

# Affordable Housing Program

GRANT AWARDEES 2023

## 2023 HABITAT FOR HUMANITY FIELDS AT HIGHLAND AFFORDABLE HOMEOWNERSHIP PROJECT

- **Mishawaka, Ind.**
- **Type:** Homeownership
- **AHP Units:** 8 **Total Units:** 8
- **Member:** 1st Source Bank
- **Sponsor:** Habitat for Humanity of St. Joseph County
- The Fields at Highland subdivision primarily consists of 76 single-family homes, 75 three-bedroom homes with one two-bedroom home. They are a mix of one- and two-story structures. Fourteen lots remain to be built, with all anticipated to be three-bedroom homes. The subdivision has had a positive effect on the neighborhood, increasing property values and encouraging construction of 10-12 new market rate homes in the vicinity by local builders. The Mayor of Mishawaka is encouraging Habitat for Humanity of St. Joseph County to begin plans for another subdivision in the city. Potential program homeowners are in the 60-80% AMI range. As of May 30, only 28 homes were listed in the MLS as active for sale under \$250,000 in St. Joseph County.

## 2023 HABITAT FOR HUMANITY OF ST. JOSEPH COUNTY HARRISON AVENUE AHP PROJECT

- **South Bend, Ind.**
- **Type:** Homeownership
- **AHP Units:** 2 **Total Units:** 2
- **Member:** 1st Source Bank
- **Sponsor:** Habitat for Humanity of St. Joseph County
- The Harrison Avenue Affordable Homeownership Project is intended to provide affordable homeownership opportunities in South Bend. The city has identified neighborhoods in need of affordable infill housing and is actively working with Habitat for Humanity of St. Joseph County to build new homes within the city. Homes are built through the organization's Affordable Homeownership program for partner families. Habitat for Humanity of St. Joseph County also builds market rate homes offered to the public to provide funding for their Affordable Homeownership program and provide economic diversity to local neighborhoods. Four houses on Harrison Avenue are being built in cooperation with the City of South Bend from 2024 through 2026. At least two of the houses will be identified as part of the Affordable Homeownership program. Potential program homeowners are in the 60-80% AMI range. As of May 30, only 28 homes were listed in the MLS as active for sale under \$250,000 in St. Joseph County, which is the target price range for the houses.

## SCATTERED SITE 2023-2024

- **Elkhart, Ind.**
- **Type:** Homeownership
- **AHP Units:** 7 **Total Units:** 7
- **Member:** 1st Source Bank
- **Sponsor:** Habitat for Humanity of Elkhart County, Inc.
- The proposed project involves the construction of seven new single-family detached homes scattered throughout Elkhart. These homes will be three- or four-bedroom homes unless family size requires larger. The homes will range from 1,174 square feet to 1,400 square feet. Target families will earn between 30% and 80% AMI. While the program does not limit applicants to single-parent households, the majority of applicants are single mothers. The project aims to impact the community by offering the Beyond the Curb service to neighbors of the house under construction. This project offers services to increase curb appeal of the neighboring homes, including weeding, raking, removal of trash and yard debris, etc. Additionally, each home constructed impacts the entire community by adding to the property tax base for the city, allowing for necessary improvements to roads, schools, etc.

---

## BUTLER TOWNHOUSES

- **Butler, Ind.**
- **Type:** Rental
- **AHP Units:** 12 **Total Units:** 14
- **Member:** Brotherhood Mutual Insurance Company
- **Sponsor:** Inspiration Ministries Inc
- Inspiration Ministries has a lease with the option to purchase two adjacent apartment buildings. Inspiration Ministries has been using the building to provide housing to their program residents. The project will purchase and renovate the buildings. When complete, the project will provide 14 units for residents. Two of these units will be market rate, and the remaining 12 units will be income limited. The programs at Inspiration Ministries are designed to support and help individuals make the appropriate changes spiritually, physically and vocationally to allow them to recover and succeed in life. Residents receive a balanced set of supportive services.

---

## WESTDALE DARBY

- **Kokomo, Ind.**
- **Type:** Rental
- **AHP Units:** 16 **Total Units:** 16
- **Member:** Community First Bank of Indiana
- **Sponsor:** Four Rivers Resource Services, Inc.
- The Westdale and Darby group homes are located on the southwest side of Kokomo in a residential neighborhood surrounded by single family homes. The Westdale home has six bedrooms, three bathrooms and a bonus room currently used as a home office. There are currently eight adults living in this home. There are four females who occupy two bedrooms and four males who occupy the remaining four bedrooms. The Darby Group Home is currently home to six individuals; however, these individuals are highly staffed, due to varying medical conditions. One side of the home has two bedrooms for four men and the other side has two bedrooms for four women. Both homes need extensive renovation to the interior and exterior, including reconfiguration to bathrooms for individuals in wheelchairs. The Medicaid funder is requesting a private area be established in the Darby home for medication dispensing. With the renovation a permanent wall could be added in one area to allow this.

---

## FORTIFY HOME

- **Auburn, Ind.**
- **Type:** Rental
- **AHP Units:** 24 **Total Units:** 24
- **Member:** Community State Bank
- **Sponsor:** Fortify Home LLC
- The Fortify Home project includes the purchase of a former motel at 1115 W Seventh Street in Auburn, Ind., and the renovation of the building to serve as emergency and intermediate housing for those in DeKalb County facing homelessness or home insecurity. The renovation will result in 24 units (22 single rooms with private bathroom units, two of which will be fully accessible and two studio units on the second floor). The facility will include the renovation of a central portion of the building into a large common area with a common kitchen, laundry room, administrative office space and a programming space. The facility is in a commercial area providing an excellent location for easy access to services. Fortify Home is the only facility in DeKalb County that serves the general homeless population. The facility has been welcomed by the community because it addresses a critical need that has been unmet for so long.

---

## THUNDER POINTE

- **Fort Wayne, Ind.**
- **Type:** Rental
- **AHP Units:** 64 **Total Units:** 64
- **Member:** Community State Bank
- **Sponsor:** Brightpoint
- The project will be 64 units in six walk-up style residential buildings. A total of 40 units will be two-bedroom, 16 will be three-bedroom and eight will be four-bedroom. Of these, 13 units for households referred by coordinated entry will consist of seven two-bedroom, four three-bedroom and two four-bedroom units. All units will be restricted to those at 80% or less of AMI, with half of the units restricted to 50% AMI and below, and all coordinated entry units at 30% AMI or below. As the lead agency for coordinated entry, Brightpoint is uniquely qualified to serve these households and will partner with other agencies to provide comprehensive supportive housing to them.

---

## ONE COMMUNITY

- **Corydon, Ind.**
  - **Type:** Rental
  - **AHP Units:** 20 **Total Units:** 20
  - **Member:** First Savings Bank
  - **Sponsor:** Blue River Services, Inc.
- The vision of One Community is to not just provide “adequate housing” for our homeless veterans, but to establish a sense of community. The Golden Rule states, “Do unto others as you would have them do unto you.” One Community wants to provide a sanctuary of understanding, healing and growth for these homeless veterans. It will be a community of their peers who can sympathize with fellow residents’ trials and struggles. One Community will offer support services that will include direct and indirect services based on the needs of the residents. Needs could include mental and physical health issues, drug or alcohol addictions, employment, legal, etc. One Community plans to use existing social service agencies to keep the supportive services budget low. One Community plans to have available staff onsite along with a clubhouse. The goal is to have 20 units with a mix of one- and two-bedroom units available.

---

## LIBERTY SOMERSET, LLC

- **Princeton, Ind.**
  - **Type:** Rental
  - **AHP Units:** 100 **Total Units:** 100
  - **Member:** German American Bank
  - **Sponsor:** Access Group Wellness Project Corporation
- Liberty, in Petersburg, Ind., consists of 24 one-bedrooms and eight two-bedrooms. Somerset East, in Princeton, Ind., consists of 32 one-bedrooms, 32 two-bedrooms and four three-bedrooms. Both are existing projects built in 1980-81 that are zoned for multifamily residential use. There are only a few low-income apartment buildings in each town. Extensive renovation will greatly improve a substantial portion of the affordable housing stock in the communities. A total of 25% of units are available to people making 30% or less of AMI, an additional 35% of units will go to those making 50% or less of AMI, and the remainder will go to people making 60% or less of AMI. The units are garden style, brick with vinyl siding, and two stories. The projects benefit from HAP contracts on all units.

---

## SOUTHWIND APARTMENTS

- **Mount Vernon, Ind.**
  - **Type:** Rental
  - **AHP Units:** 100 **Total Units:** 100
  - **Member:** German American Bank
  - **Sponsor:** Access Group Wellness Project Corporation
- Southwind Apartments I & II is a 100-unit property consisting of 13 two-story residential buildings and one laundry/community building located in Mt. Vernon, Ind. The property is garden style, brick and siding construction, built in 1980. There are 64 one-bedrooms, 32 two-bedrooms and four three-bedrooms. Southwind Apartments, LLC acquired the project on March 30, 2023. There will be \$23,000/unit rehab. The rehab includes new kitchens and bathrooms, Wi-Fi in the units and common areas, community center, library and business center, playgrounds, community garden, picnic area, laundry facilities, and security system. The acquisition and renovation are being funded by an FHA loan and 4% Low Income Housing Tax Credits (LIHTC). The LIHTC requires that tenant incomes not exceed 60% AMI. The project has not been renovated since 1980. This deal significantly improves the affordable housing stock in Mt. Vernon.

---

## HOPE’S LANDING

- **Warsaw, Ind.**
  - **Type:** Rental
  - **AHP Units:** 48 **Total Units:** 48
  - **Member:** Lake City Bank
  - **Sponsor:** Housing for Hope, Inc.
- Hope’s Landing involves the new construction of a three-story, 48-unit apartment building in Warsaw, Ind. Eighteen units will be set aside as permanent supportive housing units serving special needs populations. These units will include project-based vouchers. Services will be provided by the Bowen Center, including a dedicated staff person on-site. The 48 units will be a mix of one-, two- and three-bedrooms serving households 30 - 80% AMI.

---

## HOME STABILIZATION PROGRAM

- **Indianapolis, Ind.**
- **Type:** Homeownership
- **AHP Units:** 25 **Total Units:** 25
- **Member:** Merchants Bank of Indiana
- **Sponsor:** NeighborLink Indianapolis Foundation
- The Home Stabilization Program (HSP) focuses on providing 25 owner occupied homes of very low-income owners with stabilization repairs focused on returning the home to safe and fully functioning condition. All owners have been pre-qualified for the requirements of the program - household income at or below 150% of poverty level (approx. 30% of area AMI), and 62 years or older, or an adult with disability in the home. More than 20% are three-bedrooms and larger. Neighborlink historically invests up to \$1500/ year/ home in smaller, labor-intensive repairs. With the proposed funding through the AHP program they will also perform some of the larger repairs as defined in the NIP and AMP programs plus the AHP work descriptions, up to a cap of \$10,500 per home from the AHP funds. They will target very low-income owners within the zip codes 46218, 46208 and 46222 areas. Neighborlink will act as sponsor, developer and general contractor to simplify the program.

---

## WEST BADEN LOFTS

- **West Baden Springs, Ind.**
- **Type:** Rental
- **AHP Units:** 44 **Total Units:** 44
- **Member:** Merchants Bank of Indiana
- **Sponsor:** TWG Development, LLC
- West Baden Lofts, funded by 9% Low Income Housing Tax Credits, will feature 44 Units: 30 two-bedrooms unit and 14 three-bedroom units. The project is conveniently located across from the West Baden Springs Hotel and within a mile of nearly every major amenity in the area, providing ease of access to shopping, employment, entertainment and public services. West Baden Lofts will create new attainable housing options to allow individuals and families to grow within the community where they work and attract new people which will further the area's economic development. Units are created for households earning 30%, 50%, or 60% AMI. The income range will welcome a variety of households, so a variety of amenities and services were included to apply to various demographics, such as a free bike share program, free Wi-Fi, indoor and outdoor play space for children, fitness and meditation room, and more. The project received an award of Tax Credit Assistance Program funds from Indiana Housing and Community Development Authority and a tax abatement from the town, and will create two management and maintenance jobs.

---

## ASPEN MEADOWS

- **Salem, Ind.**
- **Type:** Rental
- **AHP Units:** 46 **Total Units:** 48
- **Member:** Old National Bank
- **Sponsor:** Hoosier Uplands Economic Development Corporation
- Hoosier Uplands Economic Development Corporation (HUEDC) proposes to preserve existing affordable housing. Aspen Meadows consists of two existing LIHTC developments combined under a single limited partnership where the 15-year Compliance Periods have expired and 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. Aspen Meadows has 16 one-bedroom, 12 two-bedroom, 16 three-bedroom and four four-bedroom units, for a total of 48 affordable apartments in six residential buildings. The development is open occupancy. Targeted levels are: 15 units at 30%, 18 at 50%, and 15 at 60% AMI. Twenty units will be set-aside for special needs populations.

---

## CENTER FOR WOMEN AND CHILDREN

- **Evansville, Ind.**
- **Type:** Rental
- **AHP Units:** 82 **Total Units:** 82
- **Member:** Old National Bank
- **Sponsor:** Evansville Rescue Mission, Inc.
- Evansville Rescue Mission has been providing homeless services to southwest Indiana for over 100 years. In 2022, Evansville Rescue Mission acquired a 40,000-square-foot vacant medical office building at 1400 Professional Blvd. The development of this facility into the Center for Women and Children is the object of this AHP project. After renovation, the facility will provide 82 units of transitional housing with supportive services, including medical care and mental health support, via on-site partners, as well as substance abuse recovery programs. The 82 units include 60 single adult units on the first floor and 22 family units on the second floor. The renovation will not change the floor plan but will move walls, add restroom and shower capacity, create a kitchen and communal dining area, and upgrade HVAC systems. Total development cost for the project is \$5.6 million with \$1.9 million acquisition and \$3 million hard renovation costs.



---

## GREATER INDIANAPOLIS HABITAT – SCATTERED SITES

- **Indianapolis, Ind.**
  - **Type:** Homeownership
  - **AHP Units:** 12 **Total Units:** 12
  - **Member:** Old National Bank
  - **Sponsor:** Habitat for Humanity Indianapolis
- Greater Indianapolis Habitat – Scattered Sites is in several neighborhoods in the Greater Indianapolis area. The homes will be two-story, single-family homes with three to four bedrooms. The homes' final designs are approved by the eventual homeowner. This feature allows the homeowner to design the home with their familial preference in mind. All homes are near public transportation, retail, parks and community centers.

---

## SNOWY OWL COMMONS

- **Lafayette, Ind.**
  - **Type:** Rental
  - **AHP Units:** 50 **Total Units:** 50
  - **Member:** Old National Bank
  - **Sponsor:** Area IV Development, Inc.
- Snowy Owl Commons (SOC) will be located in Lafayette, Ind., new construction of 50 units plus a clubhouse and outdoor amenities. SOC will be designed as all one-story, two-bedroom units with garages in duplex and sixplex buildings that blend well with the surrounding neighborhoods. All units will be fully accessible or adaptable for those with disabilities or mobility impairments. SOC is affordable to low- to moderate- income seniors 55+ making 80% or less of the AMI for Tippecanoe County. SOC will be a service enriched development in collaboration with IU Health, Area IV Agency on Aging and other local community partners. Programs and services will be tailored to the needs of the tenants to invest in the overall well-being, neighborhood and environment.

---

## THE JEFFERSONIAN

- **Lafayette, Ind.**
  - **Type:** Rental
  - **AHP Units:** 50 **Total Units:** 50
  - **Member:** Old National Bank
  - **Sponsor:** Lafayette Neighborhood Housing Services, Inc.
- Located in Lafayette, Ind., The Jeffersonian is a LIHTC development serving seniors aged 55 and up. It will consist of a single building offering 32 one-bedroom and 18 two-bedroom units. All 50 units will have rents set-aside for 30% to 60% AMI and have eight Project Based Section 8 units. The building will feature an elevator, on-site leasing office, a community room with a kitchenette, accessible parking and paths from the parking to the unit entries, and will be National Green Building Standard Silver certificated. The project is adjacent to a bus stop, within a mile of a full-service grocery store and many downtown amenity offerings. The units will include a no-step threshold at unit entry, 32-inch minimum clear door openings, lever door handles, outlets in accessible reach ranges, accessible route to all rooms, accessible clearances to all appliances and adaptable bathrooms. These apartments are designed with the aging population in mind and will enable the tenants to age in place.

---

## DILLSBORO VILLAGE APARTMENTS LOW INCOME SENIOR RENTAL REHAB PROJECT

- **Dillsboro, Ind.**
  - **Type:** Rental
  - **AHP Units:** 40 **Total Units:** 40
  - **Member:** The Napoleon State Bank
  - **Sponsor:** LifeTime Resources, Inc.
- Dillsboro Village, Dearborn County, has 40 one-bedroom apartments in a lovely rural setting. There are three buildings in the complex: the first building has 20 units; the second building has 12 units; and the third building has eight units and the leasing office. The units are all ground-level, 580-square-foot apartments with private entrances and patios. Common areas include community rooms with seating, a kitchen, exercise equipment, TV, laundry rooms and meeting rooms, etc. Dillsboro Village, located just off highway 50 in the Town of Dillsboro, is near a grocery store, post office, library, doctor's office, civic center, banks and many other amenities and resources available to the elderly and disabled. The complex was built in 1981 and while well-maintained, needs a new sprinkler system, new roof and roof repairs, pavement, and sidewalk and patio repairs for improved accessibility. Focusing on critical needs, this will enable the complex to provide safe, accessible and necessary services for years to come.

---

## TEMPLE AVENUE TOWNHOMES

- **Indianapolis, Ind.**
- **Type:** Homeownership
- **AHP Units: 13 Total Units: 13**
- **Member:** The National Bank of Indianapolis
- **Sponsor:** Englewood Community Development Corporation
- The project includes 13 units with two different styles. All 13 units will be three-bedroom, 2.5 baths. Seven three-story townhome units of 1,581 square feet will be constructed in the SEC of New York and Temple Avenue and feature integrated garages, front porches and rear balconies. Six two-story duplex style units of 1,552 square feet will be constructed on what are currently three vacant lots at 209, 217 and 223 N. Temple Avenue and feature front porches, private backyards and rear parking pads. The project is within a transit oriented development area being less than one block from the proposed Blue Line BRT on Washington Street and along the New York Street bus line and bike lanes. With property values escalating rapidly, the project will offer both needed density and long-term affordability and wealth building through the Community Land Trust. An average sale price of \$125,000 (under 60% AMI units) and \$175,000 (under 80% AMI units) are projected, considerably lower than the average price of \$296,072 in the primary market area.

---

## RE: CENTER MINISTRIES

- **Louisville, Ky.**
- **Type:** Rental
- **AHP Units: 68 Total Units: 68**
- **Member:** Old National Bank
- **Sponsor:** ReCenter Ministries
- Re: Center Ministries provides housing for persons seeking recovery from homelessness, substance abuse or struggling with mental illness. This project will expand the capacity of Re: Center Ministries from 48 to 68 beds. In addition to housing, Re: Center Ministries' provides an array of supportive services to its residents, including recovery, job training, life skills training and financial literacy training. Case managers oversee the delivery of services, provide services and track resident participation. The new facility will include a kitchen and dining room for food services, offices for case management, and gathering spaces for classroom work and group activities.

---

## GARFIELD LANDING

- **Sault Ste Marie, Mich.**
- **Type:** Rental
- **AHP Units: 36 Total Units: 36**
- **Member:** Central Savings Bank
- **Sponsor:** Community Housing Network, Inc.
- Community Housing Network, Inc. (CHN), The Chippewa County Community Foundation (CCCCF) and the Sault Ste. Marie Tribe of Chippewa Indians (SSMTCI) propose the conversion of the Garfield School in Sault Ste. Marie, Mich., into Garfield Landing- a mixed-income development consisting of 16 one-bedroom units, 14 two-bedrooms units, two studios (seven of the one-bedrooms are 723 square feet, nine are 724 square feet; all the two-bedroom units are 1,016 square feet; and the studios are 522 square feet). The development will combine the adaptive reuse of the Garfield School (510 E. Spruce Street), creating 14 units, with 18 new construction units built in a separate building. The former Garfield School was completed in 1898 and is one of the best examples of sandstone architecture in the Upper Peninsula. CHN intends to seek historic designation for the building and listing on the National Register of Historic Places. All the units will be maintained to be appealing and will remain affordable for a minimum of 15 years.

