

The logo for Samaritas features the word "Samaritas" in a white, serif font. A small "TM" trademark symbol is positioned at the top right of the word. Below the text, there are three white, curved lines that sweep from the left side towards the right, creating a sense of motion or a stylized underline.

Samaritas™

Housing



**WE BELIEVE IN
HOUSING FOR ALL.**

END TO END HOUSING
SOLUTIONS FROM CREATING
STOCK TO PLACEMENT AND
LONG-TERM SUPPORT FOR
SELF-SUFFICIENCY, SAFETY
AND COMFORT.



Housing



**FROEBEL PLACE
AFFORDABLE LIVING
COMMUNITY**

Samaritas™

FROEBEL ELEMENTARY SCHOOL



PROJECT OVERVIEW

Historic Building Redevelopment

Transforming the historic Froebel Elementary School into a vibrant affordable residential community.

Affordable Housing Units

Offering 46 affordable housing units with diverse layouts for various household sizes.

Targeted Income Accessibility

Serving households earning 30% to 80% of Area Median Income, promoting broad accessibility.

Collaborative Development

Strong partnerships with city, state housing authority, and financial institutions enable the project.



COMMUNITY AND DESIGN ELEMENTS

Interior Courtyard for Wellbeing

Interior courtyard offers green space for gardening, community engagement, and enhancing resident wellbeing.

Partnership Wellness Rooms

Dedicated wellness rooms provide access to health, educational, and financial services, supporting resident care.

Historic Preservation with Modern Amenities

Preserving historic architecture while integrating energy-efficient systems, accessibility, and modern infrastructure.

Beautiful Auditorium Creates Community Space

Froebel's auditorium will be restored and used for gatherings and arts and cultural events



Housing



MUSKEGON COUNTY

**COMMUNITY NEED
AND IMPACT**



ADDRESSING HOUSING DEMAND

Housing Shortage in Muskegon

Muskegon County faces a need for nearly 9,200 new housing units by 2027 to meet growing demand.

Quality Housing Solutions

High-quality housing for residents supporting economic mobility.

Community and Economic Benefits

Revitalizes neighborhoods and stimulates economic growth through construction and increased local demand.

Support for Workers

Housing near workplaces reduces commute times, supporting healthcare, education, and service industry workers.

