

# NEW DEVELOPMENT SPRING NEWSLETTER

April 2025

## Another West Side House is Available!

Partnering with the City of Grand Rapids, Horizon Bank and DTE, we managed to pull off a pretty incredible rehabilitation of the two-story home at 609 Lincoln. Led by Quantum Construction as our general contractor, the team gutted this long-empty house, allowing for all new insulation, plumbing, electrical and mechanical work.

With gorgeous new flooring, drywall, painting and appliances, this house is sparkling and move-in ready. It has three bedrooms, one bathroom, a ground floor laundry room and tons of storage space. It also has energy efficient kitchen and laundry appliances.

The other element of this special property is the park-like yard that is more than 200' deep!

There is substantial down payment assistance available for the house, which sells for \$266,000 -- \$30,000 less than its appraised value!

If you are interested, reach out to our Realtor, Tiffany Szakal at 616-232-0853. She is aware of the down payment assistance products that will make this possible for the income-restricted buyers for which it was intended.



### Income eligibility restrictions:

- 1 Person - \$56,400
- 2 Person - \$64,450
- 3 Person - \$72,500
- 4 Person - \$80,550

## Another West Side Gem

If the Lincoln St house is sold before you get the chance, fear not! Our next house is also on the west side. Sporting a two-stall garage, 854 First St. will likewise be energy efficient with all new insulation, electrical, mechanical and plumbing. This three-bedroom home has one bedroom on the first floor along with a ground floor laundry room. It has a single bathroom and a big, sunny den overlooking the backyard.



The project is made possible by the American Rescue Plan Act through the City of Grand Rapids, as well as Horizon Bank, a long-term partner and supporter.

The crew at Grand Renovations leads the construction on this one and have abated all of the lead-based paint and asbestos, making it especially safe for households with young children.

The sale price will be determined upon completion of the house. Substantial down payment assistance is available and it is not too early to get your name on the list if this is the house for you. Email us for more information: [info@newdevelopmentcorp.org](mailto:info@newdevelopmentcorp.org).

## Board Members Needed

New Development Corporation is looking to add two members to its Board of Directors. If you are interested in representing your community and being part of a good small non-profit, drop us a line at [info@newdevelopmentcorp.org](mailto:info@newdevelopmentcorp.org)

## Save more than utilities when replacing your furnace

One of the many homeowners who benefited from the MSHDA MI-HOPE energy efficiency grants reached out to tell us that she saved \$300 on her homeowners insurance just by proving that she had replaced the furnace and water heater with our grant.

If you have recently replaced some of your mechanicals (such as furnace and water heater) or replaced your roof, reach out to your insurance agent to inquire. If you did so through one of our programs and need proof, let us know. Maybe you, too, can save!

While the MI-HOPE funds are all committed, watch our next newsletter to see if we have additional grant money to invest.