---

## 48 BRIDGE STREET DUPLEX

- **Petoskey, Mich.**
- **Type:** Rental
- **AHP Units: 2 Total Units: 2**
- **Member:** Charlevoix State Bank
- **Sponsor:** Northern Homes Community Development Corporation
- In June 2023, Northern Homes CDC acquired the property at 48 Bridge Street, Petoskey, Mich. Two new homes will be built across the street from this property. The house at 48 Bridge was an owner-occupied, single-family home that exhibited some poorly done rehabilitation. The houses on either side are also in poor condition. These are the three worst houses on the block. 48 Bridge Street will be thoroughly rehabbed and converted into a duplex with one unit in the newer rear portion of the house and one unit in the older front portion. The rear unit will have two bedrooms and one bathroom; the front unit one bedroom and one bathroom. The project is reserved for adults aged 55 or older and applicants with HCV will be given priority. As a bonus, the property has an existing pole building that Northern Homes CDC will use for maintenance and construction projects in Emmet County.

---

## 121 CATHERINE

- **Ann Arbor, Mich.**
- **Type:** Rental
- **AHP Units:** 63 **Total Units:** 63
- **Member:** Chelsea State Bank
- **Sponsor:** Ann Arbor Housing Development Corporation

- The Ann Arbor Housing Development Corporation and Avalon are seeking funding to co-develop and co-own a new construction, roughly 62,000-square-foot, 63-unit, 6-story, mixed use development at 121 Catherine in Ann Arbor, a 0.38-acre site. 121 Catherine will include 62 one-bedroom units and one two-bedroom unit. Thirty-two of these units will be supportive housing targeted to households that are homeless. The remaining units take inspiration from the strong arts community in Ann Arbor and are targeted to households with incomes at or below 50% or 60% of area median income, with a preference for artists who income qualify. All supportive housing units will have vouchers. The ground floor design contains community space with on-site offices and support services for residents. There is also on-site laundry, as well as additional community space on the sixth floor. In addition, there is about 2,300 square feet of ground floor space oriented toward cultural or community activity along Catherine Street.

---

## RIVERTOWN HOUSING

- **Cheboygan, Mich.**
- **Type:** Rental
- **AHP Units:** 38 **Total Units:** 38
- **Member:** CORE Community Partners
- **Sponsor:** Cheboygan Housing Commission

- The Cheboygan Housing Commission (CHC) will be repositioning and rehabilitating their existing occupied scattered site units. CHC will undergo a HUD Section 18 disposition of their properties and has been awarded Michigan State Housing Development Authority 9% low income housing tax credits in the Preservation Category. The rehabilitation of these properties will preserve affordable housing and provide residents with rehabilitated spaces. The project covers three sites within a mile of each other in downtown Cheboygan. The three sites consist of an apartment building and two sets of townhouses. There are 38 units total, with eight apartment units and 30 townhouses. The units consist of 12 one-bedroom units, 14 two-bedroom units, 10 three-bedroom units and two four-bedroom units. The units will be made available to families within the AMI target ranges. A total of 25 of the units will have project-based vouchers. Maintaining these units will be important to the stability of the neighborhoods these buildings are located in.

---

## 4401 ROSA PARKS

- **Detroit, Mich.**
- **Type:** Rental
- **AHP Units:** 48 **Total Units:** 60
- **Member:** Independent Bank
- **Sponsor:** Cinnaire Solutions Corporation

- 4401 Rosa Parks is a proposed four-story, mixed-use, mixed-income new construction building that will host a small corner retail and residential units in the Woodbridge Neighborhood in Detroit. The project, open to tenants of all ages, includes a total of 60 residential units, with 48 affordable units and 12 market rate units. The one-bedroom units average 600 square feet and the two bedrooms average 972 square feet. The affordable units will target 30%-80% AMI. Tenant amenities include a community room, fitness room, a public plaza and additional open space. 4401 Rosa Parks is excited to offer a tenant service to not only the residents of the new development, but for the community, as well. In partnership with MoGo, a Detroit-based bike share non-profit, a new bike share docking station will be installed at the site. Through an MOU with MoGo free ridership to residents of the affordable units of 4401 Rosa Parks will be provided.

---

## BRUSH PARK APARTMENTS

- **Detroit, Mich.**
- **Type:** Rental
- **AHP Units:** 53 **Total Units:** 53
- **Member:** Independent Bank
- **Sponsor:** MHT Housing Inc.

- Brush Park Apartments is a new construction four-story, mixed-use apartment community located at 269 Winder Street, in Detroit. The property will feature 53 units and 3,455 square feet of commercial space. The Project consists of three studios and 50 one-bedroom units. Brush Park's income restrictions will follow income averaging rules and include 23 units serving residents at 80% AMI, 20 units at 40% AMI, and 10 units at or below 30% of AMI, with eight of those units receiving assistance provided by Detroit Housing Commission Project Based Vouchers. The property's location in Detroit has seen tremendous growth over recent years, with hundreds of millions of dollars of additional investment planned for the coming years. While this is a great benefit for the city, it has led to a significant increase in the costs of housing for many residents who otherwise would choose to live and work in this area. Due to unforeseen cost increases, additional funding is crucial to completing the project.

---

## THE ANCHOR AT MARINERS INN

- **Detroit, Mich.**
- **Type:** Rental
- **AHP Units:** 44 **Total Units:** 44
- **Member:** Independent Bank
- **Sponsor:** Cinnaire Solutions Corporation
- The Anchor at Mariners Inn will provide 44 one-bedroom, 500-square-foot Permanent Supportive Housing (PSH) units serving homeless individuals in Detroit. These will be split into two condos to allow financing from both the 9% Low Income Housing Tax Credits and 4% Tax Exempt Bond programs, with 30 units in the 9% condo of the project and 14 units in the 4% condo. All units will be reserved for those earning less than 30% of area median income and be supported fully by project-based housing vouchers through Michigan State housing Development Authority. The project will also have an additional floor of 40 studio units (260 square feet each) that will be dedicated to short-term recovery housing. These units will also expand/relocate recovery housing services Mariners Inn currently provides in its existing facility. To maximize energy efficiency, the building will be National Green Building Standard Silver certified. This project will greatly expand the services Mariners Inn provides to reduce homelessness and encourage recovery in Detroit.

---

## IMMANUEL VILLAGE

- **Mt. Pleasant, Mich.**
- **Type:** Rental
- **AHP Units:** 26 **Total Units:** 26
- **Member:** Isabella Bank
- **Sponsor:** Samaritas
- Isabella County Nonprofit Housing Corporation is the co-sponsor and provides oversight of the project building. Samaritas is the manager of the property. The project site provides housing to seniors 62 and older, are mobility impaired and who have incomes below 50% AMI. The project site was originally built in 1990 to provide senior housing. The building contains 26 one-bedroom apartments. Laundry is available on site. For residents' use and facilitating social services, the building contains a community room with a kitchen. While the building itself has received maintenance over the years, the residents' units need significant renovation and will receive new entry doors with appropriate closers for safety, kitchen and bathroom flooring, cabinets, countertops, sinks, bathroom fixtures and kitchen appliances.

---

## ALLEN MANOR

- **Grand Rapids, Mich.**
- **Type:** Rental
- **AHP Units:** 24 **Total Units:** 24
- **Member:** Mercantile Bank
- **Sponsor:** Samaritas
- The project building was built in 1989. It received a small addition in the mid-1990s to add an elevator. The building contains 24 one-bedroom apartments. Laundry is available onsite. For residents and social services use, the building contains a community room with a kitchen. The project has a Section 8 Housing Assistance Payments Contract, which was renewed in 2015 for 20 years. The terms of the contract limit residents to 62 years or older with income to below 50% AMI. The contract provides funding for both tenant rental subsidies and social services. The residents' units need significant renovation and will receive new entry doors and closers for safety, kitchen and bathroom flooring, cabinets, countertops, sinks, bathroom fixtures and kitchen appliances. The common area work will replace the community kitchen, ceiling tiles, hallway carpet and paint, add additional corridor lighting, replace existing light fixtures, and replace doorknobs with levers.

---

## HOLCOMB SCHOOL

- **Detroit, Mich.**
- **Type:** Rental
- **AHP Units:** 23 **Total Units:** 23
- **Member:** Security Credit Union
- **Sponsor:** Communities First
- The project involves the adaptive reuse of the former and historic Holcomb Elementary School in the Old Redford neighborhood of Detroit. Upon completion, the development will create 23 units of affordable one- and two-bedroom units for seniors 55+ along with commercial space to house an early childcare center.



---

## BENSON HOUSE

- **Grand Rapids, Mich.**
- **Type:** Rental
- **AHP Units:** 11   **Total Units:** 11
- **Member:** West Michigan Community Bank
- **Sponsor:** 70x7 Life Recovery
- 70x7 Life Recovery started in 1996 as a 12-step recovery program for people with substance use disorder. In 2005, given that most of the participants had legal involvement including incarceration, 70x7 Life Recovery switched the focus of the organization to the barriers facing those returning to the community from incarceration. Today, 70x7 Life Recovery's roster of programs, services and collaborative partnerships create hope and opportunities for the incarcerated, their families and those returning to their communities. 70x7 Life Recovery has a lease with option to purchase a house in Grand Rapids, Mich. The project will purchase and renovate the building. When complete, the project will provide 11 units for residents, including nine single-occupancy units and one double-occupancy unit. Each unit is a bedroom. Residents, either formerly incarcerated or struggling with substance abuse, or both, will receive a balanced set of supportive services.

# 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, 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

|                       |                                |
|-----------------------|--------------------------------|
| ■ <b>City:</b>        | Holland, MI                    |
| ■ <b>Subsidy:</b>     | \$450,000                      |
| ■ <b>Type:</b>        | Homeownership                  |
| ■ <b>Member Bank:</b> | Macatawa Bank                  |
| ■ <b>Sponsor:</b>     | Lakeshore Habitat for Humanity |
| ■ <b>AHP Units:</b>   | 9                              |
| ■ <b>Total Units:</b> | 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

|                       |                   |
|-----------------------|-------------------|
| ■ <b>City:</b>        | Gary, IN          |
| ■ <b>Subsidy:</b>     | \$500,000         |
| ■ <b>Type:</b>        | Rental            |
| ■ <b>Member Bank:</b> | Centier Bank      |
| ■ <b>Sponsor:</b>     | Communities First |
| ■ <b>AHP Units:</b>   | 53                |
| ■ <b>Total Units:</b> | 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

|                       |                               |
|-----------------------|-------------------------------|
| ■ <b>City:</b>        | Milan, IN                     |
| ■ <b>Subsidy:</b>     | \$500,000                     |
| ■ <b>Type:</b>        | Rental                        |
| ■ <b>Member Bank:</b> | Freedom Bank                  |
| ■ <b>Sponsor:</b>     | Milan Housing for the Elderly |
| ■ <b>AHP Units:</b>   | 34                            |
| ■ <b>Total Units:</b> | 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

|                       |   |
|-----------------------|---|
| ■ <b>City:</b>        | Terre Haute, IN                               |
| ■ <b>Subsidy:</b>     | \$500,000                                     |
| ■ <b>Type:</b>        | Rental  |
| ■ <b>Member Bank:</b> | Merchants Bank of Indiana                     |
| ■ <b>Sponsor:</b>     | Mental Health America of West Central Indiana |
| ■ <b>AHP Units:</b>   | 42  |
| ■ <b>Total Units:</b> | 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

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

|                       |                                  |
|-----------------------|----------------------------------|
| ■ <b>City:</b>        | Traverse City, MI                |
| ■ <b>Subsidy:</b>     | \$300,000                        |
| ■ <b>Type:</b>        | Rental                           |
| ■ <b>Member Bank:</b> | Independent Bank                 |
| ■ <b>Sponsor:</b>     | Traverse City Housing Commission |
| ■ <b>AHP Units:</b>   | 23                               |
| ■ <b>Total Units:</b> | 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

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

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

|                       |                                   |
|-----------------------|-----------------------------------|
| ■ <b>City:</b>        | Detroit, MI                       |
| ■ <b>Subsidy:</b>     | \$500,000                         |
| ■ <b>Type:</b>        | Rental                            |
| ■ <b>Member Bank:</b> | Merchants Bank of Indiana         |
| ■ <b>Sponsor:</b>     | Presbyterian Villages of Michigan |
| ■ <b>AHP Units:</b>   | 32                                |
| ■ <b>Total Units:</b> | 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

|                       |                                  |
|-----------------------|----------------------------------|
| ■ <b>City:</b>        | Lansing, MI                      |
| ■ <b>Subsidy:</b>     | \$500,000                        |
| ■ <b>Type:</b>        | Rental                           |
| ■ <b>Member Bank:</b> | The Dart Bank                    |
| ■ <b>Sponsor:</b>     | Capital Area Housing Partnership |
| ■ <b>AHP Units:</b>   | 76                               |
| ■ <b>Total Units:</b> | 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.



## **FHLBANK INDIANAPOLIS AWARDS \$6.9M IN AFFORDABLE HOUSING GRANTS**

*11.19.21*

The Federal Home Loan Bank of Indianapolis (FHLBank Indianapolis) announced today that \$6.9 million in affordable housing grants will be awarded to 16 affordable housing developments in Indiana, Michigan, and Ohio through the 2021 Affordable Housing Program (AHP). These AHP grants of up to \$500,000 will support the acquisition, construction, or rehabilitation of properties for use as affordable homes.

As a result of the AHP grants, more than 900 units of affordable housing will be created or rehabilitated in the neighborhoods and communities where our member financial institutions do business.

"We're excited to see continued support and investment in affordable housing from our member financial institutions throughout the communities in which they do business," MaryBeth Wott, FHLBank Indianapolis Community Investment Officer, said. "This year, our applicants prioritized providing shelter to the most vulnerable in our communities, which addresses a critical housing need we have seen throughout our district."

Each year, FHLBank Indianapolis offers AHP grants through a competitive application process. Local non-profits, economic development groups, or developers can partner with an FHLBank Indianapolis member financial institution to submit an application.

### ***Notable highlights of this year's award-winning projects:***

- **Extremely low-income households prioritized** – the urgency of providing extremely low-income households ( $\leq 30\%$  AMI) with safe, decent, affordable housing, has never been more evident, and our development partners understand this with 88% of awarded applications receiving points in the opportunity income targeting category.
- **High member participation in financing** – member financial institution participation remains strong with 88% of projects receiving points for member financial involvement through equity investment, donations, and interim and/or permanent financing.
- **Close to Transit and Amenities** – developing projects near transportation and amenities improves future residents' quality of life. This year, 94% of recipients received points in the desirable sites scoring initiative.

Learn more about the [2021 AHP grant recipients](#). Learn more about the FHLBank Indianapolis [AHP grant program](#).

## INDIANA

| Name                            | Location               | Member Financial Institution | Project Sponsor                  |
|---------------------------------|------------------------|------------------------------|----------------------------------|
| Carolyn Mosby Senior Apartments | Gary, IN               | Merchants Bank of Indiana    | Gary Housing Authority           |
| Central @ 29                    | Indianapolis, IN       | Merchants Bank of Indiana    | The Community Builders, Inc.     |
| Emmie June Cove                 | Chandler, IN           | Old National Bank            | Keller Development, Inc.         |
| Governor Park Apartments        | Ellettsville, IN       | Merchants Bank of Indiana    | Governor Park Indiana, LLC       |
| Madison Lofts                   | Fortville, IN          | Merchants Bank of Indiana    | BIC Inc.                         |
| North End Apartments            | Carmel, IN             | Merchants Bank of Indiana    | North End Apartments LLC         |
| Seymour Lofts                   | Seymour, IN            | Merchants Bank of Indiana    | Midwest Support Foundation, Inc. |
| West Baden Lofts                | West Baden Springs, IN | Merchants Bank of Indiana    | TWG Development, LLC             |

## MICHIGAN

| Name                     | Location         | Member Financial Institution | Project Sponsor               |
|--------------------------|------------------|------------------------------|-------------------------------|
| Alpena Renovation        | Alpena, MI       | Mercantile Bank of Michigan  | Samaritas                     |
| Immeasurably More        | Grand Rapids, MI | Mercantile Bank of Michigan  | Mel Trotter Ministries        |
| Raymond E Shepherd House | Ferndale, MI     | Mercantile Bank of Michigan  | Full Circle Communities, Inc. |



|                          |                 |                          |   |
|--------------------------|-----------------|--------------------------|---|
| Shelby Trails            | Shelby, MI      | Safe Harbor Credit Union | Oceana County Housing Commission          |
| The Grove at Veridian    | Ann Arbor, MI   | Old National Bank        | Avalon Nonprofit Housing Corporation      |
| Vineyard View Apartments | Suttons Bay, MI | Independent Bank         | HomeStretch Nonprofit Housing Corporation |
| West Boston Apartments   | Detroit, MI     | Lake Trust Credit Union  | Develop Detroit, Inc.                     |

## OHIO

| Name          | Location | Member                    | Sponsor                           |
|---------------|----------|---------------------------|-----------------------------------|
| Shawnee Lofts | Lima, OH | Merchants Bank of Indiana | New Lima - Housing for the Future |



# FHLBI 2021A AHP AWARDED PROJECTS

In 2021, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$6.9 million in Affordable Housing Program (AHP) grants to 16 projects throughout Michigan, Indiana, and Ohio. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2021A Competitive AHP Scoring Statistics.

## Alpena Renovation

---

|                  |                             |                     |    |
|------------------|-----------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                   |                     |    |
| <b>Location:</b> | Alpena, MI                  | <b>AHP Units:</b>   | 65 |
| <b>Type:</b>     | R                           | <b>Total Units:</b> | 66 |
| <b>Member:</b>   | Mercantile Bank of Michigan |                     |    |
| <b>Sponsor:</b>  | Samaritas                   |                     |    |

Alpena Renovation is the rehabilitation of two efficiency units, 63 one-bedroom apartments, and one non-assisted managers unit in a single building last renovated in 1987. The development provides housing for residents 62 years or older, and is commonly known as Luther Community Manor.

## Carolyn Mosby Senior Apartments

---

|                  |                           |                     |     |
|------------------|---------------------------|---------------------|-----|
| <b>Subsidy:</b>  | \$500,000                 |                     |     |
| <b>Location:</b> | Gary, IN                  | <b>AHP Units:</b>   | 142 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 142 |
| <b>Member:</b>   | Merchants Bank of Indiana |                     |     |
| <b>Sponsor:</b>  | Gary Housing Authority    |                     |     |

The Carolyn Mosby Senior Apartments project in Gary, IN involves the substantial renovation of 142 units of housing for seniors 50+ and/or disabled in a building to be registered on the National Register of Historic Places. It will contain a community room, computer center, exercise room, laundry facilities, and common areas that will aid in the delivery of on-site social services that are augmented by the nearby Envision Center.

## Central @ 29

---

|                  |                              |                     |    |
|------------------|------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$325,019                    |                     |    |
| <b>Location:</b> | Indianapolis, IN             | <b>AHP Units:</b>   | 56 |
| <b>Type:</b>     | R                            | <b>Total Units:</b> | 56 |
| <b>Member:</b>   | Merchants Bank of Indiana    |                     |    |
| <b>Sponsor:</b>  | The Community Builders, Inc. |                     |    |

Central at 29 will feature 56 units of multifamily housing in a 4-story building. The 56 units will be a mix of one, two, and three bedroom units including 10% designed to meet accessibility standards. Also, 25% of the units will be set-aside to meet the Housing First Integrated Supportive Housing model. This development will also be part of a larger scale master planned development that will feature multifamily housing, single family infill housing, and potential future commercial development while achieving the goals of Transit Oriented Development. Project will include free building wide Wi-Fi.