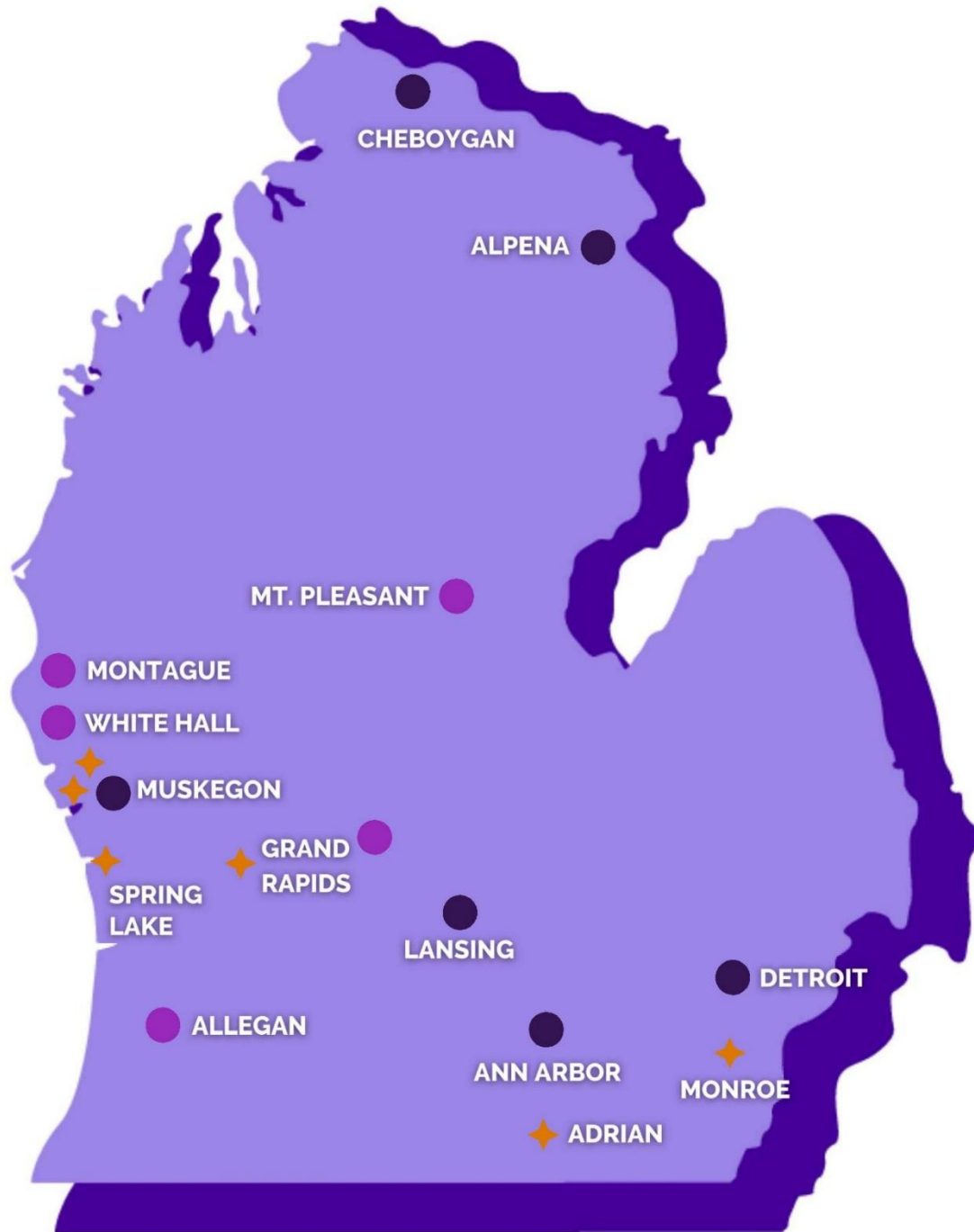


Housing



WHO WE SERVE

SamaritasTM



◆ **LIHTC**
(own + manage)
 ● **HUD**
(own + manage)
 ● **HUD**
(manage)

- ◆ Affordable Living Adrian - 114 units
- ◆ Affordable Living of Spring Lake - 53 Units
- ◆ Affordable Living of Grand Rapids - 53 units
- ◆ Affordable Living Muskegon - 53 units
- ◆ Affordable Living of Monroe - 190 units
- ◆ Froebel Place - 46 units (2027)

- Affordable Living at Alison House - 14 units
- Affordable Living of Alpena - 65 units
- Affordable Living at Gateshead Crossing - 45 units
- Samaritas Affordable Living at Grebe Village - 24 units
- Affordable Living at Sequoia Place - 55 units
- Christian Manor Apartments - 42 units

- Affordable Living Allen Manor - 24 units
- SHAWL I Apartments - 40 units
- Grand Ravine Senior Housing - 32 units
- SHAWL II Apartments - 25 units
- Immanuel Village Apartments - 26 units

