

AFFORDABLE HOUSING PROGRAM

2022 GRANT RECIPIENTS



ASPEN MEADOWS

- **City:** Salem, IN
- **Subsidy:** \$370,000
- **Type:** Rental
- **Member Bank:** Old National Bank
- **Sponsor:** Hoosier Uplands Economic Development Corp.
- **AHP Units:** 48
- **Total Units:** 48

- Aspen Meadows consists of two existing LIHTC developments where the 15-year Compliance Periods have expired that will be renovated via a single, new allocation. The development was constructed in 2002 and 2003. Energy efficient improvements, accessibility improvements and general improvements are needed to sustain this affordable housing resource. The development is open occupancy. Aspen Meadows has 16 one bedroom, 12 two-bedroom, 16 three-bedroom & 4 four-bedroom units, for a total of 48 affordable apartments in six buildings. Targeted rent & income levels are: 15 units at 30%, 18 at 50%, and 15 at 60% AMI.

BOONVILLE SENIOR LOFTS

- **City:** Boonville, IN
- **Subsidy:** \$350,000
- **Type:** Rental
- **Member Bank:** Merchants Bank of Indiana
- **Sponsor:** Tri-Cap
- **AHP Units:** 45
- **Total Units:** 45

- Boonville Senior Lofts is a senior independent living development serving 55+ adults desiring new, high- quality affordable options. The development comprises 45 total units in a single building and offers one (28) and two (17) bedroom options that target incomes at 30%, 50%, and 60% AMI. All units will offer a modern and open floor plan featuring a living/dining area, full-size kitchen, spacious bedrooms and in-unit laundry connections. All kitchens are fully loaded with energy-efficient appliances (refrigerator, oven/range and dishwasher), double bowl sink with sprayer & disposal, pantry and breakfast bar/island. Units will include central air, window blinds, paneled doors, doorbells, security provisions include secure entry points, parking, and entry lighting. Fire suppression systems, door peepholes, smoke detectors and unit fire extinguishers. There will also be many other high-performance housing and sustainable-development characteristics.

CCSEM ST MATTHEW

- **City:** Detroit, MI
- **Subsidy:** \$500,000
- **Type:** Rental
- **Member Bank:** Independent Bank
- **Sponsor:** Catholic Charities of Southeast Michigan
- **AHP Units:** 46
- **Total Units:** 46

- CCSEM St Matthew will convert a vacant school building and activities building into 46 units of affordable housing. The unit mix is as follows: 36 one-bedroom, 4 two-bedroom and 6 studio. 25 units will be set aside for permanent supportive housing (PSH) and will be reserved for the homeless. This development is part of a larger redevelopment of the East Warren/Cadieux neighborhood. The City of Detroit has prioritized this area through its strategic neighborhood fund (SNF). Completing the CCSEM St Matthew project will promote additional investment in the area. The 21 units that are not included in the PSH allocation will be reserved for low income families. Seven units will be available to tenants earning 30% AMI or less, six will be available to tenants earning 50% AMI or less and the remaining eight will be available to tenants earning 60% AMI or less. The school and activity building are historic buildings and will be placed on the national register of historic places.

CENTRAL AT 29

- **City:** Indianapolis, IN
- **Subsidy:** \$420,000
- **Type:** Rental
- **Member Bank:** Merchants Bank of Indiana
- **Sponsor:** The Community Builders, Inc.
- **AHP Units:** 56
- **Total Units:** 56

- Central at 29 will feature 56 units of multifamily housing in a four-story elevator building. The 56 units will feature a mix of one-bedroom, two-bedroom, and three-bedroom units. The mixed-income project will serve households up to 80% of the adjusted area median income, with 30% of the units set aside to serve the Housing First Integrated Supportive Housing model. The building programming provides spaces for community engagement and interaction between the existing residents and with the broader community. Site development will reinforce a walkable, pedestrian scale, with buildings positioned along Central Avenue to create a new edge to the street that is lined with activity. This development will reinforce the active, safe and energetic lifestyle of the community. Central @ 29 has been developed in collaboration with two anchor agencies in the Mapleton Fall Creek community, MFCDC and RHC.