## FHLBI 2021A AHP AWARDED PROJECTS

In 2021, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$6.9 million in Affordable Housing Program (AHP) grants to 16 projects throughout Michigan, Indiana, and Ohio. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2021A Competitive AHP Scoring Statistics.

### Emmie June Cove

---

|                  |                          |                     |    |
|------------------|--------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                |                     |    |
| <b>Location:</b> | Chandler, IN             | <b>AHP Units:</b>   | 20 |
| <b>Type:</b>     | R                        | <b>Total Units:</b> | 20 |
| <b>Member:</b>   | Old National Bank        |                     |    |
| <b>Sponsor:</b>  | Keller Development, Inc. |                     |    |

Emmie June Cove will consist of the new construction of 10 duplex buildings for a total of 20 residential units at State Street in Chandler, IN. 10 units will be 2-bedroom and 10 units will be 3-bedroom. A community building will also be constructed on-site, housing a leasing office, multi-purpose common room, and covered picnic pavilion. 10% of the units and 100% of community space will be fully accessible and/or adaptable for those with physical disabilities or mobility impairments, and 100% of units will be built to visitability standards, satisfying the special needs population scoring category. The entire development will be built to the National Green Building Standard's Silver energy efficiency standards.

### Governor Park Apartments

---

|                  |                            |                     |    |
|------------------|----------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                  |                     |    |
| <b>Location:</b> | Ellettsville, IN           | <b>AHP Units:</b>   | 90 |
| <b>Type:</b>     | R                          | <b>Total Units:</b> | 90 |
| <b>Member:</b>   | Merchants Bank of Indiana  |                     |    |
| <b>Sponsor:</b>  | Governor Park Indiana, LLC |                     |    |

Governor Park Apartments involves the new construction 90 units of affordable housing targeted to seniors 55 and older and individuals with developmental disabilities on an infill lot. All units will be single bed, 1, and 2 bedroom and will be built to LEED Silver standards. Free Wi-Fi access will be provided in each unit and common areas.

### Immeasurably More

---

|                  |                             |                     |     |
|------------------|-----------------------------|---------------------|-----|
| <b>Subsidy:</b>  | \$500,000                   |                     |     |
| <b>Location:</b> | Grand Rapids, MI            | <b>AHP Units:</b>   | 133 |
| <b>Type:</b>     | R                           | <b>Total Units:</b> | 133 |
| <b>Member:</b>   | Mercantile Bank of Michigan |                     |     |
| <b>Sponsor:</b>  | Mel Trotter Ministries      |                     |     |

Immeasurably More involves the renovation of 133 beds of emergency and programmatic recovery housing, private and shared bathrooms, resident laundry rooms, common areas, a lounge, a multipurpose space, a classroom, an art studio, offices, and storage. The project also greatly expands an onsite medical clinic on the first floor, with dedicated spaces for delivering dental, nursing, chiropractic, and vision services. The spaces include medical and dental labs, four private exam rooms, three office spaces, additional service provider space, and a room for records storage.



# FHLBI 2021A AHP AWARDED PROJECTS

In 2021, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$6.9 million to in Affordable Housing Program (AHP) grants to 16 projects throughout Michigan, Indiana, and Ohio. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2021A Competitive AHP Scoring Statistics.

## Madison Lofts

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$425,000                 |                     |    |
| <b>Location:</b> | Fortville, IN             | <b>AHP Units:</b>   | 58 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 58 |
| <b>Member:</b>   | Merchants Bank of Indiana |                     |    |
| <b>Sponsor:</b>  | BIC Inc.                  |                     |    |

Madison Lofts is a 58-Unit new construction development in Fortville, Indiana. The multi-family work force housing development will be located at the edge of downtown targeting 30%, 50%, 60% and 80% AMI levels.

## North End Apartments

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                 |                     |    |
| <b>Location:</b> | Carmel, IN                | <b>AHP Units:</b>   | 40 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 40 |
| <b>Member:</b>   | Merchants Bank of Indiana |                     |    |
| <b>Sponsor:</b>  | North End Apartments LLC  |                     |    |

North End Apartments is an integrated, newly constructed housing development on W. Smoky Row Rd in Carmel, IN. Forty (40) one-bedroom units for adults with Intellectual/ Developmental Disabilities (I/DD) will be integrated with another 128 market rate units, spread over 3 buildings. The set aside units for adults with I/DD will be divided as follows: Building A - 10 of the 50 units, Building B - 10 of the 54 units, Building C - 20 of the 64 units. All 168 units are part of the first of a 5 phase development plan at North End.

## Raymond E Shepherd House

---

|                  |                               |                     |    |
|------------------|-------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                     |                     |    |
| <b>Location:</b> | Ferndale, MI                  | <b>AHP Units:</b>   | 53 |
| <b>Type:</b>     | R                             | <b>Total Units:</b> | 53 |
| <b>Member:</b>   | Mercantile Bank of Michigan   |                     |    |
| <b>Sponsor:</b>  | Full Circle Communities, Inc. |                     |    |

Raymond E Shepherd House is a 53-unit PSH development in Ferndale, MI. It will strive to create an affirmative and inclusive environment for LGBTQ+ elders. The project will include indoor and outdoor community amenity spaces and on-site offices for one full-time property manager and case-manager. Individualized service plans for participants will be created and coordination of referral services will be provided. The project will also include an approximately 1,430 square feet community meeting hub.





## FHLBI 2021A AHP AWARDED PROJECTS

In 2021, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$6.9 million in Affordable Housing Program (AHP) grants to 16 projects throughout Michigan, Indiana, and Ohio. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2021A Competitive AHP Scoring Statistics.

### Seymour Lofts

---

|                  |                                  |                     |    |
|------------------|----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                        |                     |    |
| <b>Location:</b> | Seymour, IN                      | <b>AHP Units:</b>   | 50 |
| <b>Type:</b>     | R                                | <b>Total Units:</b> | 50 |
| <b>Member:</b>   | Merchants Bank of Indiana        |                     |    |
| <b>Sponsor:</b>  | Midwest Support Foundation, Inc. |                     |    |

Seymour Flats involves the new construction of 50 two- and three-bedroom units for families. Six units will be fully ADA accessible. This project will be the first constructed in a newly designated opportunity zone and will seek a silver rating from the National Green Buildings Standards. Amenities include free Wi-Fi, a community room, fitness center, patio area, playground, and bike racks.

### Shawnee Lofts

---

|                  |                                   |                     |    |
|------------------|-----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$200,000                         |                     |    |
| <b>Location:</b> | Lima, OH                          | <b>AHP Units:</b>   | 54 |
| <b>Type:</b>     | R                                 | <b>Total Units:</b> | 54 |
| <b>Member:</b>   | Merchants Bank of Indiana         |                     |    |
| <b>Sponsor:</b>  | New Lima - Housing for the Future |                     |    |

Shawnee Lofts includes 54 workforce units targeting families. The development will include a mix of 1,2 and 3 bedroom units that include the full spectrum of modern amenities. Additional community amenities will include on-site management, a fitness center, a community room with kitchenette and a computer area and outdoor playground. This project is directly behind a full service grocery store and is walking distance to schools, restaurants, banks , pharmacy and more. The bus stop is located a short walk in front of the building.

### Shelby Trails

---

|                  |                                  |                     |    |
|------------------|----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$260,000                        |                     |    |
| <b>Location:</b> | Shelby, MI                       | <b>AHP Units:</b>   | 15 |
| <b>Type:</b>     | R                                | <b>Total Units:</b> | 15 |
| <b>Member:</b>   | Safe Harbor Credit Union         |                     |    |
| <b>Sponsor:</b>  | Oceana County Housing Commission |                     |    |

Shelby Trails is a new construction, multifamily development located in Shelby, MI. It will consist of 15 units in a single building. It is a 100% PSH deal. Residents will have access to a 508 square foot community room and an on-site service provider who will be on-site at least 10 hours/wk to coordinate services for residents.



# FHLBI 2021A AHP AWARDED PROJECTS

In 2021, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$6.9 million in Affordable Housing Program (AHP) grants to 16 projects throughout Michigan, Indiana, and Ohio. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2021A Competitive AHP Scoring Statistics.

## The Grove at Veridian

---

|                  |                                      |                     |    |
|------------------|--------------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                            |                     |    |
| <b>Location:</b> | Ann Arbor, MI                        | <b>AHP Units:</b>   | 50 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 50 |
| <b>Member:</b>   | Old National Bank                    |                     |    |
| <b>Sponsor:</b>  | Avalon Nonprofit Housing Corporation |                     |    |

The Grove at Veridian (TGV) involves the new construction of 50 units consisting of townhouses and stacked flats. The development will also include a community center. TGV is expected to include 14 one-bedroom units, 10 two-bedroom units, 20 three-bedroom units, and 6 four-bedroom units. 30 of the units will be targeted as supportive housing. The remaining 20 units (non-supportive housing units), will be restricted to household at or below 60% of AMI. All supportive housing units will have vouchers.

## Vineyard View Apartments

---

|                  |   |                     |   |
|------------------|---|---------------------|---|
| <b>Subsidy:</b>  | \$400,000                                 |                     |   |
| <b>Location:</b> | Suttons Bay, MI                           | <b>AHP Units:</b>   | 8 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 8 |
| <b>Member:</b>   | Independent Bank                          |                     |   |
| <b>Sponsor:</b>  | HomeStretch Nonprofit Housing Corporation |                     |   |

Vineyard View Apartments is an 8-unit multi-family housing development located on a 2.5 acre parcel sold to Homestretch for \$1 by the Leelanau County Land Bank Authority. The units consist of six 2-bedroom units at 968 square feet and two 3-bedroom units at 1,170 square feet.

## West Baden Lofts

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                 |                     |    |
| <b>Location:</b> | West Baden Springs, IN    | <b>AHP Units:</b>   | 44 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 44 |
| <b>Member:</b>   | Merchants Bank of Indiana |                     |    |
| <b>Sponsor:</b>  | TWG Development, LLC      |                     |    |

West Baden Lofts involves the demolition of three existing vacant retail properties to make way for the new construction of a three-story mixed-use development. 44 units of affordable housing for families will be constructed along with 1,241 SF of commercial space designated for general retail. Amenities will include free Wi-Fi, community room with tv and games, fitness center, patio area, playground, community garden, food pantry voucher program, and bikeshare program.



## ***FHLBI 2021A AHP AWARDED PROJECTS***

In 2021, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$6.9 million in Affordable Housing Program (AHP) grants to 16 projects throughout Michigan, Indiana, and Ohio. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2021A Competitive AHP Scoring Statistics.

### **West Boston Apartments**

---

**Subsidy:** \$320,000

**Location:** Detroit, MI

**AHP Units:** 26

**Type:** R

**Total Units:** 27

**Member:** Lake Trust Credit Union

**Sponsor:** Develop Detroit, Inc.

West Boston Apartments is a Develop Detroit 27-unit rental rehab project. The multi-family apartment building consists of 18 one bedroom units, and 9 two bedroom units. Renovations included updated HVAC systems, new roof, sidewalk repairs and parking/landscape improvements.



## FHLBI 2020A AHP AWARDED PROJECTS

In 2020, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$11.5 million to in Affordable Housing Program (AHP) grants to 24 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2020A Competitive AHP Scoring Statistics.

### 201 Westplex

---

|                  |                            |                     |    |
|------------------|----------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                  |                     |    |
| <b>Location:</b> | Bloomington, IN            | <b>AHP Units:</b>   | 84 |
| <b>Type:</b>     | R                          | <b>Total Units:</b> | 84 |
| <b>Member:</b>   | First Merchants Bank       |                     |    |
| <b>Sponsor:</b>  | Wheeler Mission Ministries |                     |    |

The 201 Westplex project involves the renovation of a building with 84 emergency shelter beds in Bloomington, IN. The building was previously used as a fitness center but will be converted to housing. The site is adjacent to an existing Wheeler Mission Ministries location that provides both housing and social services. The building will include residential living space, lockers for personal storage, and management offices. Social services will be provided in the adjacent building.

### 525 Middlebury Apartments Rehab

---

|                  |                               |                     |    |
|------------------|-------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                     |                     |    |
| <b>Location:</b> | Elkhart, IN                   | <b>AHP Units:</b>   | 11 |
| <b>Type:</b>     | R                             | <b>Total Units:</b> | 11 |
| <b>Member:</b>   | 1st Source Bank               |                     |    |
| <b>Sponsor:</b>  | Faith Mission of Elkhart Inc. |                     |    |

The 525 Middlebury Apartments Rehab project includes the renovation of 11 units in Faith Mission's Family Residential Facility in Elkhart, IN. Faith Mission is Elkhart County's only emergency homeless facility where shelter, meals, clothing, and long-term recovery programs are provided in one place. Rehab activities would include replacement of interior and exterior doors, replacement of siding, roof, gutters, windows, interior updates to bath and kitchen areas, flooring, plumbing renovations, and LED lighting upgrades. There are currently 12 units but after rehab there will be 11 units and one unit converted into a community/multipurpose room. There will be seven 2-bedroom units and four 3-bedroom units.

### 7850 E. Jefferson - 9% Phases II and IV

---

|                  |                             |                     |     |
|------------------|-----------------------------|---------------------|-----|
| <b>Subsidy:</b>  | \$500,000                   |                     |     |
| <b>Location:</b> | Detroit, MI                 | <b>AHP Units:</b>   | 102 |
| <b>Type:</b>     | R                           | <b>Total Units:</b> | 102 |
| <b>Member:</b>   | Flagstar Bank, FSB          |                     |     |
| <b>Sponsor:</b>  | Ginosko Development Company |                     |     |

7850 E. Jefferson involves the new construction of two apartment buildings along the Detroit River, with 75 units each in Detroit, MI. Amenities include a community room, office spaces for on-site management and resident services, outdoor rooftop patio, exercise facilities, shared laundry facilities, a landscaped park area, and playground. The project will also include both at-grade and underground parking.



## FHLBI 2020A AHP AWARDED PROJECTS

In 2020, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$11.5 million to in Affordable Housing Program (AHP) grants to 24 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2020A Competitive AHP Scoring Statistics.

### CASS Housing Homes 3 -6

---

|                  |                                   |                     |    |
|------------------|-----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                         |                     |    |
| <b>Location:</b> | Fort Wayne, IN                    | <b>AHP Units:</b>   | 10 |
| <b>Type:</b>     | R                                 | <b>Total Units:</b> | 12 |
| <b>Member:</b>   | Three Rivers Federal Credit Union |                     |    |
| <b>Sponsor:</b>  | CASS Housing, Inc.                |                     |    |

The CASS Housing Homes development will create 10 units of affordable housing in Fort Wayne, IN. CASS Housing, Inc. is a non-profit organization that creates and maintains customized living arrangements for adults with developmental disabilities. CASS offers 3 different housing and support models to serve their Core Members (residents) making the transition out of the family home and into a self-directed long-term solution. Fundraising began in 2016, and since then CASS has opened its first Independent Living Home in January 2019 and second home in May 2020. It is anticipated that the construction is to begin on Homes 3 and 4 in July and August 2020.

### Cedar Glen Apartments

---

|                  |  |                     |     |
|------------------|--|---------------------|-----|
| <b>Subsidy:</b>  | \$500,000                                |                     |     |
| <b>Location:</b> | South Bend, IN                           | <b>AHP Units:</b>   | 179 |
| <b>Type:</b>     | R  | <b>Total Units:</b> | 179 |
| <b>Member:</b>   | Merchants Bank of Indiana                |                     |     |
| <b>Sponsor:</b>  | Merchants Affordable Housing Corporation |                     |     |

The Cedar Glen Apartments development will renovate 179 total units in South Bend, IN. This involves the renovation of five, three-story buildings. Five units will be reserved for formerly homeless residents referred by South Bend Heritage Foundation, and 13 units will be reserved for developmentally disabled adults referred by the Logan Center. As part of the renovations, a new ADA compliant leasing office/community building with room for 30 to 40 people will be constructed.

### Central Greens Apartments

---

|                  |                           |                     |     |
|------------------|---------------------------|---------------------|-----|
| <b>Subsidy:</b>  | \$500,000                 |                     |     |
| <b>Location:</b> | Indianapolis, IN          | <b>AHP Units:</b>   | 156 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 156 |
| <b>Member:</b>   | Merchants Bank of Indiana |                     |     |
| <b>Sponsor:</b>  | Mercy Housing Lakefront   |                     |     |

The integrated Central Greens development will create 156 units of new construction rental housing in Indianapolis, IN. The site is located on vacant land in the revitalized mixed-use Central State village just 3 miles west of downtown Indianapolis. Close to amenities, the development will offer 35 one- and two-bedroom units with project based vouchers (PBV) for the chronic homeless, with the remaining one- and two-bedrooms for individuals that meet the 50%, 60%, and 80% AMI level. Mercy Housing Lakefront (MHL) will offer residents several services to help chronically homeless individuals and couples on the Indianapolis Coordinated Entry System achieve self-reliance and stability.



## FHLBI 2020A AHP AWARDED PROJECTS

In 2020, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$11.5 million to in Affordable Housing Program (AHP) grants to 24 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2020A Competitive AHP Scoring Statistics.

### Genesis 2

---

|                  |                             |                     |    |
|------------------|-----------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                   |                     |    |
| <b>Location:</b> | Greenville, MI              | <b>AHP Units:</b>   | 38 |
| <b>Type:</b>     | R                           | <b>Total Units:</b> | 38 |
| <b>Member:</b>   | Mercantile Bank of Michigan |                     |    |
| <b>Sponsor:</b>  | Have Mercy                  |                     |    |

The Genesis 2 renovation project will provide 38 units of affordable housing in Greenville, MI. Site renovations will allow for expanded housing and moving the social service offices into the building. The project will renovate the building to increase the number of beds from 25 to 38 and create additional living space for residents. Adding a second floor in the current gym will provide room for a new commercial kitchen and dining room. The kitchen will serve food for residents and be used for healthy eating education. New bathrooms and showers will be installed for the increase in residents. In the future, additional offices and a food pantry will be built in a portion of the building – moving the current food pantry to the project site. (The food pantry fees an average of 300 families each month.) Residents receive a balanced set of supportive services including case management, education, health living, financial literacy, and workforce development.

### Granview Manor North

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                 |                     |    |
| <b>Location:</b> | Salem, IN                 | <b>AHP Units:</b>   | 25 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 25 |
| <b>Member:</b>   | Old National Bank         |                     |    |
| <b>Sponsor:</b>  | Blue River Services, Inc. |                     |    |

Grand View Manor North is a rehab project of 25 units in Salem, IN. The development was built in the 1970s and consists of three separate buildings. The development is reserved for people age 62+ and has section 8 vouchers. The project is sponsored by Blue River Services with the help of FHLBank Indianapolis member Old National Bank.

### Hickory Way Apartments Phase I

---

|                  |                      |                     |    |
|------------------|----------------------|---------------------|----|
| <b>Subsidy:</b>  | \$434,934            |                     |    |
| <b>Location:</b> | Ann Arbor, MI        | <b>AHP Units:</b>   | 34 |
| <b>Type:</b>     | R                    | <b>Total Units:</b> | 34 |
| <b>Member:</b>   | Chelsea State Bank   |                     |    |
| <b>Sponsor:</b>  | Avalon Housing, Inc. |                     |    |

The Hickory Way Apartments Phase I Project consists of the construction of 34 units in Ann Arbor, MI. This project was made possible by FHLBank Indianapolis member Chelsea State Bank and sponsored by Avalon Housing, Inc. This is phase one of a two-phased project, and both are under construction simultaneously. Phase II received an award of \$321,515 in AHP funds for 36 units in 2018. Phase I will be one building, 34 units, and community space. Seventeen units will be set-aside as supportive housing for homeless households and are anticipated to receive project-based vouchers through MSHDA or VASH.





# FHLBI 2020A AHP AWARDED PROJECTS

In 2020, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$11.5 million to in Affordable Housing Program (AHP) grants to 24 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2020A Competitive AHP Scoring Statistics.