YOUR NEIGHBORS

Inclusive Resident Diversity

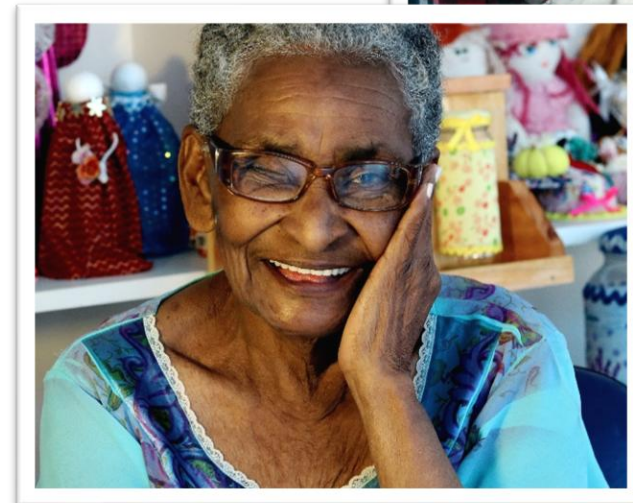
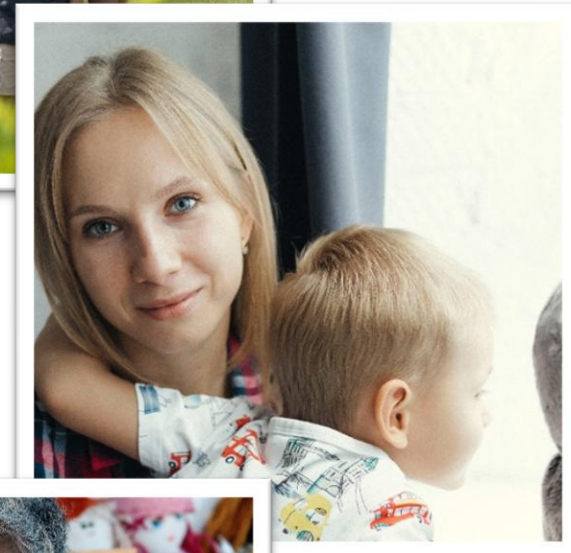
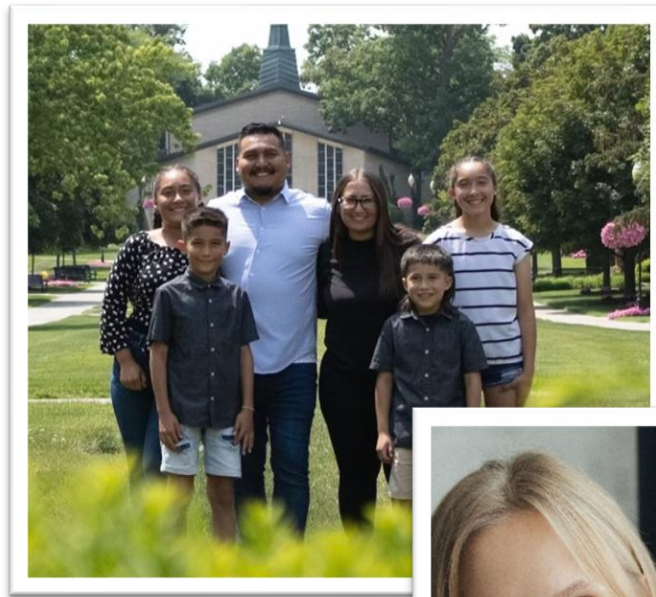
Serving working families, seniors, veterans, individuals with developmental disabilities, and Native American descendants.

Supportive Community Environment

Fostering a safe, supportive, connected environment with resources promoting independence and dignity.

Commitment to Vulnerable Populations

Offering housing for residents earning 30% to 80% of AMI, addressing affordability gaps in the market. Samaritas offers supportive services to residents for long-term stability.



Housing



**PARTNERSHIPS AND
SERVICES**

SamaritasTM



COMMUNITY PARTNERS

Comprehensive Resident Support

Integrating community partnerships to provide essential services directly to residents, enhancing wellbeing and stability.

Health and Wellness Services

Partners like Trinity Health Muskegon offer health screenings and preventative care to improve resident health outcomes.

Behavioral Health Support

Providing addiction recovery and bilingual mental health counseling to ensure accessible support for all residents.

Financial Empowerment

Financial literacy programs from local banks empower residents to build independence and long-term stability.

Housing



**INVESTMENT
AND FINANCIAL
STRUCTURE**

Samaritas™

The logo for Samaritas, featuring the word "Samaritas" in a grey serif font with a trademark symbol. Below the text is a stylized blue swoosh consisting of two curved lines.

INVESTMENT & NEED

Comprehensive Funding Sources

Froebel Place's \$16.1M budget is funded by Low Income Housing Tax Credits and Historic Tax Credits, a permanent loan and grants including a \$1.8M investment from the Samaritas Foundation.

Addressing Funding Gap

We started the year with a \$1,050,000 funding gap. We've made progress identifying grants and gifts so that only a \$500,000 funding gap remains. We are seeking philanthropic contributions to move this project across the finish line in August.

Community and Government Support

The City of Muskegon played a crucial role by aiding property acquisition and restoration efforts.





MAYOR KEN JOHNSON
CITY OF MUSKEGON

“Redeveloping this site is a testament to what can be achieved through concerted effort. City, county, and state officials worked together to move this project forward in partnership with Samaritas, gaining widespread community interest and support along the way.”



CALL TO ACTION

Froebel Place

- Needed affordable housing and essential supportive services for working families.
- Cost-effective community investment, revitalizing the neighborhood
- Collaboration among state, municipal, and community partners
- Permanently restores and reuses a beautiful historic building

Partner with Samaritas and make a meaningful impact—your community investment can help bring Froebel Place to life!



 Samaritas™

FROEBEL PLACE

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Samaritas™