

## MCDS Hickory Heights – December 2014

In October 2014, Vintage Construction and Multi Community Diversified Services, a nonprofit organization serving the needs of disabled individuals and their families for more than 40 years, completed construction of a 12 unit independent living project for adults with developmental disabilities. MCDS is certified by KHRC as a Community Housing Development Organization (CHDO).

Hickory Heights is located west of downtown McPherson, on the site of a former congregate living facility. Consistent with national trends, the organization has identified an increasing need for housing where developmentally disabled adults can live independently, in an environment that is safe, secure, affordable, and with access to services and transportation.

In partnership with Mark Cox of Vintage Construction, MCDS used Low Income Housing Tax Credits and HOME funds to demolish an existing structure which was no longer serviceable, and to replace it with a new, two level apartment building. Each tenant has a separate apartment with bath and cooking facilities. The building has a common kitchen for those who prefer to share meals with others, or who need assistance with meal preparation. The property will be staffed around the clock by trained employees who can provide assistance, facilitate activities and ensure security of the tenants.

The building and ground level apartments meet state and federal requirements for accessibility, including two apartments that are fully accessible to UFAS standard. The lower level units are available for tenants who do not have mobility impairments.

The project is certified to Energy Star 3.0, which means that its energy use and utility costs will be significantly less than comparable projects using standard design and construction methods. The energy savings will significantly lower the cost of the utilities for the project and these savings along with low rents will help MCDS to provide safe affordable housing in the community.

Hickory Heights complements MCDS' other housing services, including the 2 year old Genesis congregate living project, other community housing options, and supportive services for those living independently. In addition to housing, MCDS provides education, vocational and life skills training, supported employment programs, transportation, and individual case management.