## Hillcrest and Terrace Apartments Rehab

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                 |                     |    |
| <b>Location:</b> | Dale, IN                  | <b>AHP Units:</b>   | 48 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 52 |
| <b>Member:</b>   | Spencer County Bank       |                     |    |
| <b>Sponsor:</b>  | Dale Community Apartments |                     |    |

The Hillcrest and Terrace Apartments Rehab will rehabilitate 52 units of affordable housing in Dale, IN. Dale Community Apartments (DCA) consists of 64 units on three separate noncontinuous parcels designated as Meadows (12 units), Terrace (20 units), and Hillcrest (32 units). Although well-maintained, DCA has needed major rehabilitation for some time and funding is needed to preserve units at Terrace and Hillcrest. DCA's Terrace units were constructed in 1977 and Hillcrest in 1985 with funding from USDA RD. Terrace and Hillcrest are comprised of 20 single-story buildings, with apartment access directly from the exterior in each building. Proposed rehab activities include safety repairs on broken and deteriorated sidewalks/drive/parking spaces and exterior lighting, as well as smoke detectors, and replacement of windows, gutters/downspouts. Additionally, other general repairs and improvements include replacement of heaters and furnace units, interior doors, counters, sinks, and fixtures, which have reached their expected useful life.

## Isaiah House Transitional Housing Expansion

---

|                  |  |                     |    |
|------------------|--|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                                |                     |    |
| <b>Location:</b> | Indianapolis, IN                         | <b>AHP Units:</b>   | 25 |
| <b>Type:</b>     | R  | <b>Total Units:</b> | 25 |
| <b>Member:</b>   | Merchants Bank of Indiana                |                     |    |
| <b>Sponsor:</b>  | Brookside Community Transitional Housing |                     |    |

The Isaiah House Transitional Housing Expansion consists of the renovation of three homes in Indianapolis, IN. Brookside Community Development Corporation is seeking to expand upon its men and women reentering out of incarceration, addiction, and homelessness through its Isaiah House Housing Program. The three abandoned homes were acquired through Renew Indianapolis.

## Korbyn Creek

---

|                  |                          |                     |    |
|------------------|--------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$250,000                |                     |    |
| <b>Location:</b> | Greenfield, IN           | <b>AHP Units:</b>   | 48 |
| <b>Type:</b>     | R                        | <b>Total Units:</b> | 48 |
| <b>Member:</b>   | Old National Bank        |                     |    |
| <b>Sponsor:</b>  | Keller Development, Inc. |                     |    |

Korbyn Creek will consist of the new construction of 48 units in Greenfield, IN. The project will include the demolition of two vacant storage buildings for two 24-unit buildings. A community building housing a leasing office and indoor common space such as a community room with kitchen and laundry facilities will also be constructed on-site along with a maintenance garage. All units will be two-bedroom, each with a full kitchen, bathroom, Energy Star-rated appliances, and water-conserving fixtures. Outdoor common amenities will include raised gardens and off-street parking. The entire development will achieve National Green Building Standard Silver certification.



## FHLBI 2020A AHP AWARDED PROJECTS

In 2020, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$11.5 million to in Affordable Housing Program (AHP) grants to 24 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2020A Competitive AHP Scoring Statistics.

### La Joya Gardens

---

|                  |                                |                     |    |
|------------------|--------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                      |                     |    |
| <b>Location:</b> | Detroit, MI                    | <b>AHP Units:</b>   | 40 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 53 |
| <b>Member:</b>   | Flagstar Bank, FSB             |                     |    |
| <b>Sponsor:</b>  | Cinnaire Solutions Corporation |                     |    |

La Joya Gardens is a proposed mixed-use, mixed-income new construction building that will have 53 residential units and neighborhood-scale commercial space in Detroit, MI. The project will include 30 affordable units and 13 market-rate units and proposes ground floor retail and community space facing Vernor Highway with surface parking tucked in the back. Two small public plazas break up the front façade, anchoring the one-story event space in the middle. The second floor will house 16 one-bedroom and two two-bedroom units, along with a community room, which will feature a fitness center and outdoor terrace for resident interaction with the streetscape along Vernor. The third floor will contain 17 one-bedroom and two two-bedroom units. The fourth floor will have 14 one-bedroom and two two-bedroom units. The project will target residents at 40%, 50%, 60%, and 80% AMI, in addition to the market rate units.

### Marwood Apartments

---

|                  |                         |                     |    |
|------------------|-------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000               |                     |    |
| <b>Location:</b> | Detroit, MI             | <b>AHP Units:</b>   | 71 |
| <b>Type:</b>     | R                       | <b>Total Units:</b> | 71 |
| <b>Member:</b>   | Lake Trust Credit Union |                     |    |
| <b>Sponsor:</b>  | Develop Detroit, Inc.   |                     |    |

The project will be a 71-unit mixed-income apartment community in the North End neighborhood of Detroit. It will include 25 Project-Based Vouchers provided by the Detroit Housing Commission, all of which will be rented to households at or below 30% AMI; 12 units rented to households at or below 50% AMI; and 34 units rented to households at or below 80% AMI. The project will include 10 efficiency, 44 1-bedroom and 5 2-bedroom apartments in the renovated, historic Marwood Apartments building, along with 6 new construction 2-bedroom townhouses and 6 new construction 2-bedroom apartments.

### Milan Lamplight Villa

---

|                  |                               |                     |    |
|------------------|-------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                     |                     |    |
| <b>Location:</b> | Milan , IN                    | <b>AHP Units:</b>   | 34 |
| <b>Type:</b>     | R                             | <b>Total Units:</b> | 34 |
| <b>Member:</b>   | The Napoleon State Bank       |                     |    |
| <b>Sponsor:</b>  | Milan Housing for the Elderly |                     |    |

Milan Lamplight Villa Apartments (also known as Milan Housing for the Elderly) consists of 34 units in Milan, IN. Milan is a one-story apartment building with 34 apartments currently with 28 one-bedroom, four efficiencies, and two two-bedroom units. The apartments were built in the early 1980s, and many of the mechanicals and capital items are due for replacement. The build was originally funded with a Farmers Home Loan from USDA, whom also provides 24 Rental Housing Assistance subsidies. Renovations will be related to energy efficiency, marketability, and quality of life and ADA upgrades.



## FHLBI 2020A AHP AWARDED PROJECTS

In 2020, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$11.5 million to in Affordable Housing Program (AHP) grants to 24 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2020A Competitive AHP Scoring Statistics.

### New Horizon Apartments

---

|                  |  |                     |    |
|------------------|--|---------------------|----|
| <b>Subsidy:</b>  | \$200,000                                  |                     |    |
| <b>Location:</b> | Salem, IN                                  | <b>AHP Units:</b>   | 56 |
| <b>Type:</b>     | R  | <b>Total Units:</b> | 56 |
| <b>Member:</b>   | Old National Bank                          |                     |    |
| <b>Sponsor:</b>  | Hoosier Uplands Economic Development Corp. |                     |    |

The New Horizon Apartments consists of the rehab of an existing affordable housing complex with open occupancy in Salem, IN. The development will be funded by USDA RD 515 with open occupancy. The apartment complex has six buildings with a separate community/office building, and 42 units are subsidized. Thirty percent of the units will be designated for single parent households, victims of domestic violence, abused children, and families with children 6 and under.

### New Life Manor

---

|                  |                                |                     |    |
|------------------|--------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                      |                     |    |
| <b>Location:</b> | Indianapolis, IN               | <b>AHP Units:</b>   | 48 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 48 |
| <b>Member:</b>   | Old National Bank              |                     |    |
| <b>Sponsor:</b>  | John H. Boner Community Center |                     |    |

The development of New Life Manor involves the rehabilitation of an existing 48-unit property in Indianapolis, IN. All units are one-bedroom. This property provides affordable housing to low-income seniors and people with mobility impairments. With 40 years of wear and tear, New Life Manor needs energy efficient improvements, accessibility improvements, and general improvements to sustain this affordable housing development. New Life Manor was initially developed with HUD 202 funding and continues to offer residents affordable rents due to HUD project-based rent assistance tied to all 48 units.

### Passage

---

|                  |   |                     |    |
|------------------|---|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                                   |                     |    |
| <b>Location:</b> | Indianapolis, IN                            | <b>AHP Units:</b>   | 39 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 39 |
| <b>Member:</b>   | Merchants Bank of Indiana                   |                     |    |
| <b>Sponsor:</b>  | Englewood Community Development Corporation |                     |    |

The Passage development will provide 39 units of affordable housing for low-income individuals and those with intellectual and developmental disabilities (IDD) in Indianapolis, IN. The new construction of a five-story L-shaped multi-family building will have eight IDD specific units and 31 non age-restricted units. Fifteen of these units will be available for those up to 80% AMI, 14 units for up to 50% AMI, and two additional units for up to 30% AMI (10 total). All residential units will be on the upper floors with the first floor reserved for commercial, educational, and community space. The fifth floor will house future additional amenities (proposed to be Air BnB units). This project is part of a special set-aside which IHCD makes available called Moving Forward to focus on mobility, equity, and opportunity in housing.



## FHLBI 2020A AHP AWARDED PROJECTS

In 2020, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$11.5 million to in Affordable Housing Program (AHP) grants to 24 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2020A Competitive AHP Scoring Statistics.

### Pathway Transitional Housing Preservation Project

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                 |                     |    |
| <b>Location:</b> | Indianapolis, IN          | <b>AHP Units:</b>   | 33 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 33 |
| <b>Member:</b>   | Merchants Bank of Indiana |                     |    |
| <b>Sponsor:</b>  | Pathway to Recovery       |                     |    |

The Pathway Transitional Housing Preservation Project will involve the renovation of two of Pathway to Recovery's properties in Indianapolis, IN. Pathway is the only program in Indianapolis offering transitional, semi-independent, and permanent, peer-driven, multi-phased, income-based, substance-free, housing to formerly homeless Hoosiers overcoming addictive and mental disorders. Two of the transitional housing programs need extensive repairs to preserve their historic structures, prevent additional damage and contain costs. Both properties are in the Herron Morton Place Historical District near one other.

### Prominence Commons

---

|                  |                             |                     |    |
|------------------|-----------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                   |                     |    |
| <b>Location:</b> | Portage, IN                 | <b>AHP Units:</b>   | 50 |
| <b>Type:</b>     | R                           | <b>Total Units:</b> | 50 |
| <b>Member:</b>   | Centier Bank                |                     |    |
| <b>Sponsor:</b>  | Housing Opportunities, Inc. |                     |    |

The Prominence Commons development will renovate the existing building to hold 50 units in Portage, IN. The 38 existing apartments located in 10 scattered site buildings will be renovated, and 12 additional apartments in a single building and a resource center on vacant, undeveloped land that is being donated will be constructed. Of the existing units to be renovated, 30 have HUD Continuum of Care (CoC) operating subsidy. They are leased to homeless families who pay no more than 30% of their income in rent, and the owner pays all utilities on these 30 units. The remaining eight units and 12 proposed new units will be open occupancy. The development will consist of 22 1-bedroom units, 22 2-bedrooms, and six 3-bedrooms.

### Riverview Terrace Apartments

---

|                  |                                  |                     |    |
|------------------|----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                        |                     |    |
| <b>Location:</b> | Traverse City, MI                | <b>AHP Units:</b>   | 57 |
| <b>Type:</b>     | R                                | <b>Total Units:</b> | 57 |
| <b>Member:</b>   | Independent Bank                 |                     |    |
| <b>Sponsor:</b>  | Traverse City Housing Commission |                     |    |

Riverview Terrace Apartments will consist of the rehabilitation of 115 units in Traverse City, MI. The existing property will be converted into a two-unit condominium association with 57 and 58 apartments utilizing the 4% - 9% Low Income Housing Tax Credit (LIHTC) "twinning" program. The 9% LIHTC project, the subject of this AHP application, will comprise 57 of the 115 units, and the 9% transaction will finance the rehabilitation of 57 of the existing units. While at the time of this application the 9% LIHTC Reservation has not been issued to the project by MSHDA, the Riverview Terrace project is the highest self-scored project in the Preservation category of MSHDA's LIHTC competition.



## FHLBI 2020A AHP AWARDED PROJECTS

In 2020, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$11.5 million to in Affordable Housing Program (AHP) grants to 24 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2020A Competitive AHP Scoring Statistics.

### The Anchors At Mariners Inn

---

|                  |                                |                     |    |
|------------------|--------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$272,753                      |                     |    |
| <b>Location:</b> | Detroit, MI                    | <b>AHP Units:</b>   | 44 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 44 |
| <b>Member:</b>   | Flagstar Bank, FSB             |                     |    |
| <b>Sponsor:</b>  | Cinnaire Solutions Corporation |                     |    |

The Anchor at Mariners Inn will provide 44 units Permanent Supportive Housing (PSH) units serving homeless individuals in Detroit, MI. These 1-bedroom 600-square foot units will be reserved for those earning less than 30% of area median income and be fully supported by project-based housing vouchers through the Detroit Housing Commission. The project will also have an additional floor of 40 studio units (260 SF) that will be dedicated to short-term Recovery Housing. These units will be a relocation of the existing recovery housing operation, which Mariners Inn are currently providing in their existing facility. To preserve operating efficiency, the building will be National Green Building Standard Silver certified.

### The Grand on University

---

|                  |                   |                     |    |
|------------------|-------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000         |                     |    |
| <b>Location:</b> | Flint, MI         | <b>AHP Units:</b>   | 43 |
| <b>Type:</b>     | R                 | <b>Total Units:</b> | 48 |
| <b>Member:</b>   | ELGA Credit Union |                     |    |
| <b>Sponsor:</b>  | Communities First |                     |    |

The Grand on University is a new construction of 48 units of permanent supportive housing in Flint, MI. The proposed project will include 20 one-bedroom units, 21 two-bedroom units, and seven three-bedroom rental apartment units for a total of 48 mixed-income rental housing units for individuals and families. The proposed project will also contain approximately 3,276 square feet of on-site supportive services related space, including 100 square foot supportive services private meeting space and 350 square foot exercise room. The proposed Project will include 17 permanent supportive housing units including ten units reserved for homeless and remaining units reserved for individuals and families who are special needs populations.

### The Roof at New Hope: Shelter for Families

---

|                  |                       |                     |    |
|------------------|-----------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000             |                     |    |
| <b>Location:</b> | Bloomington, IN       | <b>AHP Units:</b>   | 49 |
| <b>Type:</b>     | R                     | <b>Total Units:</b> | 49 |
| <b>Member:</b>   | Jackson County Bank   |                     |    |
| <b>Sponsor:</b>  | New Hope for Families |                     |    |

The Roof at New Hope: Shelter for Families involves the new construction of a shelter building with 12 units in Bloomington, IN. The apartments are grouped into three pods and will accommodate up to 12 families with 49 beds. Each unit will include a private bedroom and bathroom with communal kitchen and living spaces.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### 108-110 Glendale

---

|                  |                                      |                     |   |
|------------------|--------------------------------------|---------------------|---|
| <b>Subsidy:</b>  | \$99,999                             |                     |   |
| <b>Location:</b> | Ann Arbor, MI                        | <b>AHP Units:</b>   | 2 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 2 |
| <b>Member:</b>   | Ann Arbor State Bank                 |                     |   |
| <b>Sponsor:</b>  | Avalon Nonprofit Housing Corporation |                     |   |

The Avalon Nonprofit Housing Corporation is acquiring a duplex on the west side of Ann Arbor, Michigan that contains 2 two-bedroom units. These units will be targeted to households below 30% AMI and two are below 50% AMI. One of the units will be targeted to homeless households. The units are in a residential neighborhood characterized by duplexes used as rentals. Avalon already owns 9 duplexes (18 units) in this neighborhood. The neighborhood is located near a variety of amenities including two parks with recreational facilities, bus stops, grocery, and other retail.

### 2020 Cost of Home Build

---

|                  |   |                     |    |
|------------------|---|---------------------|----|
| <b>Subsidy:</b>  | \$195,000                                 |                     |    |
| <b>Location:</b> | Mishawaka, IN                             | <b>AHP Units:</b>   | 10 |
| <b>Type:</b>     | H   | <b>Total Units:</b> | 10 |
| <b>Member:</b>   | 1st Source Bank                           |                     |    |
| <b>Sponsor:</b>  | Habitat for Humanity of St. Joseph County |                     |    |

The 2020 Cost of Home Build will initiate the new construction of twenty single-family homes (ten as a part of this AHP application) for households at or below 60% AMI in the Fields of Highland Subdivision in Mishawaka, IN. The homes will be one- and two-story 3-bedroom.

### Alder Place

---

|                  |                     |                     |    |
|------------------|---------------------|---------------------|----|
| <b>Subsidy:</b>  | \$450,000           |                     |    |
| <b>Location:</b> | East Chicago, IN    | <b>AHP Units:</b>   | 28 |
| <b>Type:</b>     | R                   | <b>Total Units:</b> | 28 |
| <b>Member:</b>   | Peoples Bank SB     |                     |    |
| <b>Sponsor:</b>  | UP Development, LLC |                     |    |

The Alder Place development will be a 28-unit new construction apartment building with net zero design elements located in the North Harbor neighborhood of East Chicago. The development site is located near a confluence of amenities, transportation options, and a focused redevelopment effort. The upper floors consist of one- and two-bedroom apartments, and the ground floor will become an on-site federally qualified health center operated through a partnership with HealthLinc. In addition to the health clinic, the ground floor will feature a community hub space where extensive empowerment programs will be available with the primary emphasis on overcoming poverty barriers.





## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### Apple Orchard Phase 2

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                 |                     |    |
| <b>Location:</b> | New Salisbury, IN         | <b>AHP Units:</b>   | 10 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 10 |
| <b>Member:</b>   | Old National Bank         |                     |    |
| <b>Sponsor:</b>  | Blue River Services, Inc. |                     |    |

The Apple Orchard Apartments will be the second phase of an affordable housing development in New Salisbury, Indiana and will consist of 10 energy-efficient apartment homes. The apartments will offer 8 two-bedroom units and two three-bedroom units with outside storage. Two of the units will be fully ADA accessible. When completed, the Apple Orchard Apartments will consist of a total of 24 apartments within walking distance of employment and retail services, which will allow residents without transportation the ability to hold employment and have access to amenities.

### Aspen Court Apartments

---

|                  |                           |                     |     |
|------------------|---------------------------|---------------------|-----|
| <b>Subsidy:</b>  | \$424,000                 |                     |     |
| <b>Location:</b> | Urbana, IL                | <b>AHP Units:</b>   | 137 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 137 |
| <b>Member:</b>   | Merchants Bank of Indiana |                     |     |
| <b>Sponsor:</b>  | TWG Development, LLC      |                     |     |

Aspen Court Apartments is the rehabilitation of an existing multi-family rental development in Urbana, IL consisting of 137 units and serving households at or below 60% of AMI. The development is a mix of one, two, and three-bedroom townhome units.

### Bashor Girls Residential Facility

---

|                  |                        |                     |    |
|------------------|------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000              |                     |    |
| <b>Location:</b> | Goshen, IN             | <b>AHP Units:</b>   | 42 |
| <b>Type:</b>     | R                      | <b>Total Units:</b> | 42 |
| <b>Member:</b>   | 1st Source Bank        |                     |    |
| <b>Sponsor:</b>  | Bashor Children's Home |                     |    |

The Bashor Girls Residential Facility will be a new secure residential building in Goshen, Indiana for girls, ages 13-18, who are survivors of human trafficking. Bashor Children's Home currently houses 8 girls who have been victims of human trafficking in one facility and 14 in another in their residential cottages. The new facility would offer 42 beds total and a plethora of community space for the girls to interact with one another and engage in activities. The program includes an average 18 month stay with highly intensive treatment. Residents receive schooling, meals, medical services, therapy, on site at the Bashor Campus. The secure, access-controlled building includes 24/7 surveillance for resident safety.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### Broadway Lofts

---

|                  |  |                     |    |
|------------------|--|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                                      |                     |    |
| <b>Location:</b> | Gary, IN                                       | <b>AHP Units:</b>   | 38 |
| <b>Type:</b>     | R  | <b>Total Units:</b> | 38 |
| <b>Member:</b>   | Merchants Bank of Indiana                      |                     |    |
| <b>Sponsor:</b>  | Northwest Indiana Community Action Corporation |                     |    |

Broadway Lofts will be a 38-unit family-oriented, workforce rental housing development in Gary, Indiana. The development will consist of 28 one-bedroom, and 10 two-bedroom units. The development will also include approximately 4,000 square feet of planned commercial space. The commercial space is intended to be used by Northwest Indiana Community Action Corporation as part of their organization's programming space, a portion of which will be set-aside as a WIC (supplemental nutrition) Clinic.