HARTFORD TERRACE APARTMENTS

- **City:** Muskegon, MI
- **Subsidy:** \$500,000
- **Type:** Rental
- **Member Bank:** Independent Bank
- **Sponsor:** Muskegon Housing Commission
- **AHP Units:** 160
- **Total Units:** 160

- At the Hartford Terrace Apartments, all 160 units will be one-bedroom units. They will be targeted to individuals and families earning 60% of AMI or less. The building is in the center of Muskegon, near many historical homes and government buildings. Rehabbing the building will have a positive impact on the neighborhood. There are many underutilized properties in the neighborhood. Rehabbing this building will catalyze new investment. Also, if this building were vacated, it would have a negative impact on the neighborhood as the tenants of the building help to support local businesses.

HOPE COURT

- **City:** Elkhart, IN
- **Subsidy:** \$80,000
- **Type:** Homeownership
- **Member Bank:** 1st Source Bank
- **Sponsor:** Habitat for Humanity of Elkhart County, Inc.
- **AHP Units:** 8
- **Total Units:** 8

- Hope Court includes the creation of an eight-lot residential subdivision in the city of Elkhart. This will entail the extension of city water and sewer from an adjacent street into the subdivision, installation of roads, city sidewalks and the construction of eight single family homes. These homes will be three- and four-bedroom homes ranging from 1174sqft to 1400sqft in size. They will be built on a 4ft crawlspace and have a zero-step entrance. The exterior of the homes will have vinyl siding with a stone/brick facade along a section of the front. Ground disturbing activities include running city water and sewer to the subdivision, connecting each home to these systems, excavating the crawl space and installing other utilities. The project will be located on the land directly behind 517 - 533 Stiver Avenue. Homebuyers earn between 30 and 80% AMI. Habitat's program is unique in that the homebuyers participate in the entire process including construction of their homes.

ISABELLE GARDENS

- **City:** Fort Wayne, IN
- **Subsidy:** \$500,000
- **Type:** Rental
- **Member Bank:** Old National Bank
- **Sponsor:** Keller Development, Inc.
- **AHP Units:** 66
- **Total Units:** 66

- Isabelle Gardens is 66 total units on two sites in the same neighborhood: 3710 E State Blvd (24 two-bedroom units and 16 three-bedroom units) and 1627 Laverne Ave (26 two-bedroom units). 17 units will be rent- and income-restricted at 30% of AMI, 23 units will be at 50% of AMI and 26 at 80% AMI. State will consist of the demolition of a vacant/greyfield commercial building, with new construction of units in small walk-up style buildings (five buildings with eight units each), a community building and playground. Laverne is a vacant lot, and units will be new construction of duplexes, with a covered pavilion and gardens on site.

LAKESHORE HABITAT 36TH STREET PHASE I

- **City:** Holland, MI
 - **Subsidy:** \$450,000
 - **Type:** Homeownership
 - **Member Bank:** Macatawa Bank
 - **Sponsor:** Lakeshore Habitat for Humanity
 - **AHP Units:** 9
 - **Total Units:** 9
- Lakeshore Habitat for Humanity is a partnership, home building and home repair ministry serving the greater Holland, Michigan area that has benefited more than 800 individuals since 1990. Habitat families report better health, increased family stability and children who do better in school. The community benefits from new jobs and an increased property tax base. Lakeshore Habitat 36th Street Phase I is the new construction of nine units of affordable housing. The project includes nine single family, three-bedroom homes of 1,240 SF. Most homes are targeted below 60% AMI and the remainder below 80% AMI. Each home features a first floor with a kitchen, living room, bedroom, full bathroom, porch and garage; and a second floor featuring two-bedrooms, full bathroom and laundry. The homes are situated next to each other in a row, with each house's garage facing the neighborhood road and the porch facing a community lawn bordered by a sidewalk.

LANCASTER APARTMENTS

- **City:** Gary, IN
 - **Subsidy:** \$500,000
 - **Type:** Rental
 - **Member Bank:** Centier Bank
 - **Sponsor:** Communities First
 - **AHP Units:** 53
 - **Total Units:** 60
- Lancaster Apartments is a 60-unit apartment community located in Gary, IN that was constructed in 2003 utilizing LIHTCs and a HOME loan from the City. It includes townhouse-style buildings that have individual unit entrances. The community is gated, with a secure fence surrounding the perimeter and a designated office and maintenance shop on site. The apartments primarily benefit low- and moderate- income households. 95% of units offer affordable housing with rent restrictions targeting families earning between 30- 60% AMI. Amenities include on-site laundry, on-site parking, community space, a playground, units with walk-in closets and easy access public transportation.

