Housing Mulvane received the 2012 Ad Astra Award for Special Achievement in Housing Development – Rural. The award honors the development for incorporating numerous “Super Green” building practices, such as energy and water efficiencies, low-flow plumbing fixtures, programmable thermostats and tank-less water heaters. Certified LEED for Homes Silver by the U.S. Green Building Council (USGBC), Homestead Senior Residences is a net-zero, senior housing community funded through USDA’s Section 515 program.



Dennis L. Mesa of KHRC presents Homestead Affordable Housing President Tom Bishop with the 2012 Ad Astra Award.

“The miracle for the seniors of Mulvane is how the resources of the city and state leveraged the \$1 million in permanent financing from USDA Rural Development, plus rental assistance,” said Tom Bishop, President/CEO of Homestead Affordable Housing. “The results are average rents, based on senior incomes, which range from \$115 to \$300 a month. Twenty-six other rural Kansas communities need the same type of housing development tomorrow,” said Bishop.

“Emprise Bank provided the construction financing for the project and was key to bringing all the other sources of funds together,” said Mr. Bishop. “The entire team in the development, Law Kingdon Architecture with the award winning design and Accel Construction that finished the project on budget 30 days ahead of schedule made the development the outstanding product it is.”

In addition to USGBC’s LEED Silver designation, Homestead Senior Residences has been verified by Guaranteed Watt Saver Systems, Inc., a third-party, energy-efficiency engineering and building science consulting firm, to meet the requirements of the U.S. Department of Energy’s Builders Challenge, the U.S. Environmental Protection Agency’s ENERGY STAR for

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New Homes Program and the National Association of Home Builders' National Green Building Standard – Bronze level.

Additional financing for Homestead Senior Residences included \$3.8 million in ten-year Low Income Housing Tax Credits and \$450,000 in HOME Rental funds from Kansas Housing Resources Corporation (KHRC), \$200,000 from the Federal Home Loan Bank of Topeka's Affordable Housing Program and a \$15,000 energy grant from the Housing Assistance Council. Michel Associates, LTD of Boston syndicated the housing tax credits.

Green design features at Homestead Senior Residences Mulvane include:

- Low-flow showers, bathroom faucets and water closets (toilets) that reduce water usage on average by 20 percent.
- Highly efficient irrigation system designed to provide only the necessary amount of water based on plant species, shading and recent weather factors.
- Third-party verified insulation in the walls and ceiling to maximize thermal performance.
- High energy-efficient air source heat pumps.
- Engineered duct systems that deliver the exact amount of air required for each room; third party tested to ensure the most efficient performance.
- Tank-less water heater conserves energy by only activating hot water when called.
- 100 percent Energy Star<sup>®</sup> appliances including refrigerator, dishwasher, in-unit clothes washer and ceiling fans.
- MERV 8 air filters in HVAC equipment that increase trapped particulates to reduce allergens and create a healthier living environment.

Other Ad Astra award winners honored at this year's Kansas Housing Conference include:

### ***Special Achievement in Affordable Housing Development - Urban***

Echo Ridge - Topeka

### ***Excellence in Partnership***

Broadview Towers, Inc. – Emporia

### ***Outstanding Housing Advocate***

John Scott, CEO, Interfaith Housing Services

### ***Affordable Housing Trail Blazer***

Margene Swarts, Assistant Director, Planning and Development Services, City of Lawrence

### ***Innovation in Housing and Community Development***

Poehler Loft Apartments - Lawrence

The Ad Astra Awards are given out each year at the statewide Kansas Housing Conference. The awards honor individuals and organizations who demonstrate excellence in developing affordable housing, shaping housing policy and creating innovative housing solutions to meet the daily needs of low and moderate-income Kansans. For more information about Homestead Senior Residences Mulvane, visit <http://www.homesteadks.org>. To learn more about the 2012 Ad Astra Awards or the Kansas Housing Conference, visit [www.kshousingconference.org](http://www.kshousingconference.org).