### Byrne Court

---

|                  |                                   |                     |    |
|------------------|-----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                         |                     |    |
| <b>Location:</b> | Indianapolis, IN                  | <b>AHP Units:</b>   | 50 |
| <b>Type:</b>     | R                                 | <b>Total Units:</b> | 50 |
| <b>Member:</b>   | The National Bank of Indianapolis |                     |    |
| <b>Sponsor:</b>  | John H. Boner Community Center    |                     |    |

The Byrne Court development is a 50-unit apartment building targeted to households 62 and older or disabled. The proposed rehabilitation will replace outdated systems, create Type B Compliant units for adaptability, and replace 20+ year-old fixtures, carpeting and tile. The updates will allow tenants at Byrne Court to continue to age in place without worry of repairs.

### Clugston Apartments Rehabilitation

---

|                  |                                      |                     |    |
|------------------|--------------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                            |                     |    |
| <b>Location:</b> | Columbia City, IN                    | <b>AHP Units:</b>   | 20 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 20 |
| <b>Member:</b>   | STAR Financial Bank                  |                     |    |
| <b>Sponsor:</b>  | Whitley Crossings Neighborhood Corp. |                     |    |

The Clugston Apartments development is a 20-unit apartment building undergoing renovations. The development provides housing for individuals and small families in downtown Columbia City on the courthouse square. The building is historic and there have been no capital improvements for 16 years. As a result, there is a significant list of necessary improvements. The building includes 5 efficiency units, 13 one-bedroom units, and 2 two-bedroom units. The Clugston is marketing to tenants who have incomes that are less than 60% AMI, many of whom have special units.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### Degage Ministries

---

|                  |                   |                     |    |
|------------------|-------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000         |                     |    |
| <b>Location:</b> | Grand Rapids, MI  | <b>AHP Units:</b>   | 78 |
| <b>Type:</b>     | R                 | <b>Total Units:</b> | 78 |
| <b>Member:</b>   | Macatawa Bank     |                     |    |
| <b>Sponsor:</b>  | Degage Ministries |                     |    |

The Degage Ministries development in Grand Rapids, Michigan will create and expand housing opportunities and services for homeless men and women in and around Kent County. Components of the project include expanding the capacity of the present women's overnight shelter from 40 to 66 beds. Additionally, 12 beds will be added for homeless mothers with children. Finally, a separate and distinct 8 – 10 person day respite space for both male and female homeless persons in need of medical oversight and/or basic transitional care after hospitalization will be created.

### Enterprise Pointe

---

|                  |                   |                     |    |
|------------------|-------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000         |                     |    |
| <b>Location:</b> | Angola, IN        | <b>AHP Units:</b>   | 50 |
| <b>Type:</b>     | R                 | <b>Total Units:</b> | 50 |
| <b>Member:</b>   | Old National Bank |                     |    |
| <b>Sponsor:</b>  | Brightpoint       |                     |    |

The Enterprise Pointe development will consist of fifty, two-bedroom apartments targeting artists and creative entrepreneurs in the City of Angola, IN. The development will be new construction of a single three-story apartment building featuring live-work space. Most units will have a utility room with a sink to accommodate artist studio needs. Community amenities will include a production room, soundproof recording studio, and community space. A business incubator - The Enterprise Center - will be developed concurrently with the housing to promote businesses, provide co-working space, and assist resident with post-secondary education and trade skills development.

### Fairhaven West Renovation

---

|                  |                            |                     |    |
|------------------|----------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                  |                     |    |
| <b>Location:</b> | Lawrenceburg, IN           | <b>AHP Units:</b>   | 28 |
| <b>Type:</b>     | R                          | <b>Total Units:</b> | 28 |
| <b>Member:</b>   | Dearborn Savings Bank      |                     |    |
| <b>Sponsor:</b>  | Fairhaven Apartments, Inc. |                     |    |

The Fairhaven West development involves the renovation of an existing 31 unit USDA Rural Development project constructed in the mid 1970's in Lawrenceburg, IN. The renovation will convert six efficiency apartments into three, two-bedroom apartments. The development serves seniors 55 and older and/or disabled populations. Two units will be renovated to be fully handicap accessible as well as common spaces.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### Ferguson Apartments

---

|                  |                                |                     |     |
|------------------|--------------------------------|---------------------|-----|
| <b>Subsidy:</b>  | \$329,696                      |                     |     |
| <b>Location:</b> | Grand Rapids, MI               | <b>AHP Units:</b>   | 119 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 119 |
| <b>Member:</b>   | United Bank of Michigan        |                     |     |
| <b>Sponsor:</b>  | Dwelling Place of Grand Rapids |                     |     |

The Ferguson Apartments development is a 119-unit apartment building undergoing renovations in Grand Rapids, Michigan that primarily serves homeless persons living with disabilities. The development consists of 116 studios and 3 1-bedroom apartments. Of the units included, 101 apartments were originally constructed using Low-Income Housing Tax Credits in 2002, and 100 of those have a McKinney-Vento rental assistance contract. The remaining 18 apartments were developed in 2015 by converting unused office space.

### Gold Medal Lofts

---

|                  |   |                     |    |
|------------------|---|---------------------|----|
| <b>Subsidy:</b>  | \$178,110                                       |                     |    |
| <b>Location:</b> | Racine, WI                                      | <b>AHP Units:</b>   | 65 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 77 |
| <b>Member:</b>   | Merchants Bank of Indiana                       |                     |    |
| <b>Sponsor:</b>  | Lutheran Social Services of WI & Upper MI, Inc. |                     |    |

Gold Medal Lofts will be a conversion of the historic Gold Medal Furniture Building in Racine, WI into 77 units of affordable housing. This adaptive reuse project will include 3 studios, 35 one-bedroom, 16 two-bedroom, and 23 three-bedroom multi-family units. On-site parking will be provided along with a community room and an exterior courtyard/garden space.

### Hill House

---

|                  |                             |                     |   |
|------------------|-----------------------------|---------------------|---|
| <b>Subsidy:</b>  | \$400,000                   |                     |   |
| <b>Location:</b> | Battle Creek, MI            | <b>AHP Units:</b>   | 8 |
| <b>Type:</b>     | R                           | <b>Total Units:</b> | 8 |
| <b>Member:</b>   | Mercantile Bank of Michigan |                     |   |
| <b>Sponsor:</b>  | HOPE Network                |                     |   |

The Hill House development is a renovation of an eight-unit building built in 1980 in Battle Creek, Michigan. The facility provides housing for eight persons with developmental and mental disabilities. The building has six single-room occupancy units with a shared bathroom and shower between the rooms. Additionally, there are two one-bedroom units each with its own bathroom. There is a common kitchen used by staff to prepare meals, a combination dining/living room where residents eat and socialize, and a designated community room used for group activities, classes, and empowerment services. The building is in need of major renovations, which includes the installation of a fire alarm system, major heating/cooling rehabilitation, and extensive interior fixtures, painting, and upgrades to the kitchen.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### Hilltop View Apartments

---

|                  |                                      |                     |    |
|------------------|--------------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$400,000                            |                     |    |
| <b>Location:</b> | Dexter, MI                           | <b>AHP Units:</b>   | 24 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 24 |
| <b>Member:</b>   | Chelsea State Bank                   |                     |    |
| <b>Sponsor:</b>  | Avalon Nonprofit Housing Corporation |                     |    |

Hilltop View Apartments will be a new construction affordable housing community with 24 units of townhouses and flats with a community center and food pantry in Dexter, Michigan. The development will consist of five buildings and 6 one-bedroom, 10 two-bedroom, and 8 three-bedroom units. Hilltop View Apartments will be located near downtown Dexter with access to public transportation through both the Community Connector and the WAVE Door to Door bus program.

### Historic Walnut Square

---

|                  |   |                     |    |
|------------------|---|---------------------|----|
| <b>Subsidy:</b>  | \$420,000                                     |                     |    |
| <b>Location:</b> | Terre Haute, IN                               | <b>AHP Units:</b>   | 40 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 40 |
| <b>Member:</b>   | Old National Bank                             |                     |    |
| <b>Sponsor:</b>  | Wisconsin Partnership for Housing Development |                     |    |

Historic Walnut Square consists of the rehabilitation and adaptive reuse of the historic YMCA building in Terre Haute, IN. The project will rehab the building to create 34 apartment rental units and construct 6 new townhome rental units. The development will consist of one-bedroom, two-bedroom and three-bedroom unit mix. Also will include a business center, management offices, a community and an exercise room.

### Honor Village Apartments

---

|                  |   |                     |   |
|------------------|---|---------------------|---|
| <b>Subsidy:</b>  | \$400,000                                 |                     |   |
| <b>Location:</b> | Honor, MI                                 | <b>AHP Units:</b>   | 8 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 8 |
| <b>Member:</b>   | Honor Bank                                |                     |   |
| <b>Sponsor:</b>  | HomeStretch Nonprofit Housing Corporation |                     |   |

The Honor Village Apartments development will contain two new construction buildings with four units in each building in Honor, Michigan. The development will be located on two parcels donated by the Benzie County Land Bank. Four units will be set-aside for households at or below 50% of AMI. Four units will be set-aside for households at or below 80% of AMI. All eight units will contain two bedrooms with one and a half baths.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### Lincoln Street

---

|                  |                             |                     |    |
|------------------|-----------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                   |                     |    |
| <b>Location:</b> | Cadillac, MI                | <b>AHP Units:</b>   | 38 |
| <b>Type:</b>     | R                           | <b>Total Units:</b> | 38 |
| <b>Member:</b>   | Mercantile Bank of Michigan |                     |    |
| <b>Sponsor:</b>  | New Hope Center             |                     |    |

Lincoln Street will be a 38-unit affordable housing development in Cadillac, Michigan that will combine the housing and service options that New Hope Center provides in one location. Currently, housing and services are provided across multiple single-family homes, which results in service time being limited due to travel constraints. The new facility will support 24 individuals and 3 families, and it will include a family area, two group areas, and an administration area.

### Meadow Dell Apartments

---

|                  |  |                     |    |
|------------------|--|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                                |                     |    |
| <b>Location:</b> | Salem, IN                                | <b>AHP Units:</b>   | 38 |
| <b>Type:</b>     | R  | <b>Total Units:</b> | 40 |
| <b>Member:</b>   | First Savings Bank                       |                     |    |
| <b>Sponsor:</b>  | Washington County Senior Citizen Housing |                     |    |

Meadow Dell Apartments is in Salem, IN. The development was constructed in 1974 and was initially marketed to senior residents in the community each of the 40 units includes one bedroom and one bathroom. The project is comprised of 20 single story buildings, with aptment access directly from the exterior in each building. The development includes once office/laundry building on site. The proposed project entails rehabilitation of the existing units: ADA upgrades, handicap ramps for the mobility impaired, energy features such as lighting windows, entry doors, and appliance improvements, safety repairs on broken and deteriorated sidewalks/drive/parking spaces, and replacement of the original inefficient and difficult to service HVAC units. Additionally, other general repairs and improvements are needed to improve the desirability and appearance of the proeprty such as landscaping, flooring, painting, plumbing fixtures, and kitchen fixtures. Renovations to improve energy efficiency would help keep the project affordable for residents. In recent years, the project has changed its designation from a senior development to include individuals of all ages and abilities.

### Memorial Lofts

---

|                  |                                      |                     |    |
|------------------|--------------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                            |                     |    |
| <b>Location:</b> | Evansville, IN                       | <b>AHP Units:</b>   | 50 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 50 |
| <b>Member:</b>   | Old National Bank                    |                     |    |
| <b>Sponsor:</b>  | Memorial Community Development Corp. |                     |    |

The Memorial Lofts development will create 50 units of affordable housing on two sites in Evansville, Indiana. The two sites currently have vacant retail and office space, which will be demolished to make space for the new construction. One site will have 26 new units and common space constructed in a single building. The second site will have 24 new units constructed in three buildings, eight units in each. The total development will consist of 10 one-bedroom, 30 two-bedroom, and 10 three-bedroom apartments. 13 will be set aside for households making at or below 30% of the Area Median Income (AMI), 14 will be set aside for 50%, and 23 will be set aside for 80%. The development will not be age restricted, and 5 units will be fully accessible or adaptable for tenants with disabilities. Interior common space will include a leasing office, a multi-purpose community room with kitchen, laundry facilities, fitness room, and an office for one-on-one services and other partner agencies to offer programs on-site.





## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### North Dearborn Village Renovation

---

|                  |                              |                     |    |
|------------------|------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                    |                     |    |
| <b>Location:</b> | West Harrison, IN            | <b>AHP Units:</b>   | 53 |
| <b>Type:</b>     | R                            | <b>Total Units:</b> | 54 |
| <b>Member:</b>   | The Napoleon State Bank      |                     |    |
| <b>Sponsor:</b>  | Lifetime Housing Group, Inc. |                     |    |

The North Dearborn Village development is a rehabilitation of a 54-unit apartment complex that includes 38 one-bedroom apartments and 16 two-bedroom apartments. It features all ground level units providing its targeted senior population the accessibility needed to age in place. The scope of work for this rehabilitation project includes appliance upgrades, energy efficient system updates, roof work and plumbing upgrades.

### Oak Street Homes

---

|                  |                                      |                     |   |
|------------------|--------------------------------------|---------------------|---|
| <b>Subsidy:</b>  | \$440,000                            |                     |   |
| <b>Location:</b> | Columbia City, IN                    | <b>AHP Units:</b>   | 9 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 9 |
| <b>Member:</b>   | STAR Financial Bank                  |                     |   |
| <b>Sponsor:</b>  | Whitley Crossings Neighborhood Corp. |                     |   |

The Oak Street Homes is a lease purchase development consisting of nine newly constructed homes for single families on a lot located less than a mile north of downtown Columbia City. The development is situated around existing residential areas. The estimated unit mix consists of three four-bedroom homes and six three-bedroom homes with attached garages. Four of the units will be ADA-compliant. The homes will be marketed to families with less than 60% AMI.

### Orchard Park

---

|                  |                                     |                     |   |
|------------------|-------------------------------------|---------------------|---|
| <b>Subsidy:</b>  | \$350,000                           |                     |   |
| <b>Location:</b> | Madison, IN                         | <b>AHP Units:</b>   | 7 |
| <b>Type:</b>     | R                                   | <b>Total Units:</b> | 7 |
| <b>Member:</b>   | First Financial Bank, N.A.          |                     |   |
| <b>Sponsor:</b>  | Four Rivers Resource Services, Inc. |                     |   |

The Orchard Park Phase I development will be a new construction of 7 two-bedroom unit in 4 duplexes located in Madison, Indiana. Phase I will include a community room and property management unit as part of one of the duplexes. The community room will offer space for family gatherings, meetings and socialization, and a computer room with access to the internet. There will also be a property management office with a maintenance area attached to the property management office. This will be the first of two potential phases, with the second phase earmarked for 8 additional units.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### Providence Place Phase VII

---

|                  |                          |                     |    |
|------------------|--------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$470,000                |                     |    |
| <b>Location:</b> | West Terre Haute, IN     | <b>AHP Units:</b>   | 10 |
| <b>Type:</b>     | R                        | <b>Total Units:</b> | 10 |
| <b>Member:</b>   | Terre Haute Savings Bank |                     |    |
| <b>Sponsor:</b>  | Providence Housing Corp. |                     |    |

The Providence Place Phase VII development is the final phase of construction for Providence Place in West Terre Haute, IN. This phase will add four two-bedroom duplexes (eight two-bedroom apartments) and one one-bedroom duplex (two one-bedroom apartments). The units will be designed for comfort and independence for seniors as well as accessible by anyone including those with mobility impairments. The units will be energy efficient and use environmentally friendly materials and methods for construction. The project also includes renovations and expansion of the community room including a vestibule for the entry and a room addition that can be used in conjunction with the current space OR as a separate space. Near the new community room addition an outdoor community space for residents to congregate will be created.

### Recovery Housing for Women

---

|                  |                   |                     |    |
|------------------|-------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000         |                     |    |
| <b>Location:</b> | Indianapolis, IN  | <b>AHP Units:</b>   | 26 |
| <b>Type:</b>     | R                 | <b>Total Units:</b> | 26 |
| <b>Member:</b>   | Old National Bank |                     |    |
| <b>Sponsor:</b>  | Overdose Lifeline |                     |    |

Overdose Lifeline (ODL) has entered into an agreement with Catholic Charities to purchase the St. Elizabeth Coleman facility for ODL's use as a transitional recovery home and treatment facility for women with substance use disorder (SUD). Only 3 transitional organizations for women certified by the INARR exist in Indianapolis with a total capacity of only 57. Based on Marion County's point in time count, at least 378 women were in emergency shelters in 2019. Thus the need is great for the additional capacity that the Overdose Lifeline project will provide. The property is priced at \$500,000. The ODL center will house 26 women. The property has been inspected and a capital needs assessment prepared. Overall, the property and facility is in good operating condition and is ready-to-occupy. The total project cost is \$600,000 which includes a hard cost of \$500,000. Supportive service income and expenses will be \$420,000 and will be provided by Overdose Lifeline Inc.

### Rivoli City

---

|                  |                                |                     |    |
|------------------|--------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                      |                     |    |
| <b>Location:</b> | Indianapolis, IN               | <b>AHP Units:</b>   | 44 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 44 |
| <b>Member:</b>   | Old National Bank              |                     |    |
| <b>Sponsor:</b>  | John H. Boner Community Center |                     |    |

Rivoli City will be a scattered site affordable housing development that will provide 44 units of quality affordable housing in Indianapolis, Indiana. The development consists of three parts: Rivoli Flats, which will have 22 one-bedroom units with preference for artists or creative entrepreneurs; City Limits, which will have 22 two- and three-bedroom units for families participating in the Housing Stability for School Success initiative in the Indy East Promise Zone; and Rivoli City, which will involve development of Legacy Plaza, a public open space and place for residents of Rivoli Flats to display outdoor art and/or hold public performances.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### Rockwell Pointe

---

|                  |  |                     |    |
|------------------|--|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                                |                     |    |
| <b>Location:</b> | Franklin, IN                             | <b>AHP Units:</b>   | 48 |
| <b>Type:</b>     | R  | <b>Total Units:</b> | 48 |
| <b>Member:</b>   | Old National Bank                        |                     |    |
| <b>Sponsor:</b>  | Kids in Crisis - Intervention Team, Inc. |                     |    |

Rockwell Pointe will be an integrated supportive housing development with 12 apartments reserves for youth between the ages of 18-24 who are homeless or at risk of homelessness. The other 36 units will be leased to individuals and families who are low or very low-income families. Rockwell Pointe will have community space, including on site office for case management service provider Kick-IT as well as additional space for supportive service partners.

### Selinon Park

---

|                  |                                 |                     |    |
|------------------|---------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                       |                     |    |
| <b>Location:</b> | Portage, MI                     | <b>AHP Units:</b>   | 66 |
| <b>Type:</b>     | R                               | <b>Total Units:</b> | 75 |
| <b>Member:</b>   | First National Bank of Michigan |                     |    |
| <b>Sponsor:</b>  | Full Circle Communities, Inc.   |                     |    |

Selinon Park will be a new construction development in Portage, Michigan of 3 multi-family apartment buildings and a historic single-family home, which will be retained as an on-site employee residence. The three-story, elevator-served building will have 24, one-bedroom units, 22 two-bedroom units, and 2 three-bedroom units as well as community and supportive service spaces. Two separate two-story townhome buildings will be located to the north of the three-story building and will include 16 three-bedroom units and 10 four-bedroom townhomes. The project will be mixed income with income targeting range from 30% AMI to market rate units.