MILAN APARTMENTS REHAB

- **City:** Milan, IN
 - **Subsidy:** \$500,000
 - **Type:** Rental
 - **Member Bank:** Freedom Bank
 - **Sponsor:** Milan Housing for the Elderly
 - **AHP Units:** 34
 - **Total Units:** 34
- Milan Lamplight Villa Apartments (aka Milan Senior Housing) consists of 34 units in Milan, Indiana in a one-story apartment building. The unit mix includes four efficiency units, 28 one-bedroom and 2 two-bedroom units. The apartments were built in 1981 and many of the mechanical and capital items are due for replacement. The project was originally funded with a Farmers Home Loan from USDA RD, who also provides 24 units of Rental Assistance to the project. Currently marketed toward seniors and individuals of any age with a disability who earn less than or equal to 30% of AMI, the project is viable with high occupancy. The building structure is solid; however, the units are very outdated and in desperate need of upgrades in order to remain attractive to renters. Renovations will be related to energy efficiency, marketability, quality of life and ADA upgrades. Rehab would serve as preservation of this existing affordable RD property by improving longevity and marketability.

MULLEN FLATS

- **City:** Terre Haute, IN
 - **Subsidy:** \$500,000
 - **Type:** Rental
 - **Member Bank:** Merchants Bank of Indiana
 - **Sponsor:** Mental Health America of West Central Indiana
 - **AHP Units:** 42
 - **Total Units:** 42
- Mullen Flats is a 42 unit, three-story, ADA compliant Permanent Supportive Housing apartment development located in Terre Haute, Indiana. The project will be developed by Mental Health America of West Central Indiana, Inc. ("MHAWCI") and ALK Development ("ALK"). MHAWCI will own (through 100% general partner interest) and operate the building. The building will feature all one- bedroom/one-bathroom apartments. Each unit will have a full kitchen, dining space, living area, bedroom and bathroom. The building will include a common laundry on each floor, offices for leasing and supportive services, bike storage, computer lab, community room, theatre and a donation room. The building will share parking with the neighboring Liberty Village apartments; a PSH development also owned and operated MHAWCI. In addition to the residential space, Mullen Flats has been designed to incorporate a diversion center that will occupy the first floor.

ORCHARD VILLAGE APARTMENTS

■ City:	Detroit, MI
■ Subsidy:	\$500,000
■ Type:	Rental
■ Member Bank:	First Merchants Bank
■ Sponsor:	CHN Housing Partners
■ AHP Units:	48
■ Total Units:	48

■ Orchard Village Apartments is located one block north of the intersection of Lahser and Grand River in the neighborhood known as Old Redford. Orchard Village development is a proposed 48 two-bedroom one bath units of housing configured in clusters, along with a stand-alone community space and 48 parking spaces. Each unit will consist of a refrigerator, stove, dishwasher, washer and dryer, air conditioning, ceiling fans, mini-blinds and patios for the lower-level units. The development consists of four separate buildings and are arranged to create a unique sense of place within the community. The design of the development will be harmonious with the development plans of the neighborhood. Based on the market study dated Feb. 15, 2022, the project will be 100% affordable to residents with incomes ranging from 30%, 40%, 50% to 60% of the Wayne County Area Median Income (AMI).

PARKVIEW APARTMENTS

■ City:	Traverse City, MI
■ Subsidy:	\$300,000
■ Type:	Rental
■ Member Bank:	Independent Bank
■ Sponsor:	Traverse City Housing Commission
■ AHP Units:	23
■ Total Units:	23

■ Parkview Apartments will be a 46 unit building, which will be divided into a 23 unit 4% LIHTC project and a 23 unit 9% project. Only the 9% project is applying for funding from the AHP program. The development will be located in Traverse City to the west of the city center, near the Grand Traverse County Civic Center/Park. This development will replace a vacant building and contribute to the continuing development of Traverse City's west side. Each of the two projects will feature 17 one- bedroom apartments and 6 two-bedroom apartments. The one-bedroom apartments will average 626 square feet and the two-bedroom apartments will average 822 square feet. The project will be targeted to seniors aged 55 and above. Onsite services will include food assistance and financial counseling.