### Sequoia Place

---

|                  |                   |                     |    |
|------------------|-------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000         |                     |    |
| <b>Location:</b> | Ann Arbor, MI     | <b>AHP Units:</b>   | 55 |
| <b>Type:</b>     | R                 | <b>Total Units:</b> | 56 |
| <b>Member:</b>   | Old National Bank |                     |    |
| <b>Sponsor:</b>  | Samaritas         |                     |    |

The Sequoia Place development is a renovation of a 55-unit (and 1 manager's unit) apartment building. Sequoia Place serves residents that are 62 years or older and with an income below 50% AMI. Residents receive both rental subsidies and social services. While the building itself has received maintenance over the years, the resident's units need significant renovation and will receive new kitchens, bathrooms, lighting, flooring and paint. The building needs a new HVAC system and the hot water boilers need replacing. New finishes are also needed throughout the building.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### South Bend Mutual Homes II

---

|                  |                                |                     |    |
|------------------|--------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$387,018                      |                     |    |
| <b>Location:</b> | South Bend, IN                 | <b>AHP Units:</b>   | 24 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 24 |
| <b>Member:</b>   | 1st Source Bank                |                     |    |
| <b>Sponsor:</b>  | South Bend Heritage Foundation |                     |    |

South Bend Mutual Homes II will be a permanent affordable housing cooperative consisting of 24 three-and-four-bedroom single family homes on scattered sites in South Bend's southeast and near northwest side neighborhoods. Residents will form a leasehold cooperative to own and operate the homes and maintain permanent affordable housing. Residents will elect the Board of Directors, and the cooperative will manage the property through an operating agreement with the tax credit partnership. At the end of the 15-year affordability period, the cooperative can purchase the property. The unit mix will include homes for families at 30%, 40%, 50%, and 60% of the area median income and the rents are designed to be affordable for families with children. The homes will be energy efficient and will have a Silver rating through the National Green Building Standards rating system.

### Stiver Avenue Phase 2

---

|                  |  |                     |   |
|------------------|--|---------------------|---|
| <b>Subsidy:</b>  | \$24,000                                     |                     |   |
| <b>Location:</b> | Elkhart, IN                                  | <b>AHP Units:</b>   | 2 |
| <b>Type:</b>     | H  | <b>Total Units:</b> | 2 |
| <b>Member:</b>   | 1st Source Bank                              |                     |   |
| <b>Sponsor:</b>  | Habitat for Humanity of Elkhart County, Inc. |                     |   |

The Stiver Avenue Phase II development consists of the new construction of two single-family homes on Stiver Avenue in Elkhart, IN. This project is a part of a two phased project with the first phase, constructed in 2018, consisting of two homes. Phase II consists of the new construction of four single-family homes in 2019 and 2020, two of which will be funded through this application. Homes will feature 3 or 4 bedrooms. Each home will be Energy Star rated with an anticipated HERS rating of roughly 55.

### Wagon Works

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                 |                     |    |
| <b>Location:</b> | Huntingburg, IN           | <b>AHP Units:</b>   | 56 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 56 |
| <b>Member:</b>   | Merchants Bank of Indiana |                     |    |
| <b>Sponsor:</b>  | Tri-Cap                   |                     |    |

The development will be new construction of 56 apartments on approximately 3.6 acre site. The project will consist will consist of 28 studios, 24 one-bedrooms, and 4 two bedrooms garden-style units. Wagon Works will be developed utilizing funding from the Low-Income Housing Tax Credit program and target households earning up to 30%, 50%, and 60% AMI.



## FHLBI 2019A AHP AWARDED PROJECTS

In 2019, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$14.8 million to in Affordable Housing Program (AHP) grants to 35 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2019A Competitive AHP Scoring Statistics.

### WellSpring

---

|                  |   |                     |   |
|------------------|---|---------------------|---|
| <b>Subsidy:</b>  | \$450,000                                       |                     |   |
| <b>Location:</b> | Martinsville, IN                                | <b>AHP Units:</b>   | 9 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 9 |
| <b>Member:</b>   | Citizens Bank                                   |                     |   |
| <b>Sponsor:</b>  | Community Service Center of Morgan County, Inc. |                     |   |

The WellSpring shelter development will consist of a renovation to 9 units of existing emergency shelter serving homeless families in Martinsville, Indiana. The emergency shelter has 4 efficiencies and 5 one-bedrooms units. The emergency shelter is housed in a separate wing of the same building that contains administrative offices and Hope Spring Apartments, which are 13 units of transitional housing that will be converted into permanent supportive housing (PSH) for homeless families. The shelter and PSH renovation projects have separate scopes of work and funding sources.

### Wooster Lofts

---

|                  |                                  |                     |    |
|------------------|----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$450,000                        |                     |    |
| <b>Location:</b> | Wooster, OH                      | <b>AHP Units:</b>   | 52 |
| <b>Type:</b>     | R                                | <b>Total Units:</b> | 52 |
| <b>Member:</b>   | Merchants Bank of Indiana        |                     |    |
| <b>Sponsor:</b>  | St. Mary Development Corporation |                     |    |

Wooster Lofts will be a new construction development of 52 units of affordable housing in Wooster, Ohio. The development contains a mix of one-, two-, and three-bedroom units targeting families, and it will include modern amenities such as a community room with kitchen, computer area, and an on-site playground. Located near a public hike/bike trail and with easy access to nearby services and amenities, residents will have easy access to a variety of employment opportunities. This project fills a gap in affordable housing supply in the second strongest rural economy in the state.



## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### 104, 124 Glendale

---

|                  |                                      |                     |   |
|------------------|--------------------------------------|---------------------|---|
| <b>Subsidy:</b>  | \$290,000                            |                     |   |
| <b>Location:</b> | Ann Arbor, MI                        | <b>AHP Units:</b>   | 4 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 4 |
| <b>Member:</b>   | Chelsea State Bank                   |                     |   |
| <b>Sponsor:</b>  | Avalon Nonprofit Housing Corporation |                     |   |

The Glendale developments by Avalon Housing are two duplexes on the west side of Ann Arbor. The first duplex, 104 and 106 Glendale, contains 3 two-bedroom units. The second duplex, 124 and 126 Glendale, contain 2 three-bedroom units. Two of the four units will be targeted to formerly homeless households. The units are located in a residential neighborhood characterized by duplexes used as rentals. The neighborhood is located near a variety of amenities including two parks with recreational facilities, bus stops, grocery and other retail. The development benefits from both Avalon's empowerment initiatives and PSH supportive services.

### Aging Gracefully and Earning a Living

---

|                  |   |                     |   |
|------------------|---|---------------------|---|
| <b>Subsidy:</b>  | \$500,000                                       |                     |   |
| <b>Location:</b> | Kalamazoo, MI                                   | <b>AHP Units:</b>   | 9 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 9 |
| <b>Member:</b>   | Mercantile Bank of Michigan                     |                     |   |
| <b>Sponsor:</b>  | Northside Association for Community Development |                     |   |

The Aging Gracefully development will build four new two-bedroom units and make exterior improvements on four existing one-bedroom and one three-bedroom single family house. In addition to providing affordable housing, the development will repurpose and upgrade two recently purchased commercial buildings into retail and community space. Two of the new two-bedroom units will be placed on property purchased through the Kalamazoo County Land Bank, and the other two new two-bedroom units and the rehabilitated commercial buildings are on property purchased from a local church.

### Blue-Mozingo

---

|                  |  |                     |    |
|------------------|--|---------------------|----|
| <b>Subsidy:</b>  | \$500,000  |                     |    |
| <b>Location:</b> | Indianapolis, IN                                   | <b>AHP Units:</b>   | 72 |
| <b>Type:</b>     | R  | <b>Total Units:</b> | 72 |
| <b>Member:</b>   | Indianapolis Neighborhood Housing Partnership, Inc |                     |    |
| <b>Sponsor:</b>  | Partners in Housing Development Corp.              |                     |    |

Blue Mozingo is a historic rehab of the Blue Triangle building and renovation of Mozingo Place. The rehab of Blue Triangle will take 96 single-room-occupancy units and turn them into 44 efficiencies serving chronically homeless persons. The renovation at Mozingo Place will upgrade the current 22 units with new finishes and building systems, vacant commercial space will be converted into additional apartments and community space, and a greyfield property will be re-purposed. Mozingo Place will become 28 units (11 efficiency units and 17 one-bedroom units), which brings the development total to 72 units.





## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### Boonville Homes

---

|                  |                      |                     |    |
|------------------|----------------------|---------------------|----|
| <b>Subsidy:</b>  | \$350,000            |                     |    |
| <b>Location:</b> | Boonville, IN        | <b>AHP Units:</b>   | 44 |
| <b>Type:</b>     | L/P                  | <b>Total Units:</b> | 44 |
| <b>Member:</b>   | STAR Financial Bank  |                     |    |
| <b>Sponsor:</b>  | Boonville, Now, Inc. |                     |    |

Boonville Homes will be a 44-unit affordable housing development to serve families desiring quality affordable housing. With a mix of one-, two-, three-, and four-bedroom units, the development will accommodate the various housing needs of the workforce population. The largest part of the development will be a three-story building built on a former downtown greyfield site, which will contain 22 units (one- and two-bedroom). The remaining units will be located on scattered sites. This includes 9 townhomes (two- and three-bedroom), and 13 four-bedroom single family homes. Townhomes and single-family homes will be available as a lease purchase. All units offer a modern/open floor plan featuring a living/dining area, and full-size kitchen.

### Byrne Court

---

|                  |                                   |                     |    |
|------------------|-----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                         |                     |    |
| <b>Location:</b> | Indianapolis, IN                  | <b>AHP Units:</b>   | 52 |
| <b>Type:</b>     | R                                 | <b>Total Units:</b> | 52 |
| <b>Member:</b>   | The National Bank of Indianapolis |                     |    |
| <b>Sponsor:</b>  | John H. Boner Community Center    |                     |    |

Byrne Court is an existing 50-unit affordable housing development that is approaching 30-years old and in need of rehabilitation to include a newly constructed duplex on a separate redevelopment site. There are 12 efficiency units and 38 one-bedroom units in the existing building and 2 one-bedroom units in the new duplex. Byrne Court provides affordable housing to a population of very low-income seniors and person with disabilities. With almost 30-years of wear and tear, the existing Byrne Court is in need of limited structural repairs, energy-efficient improvements, accessibility improvements, and general improvements to sustain this affordable housing resource in the Holy Cross neighborhood.

### Carter Work Project - Phase II

---

|                  |   |                     |    |
|------------------|---|---------------------|----|
| <b>Subsidy:</b>  | \$194,500                                 |                     |    |
| <b>Location:</b> | Mishawaka, IN                             | <b>AHP Units:</b>   | 10 |
| <b>Type:</b>     | H   | <b>Total Units:</b> | 10 |
| <b>Member:</b>   | 1st Source Bank                           |                     |    |
| <b>Sponsor:</b>  | Habitat for Humanity of St. Joseph County |                     |    |

The Carter Work Project – Phase II will build 10 three-bedroom single-family homes for low- to mid-income families in Mishawaka. Residents of this development are from an income group that is underserved, generally ineligible for traditional mortgages, and in need of down payment assistance. Together with a 0% mortgage interest rate, AHP's down payment assistance makes all the difference - allowing families to afford their mortgage and keep payments below 30% of their monthly income.



## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### Cobble Creek I

---

|                  |  |                     |    |
|------------------|--|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                                  |                     |    |
| <b>Location:</b> | Grayling, MI                               | <b>AHP Units:</b>   | 32 |
| <b>Type:</b>     | R  | <b>Total Units:</b> | 32 |
| <b>Member:</b>   | Chemical Bank                              |                     |    |
| <b>Sponsor:</b>  | Northern Homes Community Development Corp. |                     |    |

Cobble Creek I is a 32-unit affordable housing development that has 15 one-bedroom, 16 two-bedroom, and 1 three-bedroom apartments with a majority of the residents at less than 50% AMI. Cobble Creek was built in 1982 using USDA Rural Development 515 loan funds, which provides rental assistance for 100% of its units. Previously one 3-bedroom apartment was converted to a one-bedroom apartment and the other 2 rooms are currently used as office space. There is also a 240 square foot maintenance building/garage.

### Harrison Center Apartments

---

|                  |                           |                     |   |
|------------------|---------------------------|---------------------|---|
| <b>Subsidy:</b>  | \$448,500                 |                     |   |
| <b>Location:</b> | Corydon, IN               | <b>AHP Units:</b>   | 6 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 6 |
| <b>Member:</b>   | Old National Bank         |                     |   |
| <b>Sponsor:</b>  | Blue River Services, Inc. |                     |   |

The Harrison Center will rehabilitate six two-bedroom market rate apartments into 6 affordable rental housing units. The development is located in a commercial building, The Harrison Center, in downtown Corydon, IN. The first floor is occupied by retail space and also contains a community room.

### Francis Senior Lofts

---

|                  |                            |                     |    |
|------------------|----------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                  |                     |    |
| <b>Location:</b> | Jackson, MI                | <b>AHP Units:</b>   | 45 |
| <b>Type:</b>     | R                          | <b>Total Units:</b> | 45 |
| <b>Member:</b>   | Flagstar Bank, FSB         |                     |    |
| <b>Sponsor:</b>  | Jackson Housing Commission |                     |    |

Francis Senior Lofts is a 45-unit affordable housing development that will serve the senior population of Jackson, MI. The city has targeted this specific area in its local planning efforts to develop additional housing in the central city. Francis Senior Lofts will consist of 12 one-bedroom units and 33 two-bedroom units contained within a four-story congregate building.



## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### Hickory Way Apartments

---

|                  |                                      |                     |    |
|------------------|--------------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$321,515                            |                     |    |
| <b>Location:</b> | Ann Arbor, MI                        | <b>AHP Units:</b>   | 36 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 36 |
| <b>Member:</b>   | Chelsea State Bank                   |                     |    |
| <b>Sponsor:</b>  | Avalon Nonprofit Housing Corporation |                     |    |

Hickory Way Apartments Phase II will be a new construction 36-unit affordable housing development in Ann Arbor. The site includes two adjoining properties that are largely vacant. Phase I is one building that includes 34 units and community space. Phase II of Hickory Way Apartments will include a new construction, three-story elevator building with 36 units.

### Lakeshore Manor(formerly Carson Manor)

---

|                  |                                |                     |     |
|------------------|--------------------------------|---------------------|-----|
| <b>Subsidy:</b>  | \$500,000                      |                     |     |
| <b>Location:</b> | East Chicago, IN               | <b>AHP Units:</b>   | 206 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 206 |
| <b>Member:</b>   | Merchants Bank of Indiana      |                     |     |
| <b>Sponsor:</b>  | East Chicago Housing Authority |                     |     |

Lakeshore Manor Apartments will be a 206-unit development that will serve 156 senior households who are currently living in the Nicosia Apartment building, which is being demolished due to structural deficiencies. The project will have 206 project-based rental assistance vouchers through the RAD program. The project sites are located along both sides of Main Street at the northeastern edge of the city. The site is located in the North Harbor Redevelopment Area. As a part of the area redevelopment, the City of East Chicago has made a number of public improvements. There are many nearby amenities with convenient access for Lakeshore Manor residents.

### LIHDC-Scattered Site

---

|                  |   |                     |    |
|------------------|---|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                                     |                     |    |
| <b>Location:</b> | Terre Haute, IN                               | <b>AHP Units:</b>   | 10 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 10 |
| <b>Member:</b>   | First Financial Bank, N.A.                    |                     |    |
| <b>Sponsor:</b>  | Low Income Housing Development of Terre Haute |                     |    |

LIHDC will construct 10 new two-bedroom single-family homes on vacant, infill lots, all of which are being donated by the City of Terre Haute Department of Redevelopment. LIHDC will market the homes to Terre Haute Housing Authority tenant-based voucher recipients. This development will have a significant impact on a concentrated area of one of Terre Haute's older, established neighborhoods, while also increasing the supply of affordable rental housing.



## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### Memorial Lofts

---

|                  |                                      |                     |    |
|------------------|--------------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$300,000                            |                     |    |
| <b>Location:</b> | Evansville, IN                       | <b>AHP Units:</b>   | 50 |
| <b>Type:</b>     | R                                    | <b>Total Units:</b> | 50 |
| <b>Member:</b>   | Old National Bank                    |                     |    |
| <b>Sponsor:</b>  | Memorial Community Development Corp. |                     |    |

Memorial Lofts will create 50 units of new construction affordable housing on two sites that are currently occupied by vacant retail and office space. The total development will consist of 10 one-bedroom, 30 two-bedroom, and 10 three-bedroom apartments. The development is open to families, and seven units will be fully accessible or adaptable for tenants with disabilities. Interior common space will include a leasing office, a multi-purpose community room with kitchen, laundry facilities, fitness room, and an office for one-on-one services and other partner agencies to offer programs on-site.

### Monon Crossing

---

|                  |                              |                     |    |
|------------------|------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                    |                     |    |
| <b>Location:</b> | Bloomington, IN              | <b>AHP Units:</b>   | 50 |
| <b>Type:</b>     | R                            | <b>Total Units:</b> | 50 |
| <b>Member:</b>   | Old National Bank            |                     |    |
| <b>Sponsor:</b>  | Centerstone of Indiana, Inc. |                     |    |

Monon Crossing is a 50-unit affordable housing development designed to address the opioid and substance abuse crisis in Monroe County and Southern Indiana. The development will serve homeless individuals and families with Substance Use Disorder (SUD). The newly constructed project will consist of 12 two-bedroom and 38 one-bedroom apartments in a single 3 story elevator building. The site is in close proximity to several community amenities including a public bus stop on site, supportive service, retail stores and a public park within a mile of the site. A unique element about this project is Centerstone's connection to the criminal justice system. Centerstone has a special relationship with the Monroe County Circuit Problem Solving Courts. Centerstone will work closely with the Courts to provide a permanent housing option for homeless persons with SUD. Centerstone will provide an array of supportive services including case management, recovery, and employment.

### Moving Forward 2.0

---

|                  |                                |                     |    |
|------------------|--------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                      |                     |    |
| <b>Location:</b> | Indianapolis, IN               | <b>AHP Units:</b>   | 30 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 30 |
| <b>Member:</b>   | Merchants Bank of Indiana      |                     |    |
| <b>Sponsor:</b>  | John H. Boner Community Center |                     |    |

Moving Forward 2.0 will be a 30-unit affordable housing development located within the HUD-designated IndyEast Promise Zone on the near eastside of Indianapolis. It will consist of one multi-family building with 12 three-bedroom units and 18 two-bedroom units. The development will include new construction on land formerly occupied by blighted homes and two vacant lots. The development features both a program area and a community space. Additionally, tenants will have access to programs, services, and community spaces with the John H. Boner Community Center, the Boner Fitness and Learning Center, and Thomas Gregg Neighborhood School. The development will incorporate the latest in technology and design standards to promote energy conservation and focus on net-zero energy usage.



## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### Otterbein Commons

---

|                  |                           |                     |    |
|------------------|---------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                 |                     |    |
| <b>Location:</b> | Otterbein, IN             | <b>AHP Units:</b>   | 32 |
| <b>Type:</b>     | R                         | <b>Total Units:</b> | 32 |
| <b>Member:</b>   | Old National Bank         |                     |    |
| <b>Sponsor:</b>  | Area IV Development, Inc. |                     |    |

Otterbein Commons will be a 32-unit multi-family affordable housing development consisting of the adaptive reuse of a former nursing home and new construction addition. There will be 4 one-bedroom units, 25 two-bedroom units, and 3 three-bedroom units. Seven of the units will be specifically reserved for people with intellectual or developmental impairments. The majority of the project will consist of adaptive reuse, with 21,000 square feet contained in the existing building and 20,410 square feet being new construction.

### Plymouth Permanent Supportive Housing

---

|                  |                    |                     |    |
|------------------|--------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000          |                     |    |
| <b>Location:</b> | Plymouth, IN       | <b>AHP Units:</b>   | 18 |
| <b>Type:</b>     | R                  | <b>Total Units:</b> | 18 |
| <b>Member:</b>   | Lake City Bank     |                     |    |
| <b>Sponsor:</b>  | Garden Court, Inc. |                     |    |

Plymouth PSH will offer one-, two-, and three-bedroom units to formerly homeless (or at great risk of being homeless) residents through a permanent supportive housing model. The development will be a new construction single, two-story walk-up building with ADA accessible units on the ground floor. Plymouth PSH will also include a community space as well as a leasing office to service the 18 units.

### River View

---

|                  |                                  |                     |    |
|------------------|----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                        |                     |    |
| <b>Location:</b> | Vincennes, IN                    | <b>AHP Units:</b>   | 44 |
| <b>Type:</b>     | L/P                              | <b>Total Units:</b> | 44 |
| <b>Member:</b>   | Merchants Bank of Indiana        |                     |    |
| <b>Sponsor:</b>  | Advantix Development Corporation |                     |    |

River View is a new construction affordable housing development that consists of 44 rental units across 23 buildings in Vincennes, IN. The development will have 22 three-bedroom single family homes and one multifamily building with 22 one-bedroom units. The multifamily building will be constructed on the grain silo redevelopment site adjacent to the River Walk Trail with views of the Wabash River. River View will provide housing for qualifying low-income families.



## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### Georgetown Harmony Homes Phase 2

---

|                  |                                |                     |    |
|------------------|--------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                      |                     |    |
| <b>Location:</b> | Hudsonville, MI                | <b>AHP Units:</b>   | 12 |
| <b>Type:</b>     | R                              | <b>Total Units:</b> | 14 |
| <b>Member:</b>   | West Michigan Community Bank   |                     |    |
| <b>Sponsor:</b>  | Georgetown Harmony Homes, Inc. |                     |    |

Georgetown Harmony Homes Phase 2 development will provide 14 units of affordable housing to low-income and developmentally disabled adults in West Michigan. In addition to housing, the nonprofit organization provides quality adult foster care through a network of volunteers and donors as well as paid staff. The development will consist of two newly constructed homes. Each building has 6 single-occupant resident rooms and one manager's unit. At Georgetown Harmony Homes there is no length of stay limit and the residents are encouraged to age in place.

### Slocum Pointe

---

|                  |                   |                     |    |
|------------------|-------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000         |                     |    |
| <b>Location:</b> | Fort Wayne, IN    | <b>AHP Units:</b>   | 43 |
| <b>Type:</b>     | R                 | <b>Total Units:</b> | 43 |
| <b>Member:</b>   | Old National Bank |                     |    |
| <b>Sponsor:</b>  | Brightpoint       |                     |    |

Slocum Pointe will have 43 units of which 8 will be one-bedroom units and 35 will be two-bedroom units. This development will include a combination of new construction and the adaptive reuse of a former school building that was most recently used as office space. Slocum Pointe is located in an established inner-ring neighborhood of Fort Wayne with many amenities within walking distance. This affordable senior community will have nine units reserved for persons with intellectual or developmental disabilities. The project was designed with this population in mind by including Universal Design features throughout the units and by providing a close partnership with Turnstone, a Fort Wayne-based non-profit that serves the disabled community.

### Southern Knoll

---

|                  |                    |                     |    |
|------------------|--------------------|---------------------|----|
| <b>Subsidy:</b>  | \$470,000          |                     |    |
| <b>Location:</b> | Bloomington, IN    | <b>AHP Units:</b>   | 31 |
| <b>Type:</b>     | R                  | <b>Total Units:</b> | 31 |
| <b>Member:</b>   | Old National Bank  |                     |    |
| <b>Sponsor:</b>  | CAZN Holdings, LLC |                     |    |

Southern Knoll is a new construction affordable housing development with 31 units containing micro, one-, two-, and three-bedroom apartments. The two-story building will be constructed on a lot formerly used for clergy housing. On the same site, the historic Gospel Tabernacle will be adaptively reused as a leasing office and community space. Of the 31 units at Southern Knoll, 7 units will be permanent supportive housing for formerly homeless residents using Bloomington Housing Authority project-based rental assistance, and another 7 units will be set-aside for residents with intellectual or developmental disabilities. Shalom Center and LifeDesigns, Inc. are the project partners making referrals to fill these units and will provide support services to residents.



## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### SPA Women's Ministry Homes

---

|                  |                    |                     |    |
|------------------|--------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000          |                     |    |
| <b>Location:</b> | Elkhart, IN        | <b>AHP Units:</b>   | 30 |
| <b>Type:</b>     | R                  | <b>Total Units:</b> | 30 |
| <b>Member:</b>   | Lake City Bank     |                     |    |
| <b>Sponsor:</b>  | SPA Ministry Homes |                     |    |

SPA Women's Ministry Homes is a 12-month residential treatment program that offers residential treatment, transitional housing, and aftercare programs for those struggling with substance addiction, domestic violence, and sexual assault. This development will build an additional 6,000-square-foot onto the current 1,600-sq.-ft. building. The addition will provide 20 more residential units, 10 transitional units, and a two bedroom apartment for staff. The addition includes a kitchen and dining area on each floor; a study, guest room and office, and two gathering areas.

### Summit Park

---

|                  |                                 |                     |    |
|------------------|---------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                       |                     |    |
| <b>Location:</b> | Kalamazoo, MI                   | <b>AHP Units:</b>   | 32 |
| <b>Type:</b>     | R                               | <b>Total Units:</b> | 33 |
| <b>Member:</b>   | First National Bank of Michigan |                     |    |
| <b>Sponsor:</b>  | Full Circle Communities, Inc.   |                     |    |

Summit Park will be a 33-unit affordable housing development following the rehab, reconfiguration, and new construction across three buildings. The rehabilitation will include physically and financially stabilizing the property, bringing existing buildings up to green design standards, and adding accessible units and community features where possible. Two new, fully accessible units (one 1-bedroom, and one 2-bedroom) will be added to the property. There will also continue to be an employee unit onsite. Seven units will have project-based vouchers. In addition to the three residential buildings there will be a standalone building with property management office, accessible community amenities and laundry.

### The Phoenix

---

|                  |                     |                     |   |
|------------------|---------------------|---------------------|---|
| <b>Subsidy:</b>  | \$245,750           |                     |   |
| <b>Location:</b> | Muskegon, MI        | <b>AHP Units:</b>   | 4 |
| <b>Type:</b>     | R                   | <b>Total Units:</b> | 4 |
| <b>Member:</b>   | Chemical Bank       |                     |   |
| <b>Sponsor:</b>  | Community Encompass |                     |   |

The Phoenix will be a new construction of a two-story building with four units of affordable housing. Each of the units will support different income levels, with one unit reserved for a resident struggling with homelessness. The development is located near many amenities and the central business district with a regular bus route that.



## FHLBI 2018A AHP AWARDED PROJECTS

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### Tipton Senior Apartments

---

|                  |                                  |                     |    |
|------------------|----------------------------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                        |                     |    |
| <b>Location:</b> | Tipton, IN                       | <b>AHP Units:</b>   | 49 |
| <b>Type:</b>     | R                                | <b>Total Units:</b> | 49 |
| <b>Member:</b>   | Merchants Bank of Indiana        |                     |    |
| <b>Sponsor:</b>  | Midwest Support Foundation, Inc. |                     |    |

Tipton Senior Apartments consist of 32 units in a three story building. The development features a hyper-efficient design with a well laid out community space. The development was designed with a holistic, residentially-focused approach, from planning to occupancy, and the building design and construction will ensure the highest quality of green construction for residents. All of the units have 2 bedrooms with 1 bathroom, and a minimum of 875 square feet. In addition to affordable housing, the first floor of Tipton Senior Apartments will be the new home of Encore Lifestyle & Enrichment Center. Encore was created in 1988 to enhance the quality of life for senior residents in Tipton County.

### Under One Roof (The Caring Place, Inc.)

---

|                  |                 |                     |    |
|------------------|-----------------|---------------------|----|
| <b>Subsidy:</b>  | \$500,000       |                     |    |
| <b>Location:</b> | Valparaiso, IN  | <b>AHP Units:</b>   | 48 |
| <b>Type:</b>     | R               | <b>Total Units:</b> | 48 |
| <b>Member:</b>   | 1st Source Bank |                     |    |
| <b>Sponsor:</b>  | Caring Place    |                     |    |

Under One Roof will be a single-story building with 12 four-bedroom units providing additional capacity for The Caring Place, Inc., an organization that provides a safe haven for vulnerable people affected by domestic violence. The organization currently operates an emergency shelter with 24 beds out of a facility that is more than 100 years old, incurring large maintenance costs. This proposed facility will be located on the same campus as their headquarters. Each pair of rooms will share an en suite bathroom (six in total). The building will also offer community cooking, dining, and recreation spaces.

### Warren Village II

---

|                  |   |                     |    |
|------------------|---|---------------------|----|
| <b>Subsidy:</b>  | \$500,000                                     |                     |    |
| <b>Location:</b> | Terre Haute, IN                               | <b>AHP Units:</b>   | 40 |
| <b>Type:</b>     | R   | <b>Total Units:</b> | 40 |
| <b>Member:</b>   | First Financial Bank, N.A.                    |                     |    |
| <b>Sponsor:</b>  | Low Income Housing Development of Terre Haute |                     |    |

Warren Village II is an affordable housing development that will provide 40 new one- and three-bedroom units, a leasing office, and a community space. The one-bedroom units (20 total) will be located in a single-story, multifamily building to be constructed directly across the street from the first phase of Warren Village. Additionally, 20 three-bedroom, single-story homes will be constructed on vacant lots donated by the city of Terre Haute. The 20 single-family homes will be available to residents in a Lease-Purchase program after year 15.





## ***FHLBI 2018A AHP AWARDED PROJECTS***

In 2018, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$12.6 million to in Affordable Housing Program (AHP) grants to 28 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2018A Competitive AHP Scoring Statistics.

### **WCNC-IV**

---

**Subsidy:** \$500,000

**Location:** Columbia City, IN

**AHP Units:** 44

**Type:** R

**Total Units:** 44

**Member:** STAR Financial Bank

**Sponsor:** Whitley Crossings Neighborhood Corp.

Whitley Crossings Neighborhood will offer a variety of affordable housing options for residents of Columbia City. The first development, the Clugston Apartment Building, offers 22 rental units located downtown. The Oak Street site, located 1 mile north of downtown, will host a single-family Lease Purchase project. Oak Street will provide 22 units of newly constructed affordable housing with 16 single-family homes and 3 duplex homes. Homes will be leased by eligible families for 15 years, after which, residents will have an option to purchase their homes with monthly mortgage payments no greater than their monthly rental costs.

## 2017 AHP Project Descriptions

This year, the Federal Home Loan Bank of Indianapolis awarded more than \$9.6 million in competitive grants to our members to help fund 25 [Affordable Housing Program](#) projects in Michigan and Indiana. This year's awards support the development of 762 units of affordable rental and ownership housing, in the communities FHLBank Indianapolis' members serve.

Of these AHP projects, 92 percent align their location with overall area development strategies to promote walkability and proximity to services. This eliminates, as much as possible, the transportation barriers that might otherwise limit residents' employment and income opportunities.

Other highlights from the awards:

- 83 percent will incorporate green building standards in their design.
- 63 percent earned "readiness to proceed" points by demonstrating an ability to meet an accelerated completion timeline to have the housing units available within 24 months.
- The majority of awarded projects received points for member financial involvement as well, making evident the value of local partnerships with FHLBank Indianapolis members and nonprofit sponsors.

Each AHP project pairs an FHLBank Indianapolis member financial institution (a bank, credit union, insurance company, or community development financial institution) with nonprofits, economic development groups, or developers to fund the acquisition, construction, or rehabilitation of properties for use as affordable rental or ownership.

## Indiana Awards

### Bloomington, IN

BloomBank | South Central Indiana Housing Opportunities

Amount of Award: \$500,000

Switchyard Park Apartments

Switchyard Park Apartments will consist of two phases to build two new buildings each containing eight units. This project is for Phase 1 which will comprise of 2 two-bedroom units and 6 one-bedroom units for income restricted individuals. Three of the one-bedrooms will be reserved for individuals with disabilities under a partnership with local non-profit LIFE Designs.



### Evansville, IN

First Merchants Bank | ECHO Housing Corp.

Amount of Award: \$250,000

Garvin Lofts

This adaptive reuse of a former, historic industrial building will create 27 one-bedroom units to serve the chronically homeless. The site is a greyfield and a designated brownfield, which will require remediation. The development will have wide hallways and doors for those with mobility impairments. ECHO, ECHO Community Health Clinic, and Southwest Behavioral Health will staff the on-site clinic for health and case management services.



### Evansville, IN

Old National Bank | Memorial Community Development Corp

Amount of Award: \$450,000

Memorial Place I Rehab

Memorial Place I is a single-site, multi-family development with 16 units (8 three-bedrooms and 8 four-bedrooms). Rehabilitation and repairs will help lower the recent significantly high maintenance costs. All water heaters and HVAC systems will be replaced.



### Indianapolis, IN

Indianapolis Neighborhood Housing Partnership, Inc | John H. Boner Community Center

Amount of Award: \$500,000

IndyEast Homes

This 36-unit, scattered-site project is within the IndyEast Promise Zone on the Near Eastside of Indianapolis. The project includes rehab, demolition, new construction and adaptive reuse among the various properties to create single-family homes and apartments. Residents will also have designated community space within the John H. Boner Community Center facility.



---

## Indianapolis, IN

Merchants Bank of Indiana | Merchants Affordable Housing Corporation

Amount of Award: \$500,000

Merici Village Apartments II

Phase Two of Merici Village Apartments will renovate another of the former barracks buildings located on the historic Lawton Loop in Lawrence, Indiana, into 28 units of high quality affordable housing set aside for low-income adults with developmental disabilities. One unit will house an onsite person who will assist residents with day-to-day management, emergencies, and general oversight, coordinating wrap-around, comprehensive onsite support services.

---



---

## Loogootee, IN

Old National Bank | Hoosier Uplands Economic Development Corp.

Amount of Award: \$500,000

Eagle Place

This project consists of new construction to create apartments for seniors age 55 and older with an "Aging in Place" model to help residents remain in an independent living setting. This project also involves creating multi-family housing through adaptive reuse of the vacant Loogootee Elementary School. There will be 20 units total (10 one-bedrooms and 10 two-bedrooms).

---



---

## Marion, IN

MutualBank | Carey Services Inc.

Amount of Award: \$500,000

Pleasant Square

This project consists of the new construction of two duplexes containing five units each. Eight units will be reserved for adults with developmental disabilities and two units will be fully accessible for independent living. These duplexes will be located across the street from the sponsor's main campus for easy access to services.

---



---

## Osgood, IN

United Community Bank | Buckeye Village, Inc.

Amount of Award: \$500,000

Buckeye Village Apartment Renovation

Buckeye Village, built in the early 1980's, is a single-story apartment building with 33 apartments (3 efficiencies, 28 one-bedrooms and 2 two-bedrooms). Renovations will increase energy efficiency, marketability, quality of life, and include ADA upgrades for area seniors and persons with disabilities. The development maintains several relationships in the community that help provide services and recreation to tenants.

---



---

## Richmond, IN

First Bank Richmond | Interfaith Housing Corporation

Amount of Award: \$500,000

Interfaith Apartments

The north building of Interfaith Apartments is nearly 50 years old and in need of rehabilitation such as a roof replacement, new windows, a new HVAC system. There are 104 apartments (15 studios, 88 one-bedrooms, and 1 two-bedroom). After rehab, 84 units will be restricted to residents age 55 and older.

---



*Doing great things together*

---

## Rushville, IN

Old National Bank | Southern Indiana Hsng & Community Development Corp

Amount of Award: \$500,000

Campaign Quarters

This project will create 11 single-family homes of two- to four-bedrooms each targeting households between 30 and 60 percent AMI. Six of the units will be set-aside as supportive housing for residents who have special needs or are homeless. All homes will remain affordable for a minimum of 15 years and provide residents a lease-to-purchase path of homeownership.



## Salem, IN

Old National Bank | Blue River Services, Inc.

Amount of Award: \$125,000

Jackson Court

This 11-unit project will consist of an adaptive reuse of a donated building to create seven units as well as two new duplexes. The unit mix includes 3 one- bedroom apartments and 8 two-bedroom apartments, with nine units set-aside for households where at least one member is age 55 and older. The other two units will serve persons with disabilities. The project will have accessible and adaptable units.



## South Bend/Mishawaka, IN

1st Source Bank | Habitat for Humanity of St. Joseph County

Amount of Award: \$179,505

2017-18 Carter Work Project/Scattered Site Project

This project will build nine single-family, three-bedroom, Habitat for Humanity homes for low- to mid-income families: two in South Bend and seven in Mishawaka. Five of the homes will be part of the annual Jimmy and Rosalyn Carter Work Project. Two of the South Bend homes will be Zero Energy homes and part of the Shetterley Triangle Project using solar panels and radiant floor heat.



## Valparaiso, IN

1st Source Bank | Porter-Starke Services, Inc

Amount of Award: \$500,000

Aurora View - North Vale

Aurora View will involve the preservation of the existing North Vale Apartments, a 15-unit HUD-assisted property serving persons with disabilities as well as new construction of 8 affordable units on an infill site in Valparaiso. The newly constructed apartments will be Permanent Supportive Housing (PSH) for chronically homeless individuals and families, and after 15 years of rental, two of these units will become a homeownership opportunity for qualified residents through a lease-purchase program.



## Wabash, IN

Merchants Bank of Indiana | Partnership for Affordable Housing, Inc.

Amount of Award: \$177,375

Rock City Lofts

Rock City Lofts involves the renovation and restoration of the vacant, historic Rock City buildings in downtown Wabash, IN. The adaptive reuse project will restore three building shells and one continuous facade, add an elevator, and construct 41 unique one and two bedroom apartments for seniors age 55 and older. Living Well of Wabash County, Inc., will be provided space on the first floor for service and program co-ordination.



## West Terre Haute, IN

Terre Haute Savings Bank | Providence Housing Corp.

Amount of Award: \$500,000

Providence Place Phase VII

Providence Housing Corporation has successfully developed 59 rental apartments for very-low to low-income seniors aged 62+. Phase VII, the final phase, will add eight more units to provide housing for households on a waiting list. Each unit will be new construction and ADA accessible.



## Michigan Awards

### Central Lake, MI

Charlevoix State Bank | Northern Homes Community Development Corp.

Amount of Award: \$500,000

Central Lake Townhomes

This USDA Rural Development project was built in 1982 with eight apartments in two buildings. Each building has 3 one-bedroom apartments and 1 two-bedroom apartments. Four of the units are set-aside for rental assistance. Northern Homes CDC will purchase the buildings and complete a major rehab of the apartments, sidewalks, and parking lot.

### Dearborn Heights, MI

Amerisure Mutual Insurance Company | Vista Maria

Amount of Award: \$500,000

Human Trafficking Victims Stabilization Project

Vista Maria has operated DeRoy Hall since 2014, providing 16 units of residential treatment for homeless female victims of human trafficking. Since opening, the number of young women housed has grown to 20. A new facility will be constructed to double capacity, adding 16 additional single-room occupancy units with a shared bathroom space, support office space, and conference rooms to serve this vulnerable population.



### Grand Rapids, MI

Chemical Bank | ICCF Non-Profit Housing Corp.

Amount of Award: \$300,000

501 Eastern

This multi-family development will construct two new apartment buildings totaling 65 housing units. Seventeen units will be reserved for homeless youth who are aging out of the foster system and provide access to transportation, services, and potential employment from partnering with Bethany Christian Services.



### Grand Rapids, MI

Mercantile Bank of Michigan | Safe Haven Ministries, Inc.