PROMINENCE COMMONS II

■ City:	Portage, IN
■ Subsidy:	\$270,000
■ Type:	Rental
■ Member Bank:	Centier Bank
■ Sponsor:	Housing Opportunities, Inc.
■ AHP Units:	36
■ Total Units:	36

■ Prominence Commons II will be an integrated supportive housing development. It will involve the new construction of apartments in a single building as infill development on previously undeveloped land that was donated to Housing Opportunities Inc. The project will total 36 apartments: 12 studio, 12 one-bedroom, and 12 two-bedroom units. Targeted rent and income levels are 11 units at 30%, 11 units at 50% and 14 units at 60% AMI.

ST. LUCAS LOFTS

■ City:	Indianapolis, IN
■ Subsidy:	\$500,000
■ Type:	Rental
■ Member Bank:	Merchants Bank of Indiana
■ Sponsor:	Englewood Community Development Corp.
■ AHP Units:	48
■ Total Units:	48

■ St. Lucas Lofts is a development designed to serve the most vulnerable members of our community. This development will be located at 2810 E. New York Street, within the IndyEast Promise Zone, a block from ECDC's offices, with excellent access to a variety of transit options. The site is an under-utilized corner lot and includes brownfield remediation. This Integrated Housing development will consist of new construction 48 units within a four-story, elevator access apartment building with great access to downtown. Ten units will be set aside for permanent supportive housing for youth (18-24) that have in the past or are currently experiencing homelessness. The project will offer 5,500 sq. ft. of residential common space consisting of a unique media room, community room, indoor bike storage and refuse room, exercise room, flex space for trainings, meetings and on-site case management. There are 41 one-bedroom's ranging from 526 – 702 sq. ft. and 7 two-bedrooms's ranging from 893 – 1162 sq. ft.

VIOLET T. LEWIS VILLAGE (AKA MEYERS SENIOR APARTMENTS)

- **City:** Detroit, MI
 - **Subsidy:** \$500,000
 - **Type:** Rental
 - **Member Bank:** Merchants Bank of Indiana
 - **Sponsor:** Presbyterian Villages of Michigan
 - **AHP Units:** 32
 - **Total Units:** 32
- The Violet T. Lewis Village is an affordable 105-unit, independent senior (55+) living community at 17370/17400 Meyers Rd, Detroit. Solely applying for AHP Funds, the 9% project is adapting two vacant school buildings formerly used by the Lewis College of Business, the first and only HBCU in Michigan. This project saves a neighborhood landmark and creates 32 safe and affordable units complete with two studio apartments, 26 one-bedroom apartments, and four two-bedroom apartments. Units will be reserved for qualifying residents with incomes at 30%(5), 40%(10), 50%(6) and 80%(11) of the area median income. As a compliment to the 9% project, the 4% project will consist of 73 newly constructed units using MSHDA and city financing resources along with 4% LIHTC equity. By coupling the 4% and 9% projects, we will reactivate a vacant corner into a thriving 105-unit senior campus!

WALTER FRENCH APARTMENTS

- **City:** Lansing, MI
 - **Subsidy:** \$500,000
 - **Type:** Rental
 - **Member Bank:** The Dart Bank
 - **Sponsor:** Capital Area Housing Partnership
 - **AHP Units:** 76
 - **Total Units:** 76
- Walter French will include 76 apartments - 39 one-bedroom, 31 two-bedrooms and 6 three-bedrooms. Nineteen of these units will be targeted to persons with special needs and/or those experiencing homelessness. These units, as well as 20 additional units, will be offered with rental assistance that will allow residents to pay rent to equal 30% of their income, making housing affordable to those with the lowest incomes in the community. The property will offer community space that will be utilized to provide supportive services, general tenant services, a gym, storage and areas for residents to socialize. The historic renovation of the building will preserve a part of Lansing's history, eliminate highly visible blight, and provide much needed housing and, in the non-housing portion, provide services not currently available to the neighborhood in which it is located.