Amount of Award: \$500,000

Safe Haven Ministries DV New Facility

This new construction will house victims of domestic abuse, while providing counseling and administrative space under one roof. There will be 14 units of four beds each to serve 56 women and children with communal kitchen, dining, and living spaces supplementing the individual rooms for residents. A key aspect of this project will be its openness to the general public while also providing a secure building.



### Grand Rapids, MI

Chemical Bank | ICCF Non-Profit Housing Corp.

Amount of Award: \$250,000

Stockbridge Apartments

Stockbridge Apartments is a new construction, multi-family development of 64 housing units that also includes ground floor commercial spaces in northwest Grand Rapids. This 5-story building will include studios, one-, two-, and three-bedroom units.



### Monroe, MI

Chemical Bank | Building Blocks Non-Profit Housing Corporation

Amount of Award: \$250,000

Norman Towers

The Norman Towers, built in 1918, currently operates as market rate housing. The unit mix (109 units, 85 one-bedrooms and 14 two-bedrooms) will remain consistent after conversion to affordable housing for residents at 30- to 60-percent AMI, as well as retaining some market rate.



---

## Muskegon, MI

Community Shores Bank | Pioneer Resources, Inc.

Amount of Award: \$249,800

Mill Iron Road

This new construction project will provide six accessible and low-income units. The units will provide housing for six individuals who require specialized assistance as referred by the local Community Mental Health agency. The accessibility technology incorporated in the development will assist residents with limited mobility and communication skills. Residents will have their own rooms, but will share common areas.



---

## Niles, MI

Chemical Bank | General Capital Development, LLC

Amount of Award: \$500,000

Berkshire Niles Senior Housing

Berkshire Niles will be a 53-unit, new construction senior housing facility promoting independent, aging in community initiatives for seniors 55+. It will include a combination of 35 one-bedroom, one-bath units, and 18 two-bedroom, two-bath units. Each floor has unique community spaces including a computer/business center, library, salon, and craft/game room.



---

## Norton Shores, MI

Community Shores Bank | Moka Corporation

Amount of Award: \$228,000

Seminole

This new housing construction will provide six units of permanent supportive units for individuals with developmental disabilities and/or physical disabilities. Tenants will have private bedrooms, but two residents will share a bathroom. Residents will share common areas such as living rooms, kitchens, laundry facilities, and porches. The units incorporate universal design for wheelchair users and principles of aging in place.



---

## Pontiac, MI

Chemical Bank | Community Housing Network, Inc.

Amount of Award: \$130,000

Unity Park Rentals IV

This scattered site development will include single-family, lease-to-purchase homes in the Unity Park neighborhood of Pontiac, Michigan. The development will create 2 one-bedroom houses, 3 two-bedroom houses, 4 three-bedroom houses, and 3 four-bedroom houses targeting low- and very-low income households (between 30 percent and 60 percent AMI). Six units of supportive housing targeting persons who are homeless or who have special needs are included.





FEDERAL HOME LOAN BANK OF INDIANAPOLIS

*Building Partnerships. Serving Communities.*

## 2016 AHP Project Descriptions

This year, the Federal Home Loan Bank of Indianapolis has awarded almost \$10 million in competitive grants to our members to help fund 24 [Affordable Housing Program](#) projects in Michigan and Indiana. This year's awards will support the development of 645 units of affordable rental and ownership housing, in the communities FHLBI's members serve.

Of these AHP projects, 80 percent will use green building elements in their design and half of them will seek some level of green certification.

In addition to green initiatives, our projects this year focused on using "desirable sites" within their communities. Desirable sites are those that are accessible to critical services, retail and entertainment options, as well as medical and education facilities. Nearly all (91%) of the projects awarded have aligned their location with overall community development strategies to ease the burdens on working families by reducing or eliminating transportation barriers. Proximity to schools eases stress on child care/after school care for working parents while easy access to medical care for the elderly remains an important component to successfully aging in community.

Each AHP project pairs an FHLBI member financial institution (a bank, credit union, insurance company, or community development financial institution) with non-profits, economic development groups, or developers to fund the acquisition, construction, or rehabilitation of properties for use as affordable rental or ownership.

---

### Michigan Awards

#### Ann Arbor, MI

[Chelsea State Bank](#) | [Avalon Nonprofit Housing Corporation](#)

Amount of Award: \$368,720

815/821 Gott Street

Two adjacent triplexes on Gott Street, Ann Arbor's west side, will be acquired and rehabilitated into six units of very low-income housing, set aside for families earning below 50 percent Area Median Income. In addition, three of the units will be reserved for households that also have special needs. 815 Gott has one 2-bedroom, one 1-bedroom, and one efficiency unit, while 821 Gott has three 1-bedroom units.



---

#### Chelsea, MI

[Chelsea State Bank](#) | [Avalon Nonprofit Housing Corporation](#)

Amount of Award: \$500,000

533 N. Main St.

This award aids the acquisition and rehabilitation of an existing 2-½ story walk-up apartment building on Main Street in downtown Chelsea, MI. The low-income housing project will include 17 units, five of which will be set aside for special needs populations. Avalon Nonprofit Housing Corporation, in partnership with non-profit service provider, Faith in Action, will provide support services and empowerment activities to the residents of 533 N. Main.



### East Lansing, MI

[Dart Bank](#) | [Capital Area Housing Partnership](#)

Amount of Award: \$100,000

Bailey Center

In this East Lansing adaptive reuse of an old school building, the Bailey Center will create 30 mixed income units for people over age 55. Twenty-five of those units will be affordable housing with five market rate, non-income restricted units. The project includes a new construction addition and will also provide space for commercial tenants, including a daycare, which was identified as a community need in public hearings, and the sponsor's offices.



### Flint, MI

[ELGA Credit Union](#) | [Family Service Agency of Mid-Michigan](#)

Amount of Award: \$500,000

Larchmont Senior Apartments

To provide assistance to homeless seniors, as well as low-income seniors at risk of homelessness in Genesee County, MI, Larchmont Senior Apartments will support the community's housing gap with the construction of eight 1-bedroom permanent, supportive, accessible, and affordable apartments.



### Grand Haven, MI

[Chemical Bank](#) | [Love, Inc.](#)

Amount of Award: \$500,000

Love, Inc. Providence Place Apartments

This 8-unit apartment building is across the street from the Sheltered Housing Program in Grand Haven for homeless men and women. Love, Inc., will purchase and rehabilitate the existing 50+-year-old apartment building into affordable and accessible housing for local residents living with physical disabilities. Four units will be ADA compliant.



### Muskegon, MI

[Community Shores Bank](#) | [Moka Corporation](#)

Amount of Award: \$222,000

Hile Road

Through new construction of a house on a vacant lot in a residential Muskegon neighborhood, Moka Corporation will provide a new, 6-unit supported living option for adults with mental and physical disabilities. This will enable residents to leave behind an inadequate, dated home that is in disrepair for a new home with universal design features in the bedrooms, bathrooms, living area, kitchen, laundry room, porch, and patio.



### Pontiac, MI

[Talmer Bank and Trust](#) | [Community Housing Network, Inc.](#)

Amount of Award: \$200,000

Unity Park Rentals II

In an effort to significantly decrease the number of vacant parcels in the Unity Park neighborhood, construction of 12 single family rental homes will be undertaken. Community Housing Network has already made a large impact from Phase I and Phase III in the area. This project will have six units set aside for special needs population. All units will start out as rental units for a 15-year affordability period, after which tenants will have the option to buy the home.







## Indiana Awards

### Bloomington, IN

[Old National Bank](#) | [LifeDesigns, Inc.](#)

Amount of Award: \$500,000

Crawford Apartments II

In this second phase of the Crawford Apartments project, 35 additional one-bedroom units of permanent supportive housing will be built. The apartments will have project-based rent subsidies for chronically homeless individuals with disabilities. As part of the project, on-site case management offices will offer necessary support services to the residents.

---

**LIFE***Designs*

### Fort Wayne, IN

[1<sup>st</sup> Source Bank](#) | [YWCA of Northeast Indiana](#)

Amount of Award: \$500,000

Campaign for Dignity

The YWCA of Northeast Indiana will continue expanding and renovating their current facility to increase the size of the building from 18,500 sq. ft. to 22,200 sq. ft. The facility will house the Crisis Shelter and increase the number of beds from 45 to 65. In addition, the Hope House, transitional housing for women recovering from substance abuse, will be a part of the building and the number of beds there will increase from 20 to 30. Finally, the YWCA Community and Education services and Administrative offices will be located in the expanded building.

---

**1<sup>st</sup> Source  
Bank**

### Fort Wayne, IN

[Old National Bank](#) | [Vincent Village, Inc.](#)

Amount of Award: \$500,000

Renaissance Pointe

This multi-family development will renovate and adaptively reuse the vacant historic Coca-Cola bottling building into 31 rental units called Renaissance Pointe. Plus, the project supports the new construction of 31 single-family, rental homes in the surrounding Fort Wayne neighborhood as part of a workforce housing initiative where the development team will link employers to housing options and link residents to local employment options. All units will start out as rental units for a 15-year affordability period, after which tenants will have the option to buy the home.

---

 **Vincent  
Village, INC.**  
family • hope • community

### Huntingburg, IN

[Old National Bank](#) | Huntingburg Housing Authority

Amount of Award: \$500,000

Friendship Village

Friendship Village is a public housing development that was built in 1968. The property, which has 30 one-bedroom units for elderly and/or people with disabilities, is in need of rehabilitation to extend its useful life. Rehabilitation efforts include the addition of green design features, upgrades to kitchens and bathrooms and mechanical systems.

---

 **OLD NATIONAL BANK®**

**Indianapolis, IN**

[Salin Bank & Trust Co.](#) | [Adult and Child Mental Health Center, Inc.](#)

Amount of Award: \$400,000

**Ellis Apartments**

This project entails acquiring and rehabilitating Ellis Apartments, a 1930's era 25-unit building of 1-bedroom apartments. Located on the bus line and near necessary support services, renovations will include new finishes, windows, doors, and mechanical/electrical updates. The target resident for Ellis Apartments will be low-income individuals, particularly those requiring support for their behavioral health needs, but also others. A significant percentage of this population will be homeless. The project will add to the pool of available affordable housing with rental assistance in Indianapolis.

---

**Indianapolis, IN**

[Merchants Bank of Indiana](#) | [TWG Development, LLC](#)

Amount of Award: \$500,000

**Illinois Street Apartments**

This renovation of the historic Illinois Street Senior Apartments also includes new construction of an addition. The building is a former dry cleaner and the brownfield site is undergoing remediation. Units in the building will be reserved for low-income residents 55 years and older. All of the units will be made accessible or adaptable.

---

**Indianapolis, IN**

[Merchants Bank of Indiana](#) | [TWG Development, LLC](#)

Amount of Award: \$440,000

**Morton Schools Senior Apartments**

The project is an adaptive reuse of an historic school building that will house 24 units combined with a new construction addition of 24 units that will result in the creation of 48 units of housing for seniors, 55 years and older. Morton Schools Senior Apartments is a brownfield site that is currently being remediated.

---

**Indianapolis, IN**

[Merchants Bank of Indiana](#) | [Progress House, Inc.](#)

Amount of Award: \$500,000

**Progress House Next Steps**

This sober-living facility for men on Indianapolis' east side, near 25<sup>th</sup> Street and Arlington Avenue, has 2-bedroom, double-occupancy living units to help men on the road to sobriety. The 1,330-sq. ft. community room will serve as space to host onsite groups, counseling sessions, and recovery meetings. Two counselors will have offices in the facility, as well as a resident manager.

---

**Kokomo, IN**

[Community First Bank of Indiana](#) | [Bona Vista Programs, Inc.](#)

Amount of Award: \$500,000

**Meridian Park Apartments**

Constructed on land donated by the City of Kokomo, Meridian Park Apartments is a new single story building with four living pods of 3-4 efficiency units each. These 13 supported living units will share a common living room, dining room, and laundry room. Each unit will have small private kitchenettes as well as its own private bedroom and bathroom.





### **Linton, IN**

[First Financial Bank](#) | [Four Rivers Resource Services, Inc.](#)

Amount of Award: \$354,000

Liberty Place II

These six units of new duplex construction will provide four 2-bedroom and two 3-bedroom units targeting low-income residents (40-60 percent AMI) and individuals with disabilities in Linton, IN. Liberty Place is the second phase of a total 38-unit phased project. Among the project's unique characteristics are that the project sponsor, Four Rivers Resource Services, will work with the construction contractor to provide vocational rehabilitation client referrals to work on the site. These clients would be paid by FRRS and would have access to an FRRS job coach.

---



### **Martinsville, IN**

[Home Bank SB](#) | Stability First, Inc.

Amount of Award: \$285,100

Magdalene House

This project will provide shelter for homeless women who do not have dependent children living with them. Through the renovation of a former church/NAPA store, Stability First will create 16 units in 4-bed dorm style rooms called Magdalene House. The shelter will occupy just under 40 percent of the larger structure and have completely separate access through its own entrance and address. The remainder of the building will house the Lynay Center where community and enrichment services are provided.

---



### **North Liberty, IN**

[1<sup>st</sup> Source Bank](#) | Country Village Development, Inc.

Amount of Award: \$500,000

Shamrock Estates, Phase II

This project consists of the new construction of five duplexes containing 10 two-bedroom, one- bathroom units for seniors in North Liberty, IN, a 2015 Stellar Communities award winner. The Indiana Stellar Communities Program is a multi-year, more than \$58 million (investments to date) initiative that recognizes and supports the need for "more innovative, comprehensive development efforts in rural communities in Indiana to meet unique local needs and make a bigger impact." Shamrock Estates will include one fully ADA-accessible unit and will feature a community room.

---



### **Oldenburg, IN**

[Friendship State Bank](#) | Oldenburg Housing Council, Inc.

Amount of Award: \$500,000

Meadowbrook Apartments

Recently, increased maintenance costs and a higher-than-normal vacancy rate due to dated interiors, apartment amenities and lack of ADA accessibility has contributed to a dwindling reserve for Meadowbrook Apartments, an existing 23-unit senior apartment community in Oldenburg. Upgrades will include: new roof, mechanicals, handicap accessibility in units and common areas, additional parking, energy efficiencies, updated interior finishes for marketability, and a new community room.

---





### **South Bend and Mishawaka, IN**

[1<sup>st</sup> Source Bank](#) | [Habitat for Humanity of St. Joseph County](#)

Amount of Award: \$97,360

2016-2017 St. Joseph County Scattered Sites

Habitat for Humanity of St. Joseph County, Inc. will build five single family homes in South Bend and Mishawaka, IN. All five homes will be 3-bedroom homes for families earning up to 60 percent AMI. Four homes will be built in Mishawaka and one in South Bend. Each will help stabilize the areas in which they are located and will support hard-working families.



---

### **Terre Haute, IN**

[Merchants Bank of Indiana](#) | Mental Health Association in Vigo County, Inc.

Amount of Award: \$400,000

Liberty Village

This project of new construction will provide a 30-unit building with 20 one-bedroom, 8 two-bedroom and 2 three-bedroom apartments that will serve formerly homeless households with at least one adult with a disability. In Liberty Village, preference will also be given to veterans and their families as well as to frequent users of emergency service systems.



---

### **Warsaw, IN**

[Lake City Bank](#) | [Kosciusko County Shelter for Abuse](#)

Amount of Award: \$202,695

The Beaman Home

In order to replace an old, small, outdated 100-year home where the Kosciusko County Shelter for Abuse is currently housed, this project will create a domestic violence shelter with the new construction of an emergency shelter and the rehabilitation of an existing building as an outreach center. The new shelter will have 16 beds as well as common areas and staff areas. The Outreach Center portion of the project will accommodate the Adult Life Skills and Children's programs.



---

### **Lorain, OH\***

[Talmer Bank and Trust](#) | [The Access Group, LLC](#)

Amount of Award: \$460,000

Firelands Lorain Apartments

This 7-story brick building in downtown Lorain, Ohio, will provide 39 studio, 32 1-bedroom, and six 2-bedroom low-income apartments once rehabbed. Firelands Lorain Apartments are within walking distance—less than a mile—from key amenities and are adjacent to Lake Erie with a walking path that links the property to the lake.



\*Talmer Bank and Trust is an Indiana chartered financial institution



# FHLBI 2015 AHP AWARDED PROJECTS

In 2015, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$10 million to in Affordable Housing Program (AHP) grants to 22 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2015 Competitive AHP Scoring Statistics.

## Abbott Apartments

|           |  |              |   |
|-----------|--|--------------|---|
| Subsidy:  | \$500,000                                |              |   |
| Location: | Anderson, IN                             | AHP Units:   | 8 |
| Type:     | R  | Total Units: | 8 |
| Member:   | First Merchants Bank, N.A.               |              |   |
| Sponsor:  | PathStone Housing Corporation of Indiana |              |   |

Two multifamily buildings will be rehabbed into one- and two-bedroom apartments. The City is donating a property adjacent to the project for parking.

## Benet Hall Apartments

---

|           |  |              |    |
|-----------|--|--------------|----|
| Subsidy:  | \$500,000  |              |    |
| Location: | Ferdinand, IN                                    | AHP Units:   | 15 |
| Type:     | R  | Total Units: | 16 |
| Member:   | Old National Bank                                |              |    |
| Sponsor:  | Sisters of St. Benedict of Ferdinand, Ind., Inc. |              |    |

A historic, vacant dormitory that previously housed sisters entering the Sisters of St. Benedict monastery will be rehabbed into 15 two-bedroom, two-bath apartments with a community space. The housing is reserved for low- and moderate-income individuals age 55 and older.

## Building Blocks Neighborhood Revitalization

---

|           |                                     |              |    |
|-----------|-------------------------------------|--------------|----|
| Subsidy:  | \$212,400                           |              |    |
| Location: | Grand Rapids, MI                    | AHP Units:   | 12 |
| Type:     | H                                   | Total Units: | 12 |
| Member:   | Mercantile Bank of Michigan         |              |    |
| Sponsor:  | Habitat for Humanity of Kent County |              |    |

Habitat for Humanity will build homes on infill lots and rehab three homes in the same neighborhood for resale, replacing vacant homes or homes razed due to their poor condition.

## Colonial Oaks, Ann Arbor

---

|           |                              |              |    |
|-----------|------------------------------|--------------|----|
| Subsidy:  | \$420,000                    |              |    |
| Location: | Ann Arbor, MI                | AHP Units:   | 27 |
| Type:     | R                            | Total Units: | 27 |
| Member:   | Chelsea State Bank           |              |    |
| Sponsor:  | Ann Arbor Housing Commission |              |    |

The Ann Arbor Housing Commission plans to improve this group of five multi-unit properties by replacing roofs, renovating kitchens and baths, and adding features designed to reduce operating costs. Fourteen apartments will house special needs residents who will have access to support services.



# FHLBI 2015 AHP AWARDED PROJECTS

In 2015, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$10 million to in Affordable Housing Program (AHP) grants to 22 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2015A Competitive AHP Scoring Statistics.

## Eagle Place

|           |  |              |    |
|-----------|--|--------------|----|
| Subsidy:  | \$500,000                                  |              |    |
| Location: | Loogootee, IN                              | AHP Units:   | 20 |
| Type:     | R  | Total Units: | 20 |
| Member:   | Old National Bank                          |              |    |
| Sponsor:  | Hoosier Uplands Economic Development Corp. |              |    |

A former elementary school will be renovated into apartments for seniors age 62 and older, allowing them to age in place and access an array of programs available on-site and in the community.

## Glenmoor Apartments

---

|           |                                       |              |    |
|-----------|---------------------------------------|--------------|----|
| Subsidy:  | \$500,000                             |              |    |
| Location: | Indianapolis, IN                      | AHP Units:   | 24 |
| Type:     | R                                     | Total Units: | 24 |
| Member:   | National Bank of Indianapolis         |              |    |
| Sponsor:  | Partners in Housing Development Corp. |              |    |

Vacant since December 2014 when it was closed due to its poor condition, Partners in Housing will extensively renovate Glenmoor Apartments, stabilizing the neighborhood and returning quality, affordable housing to the market.

## Grandview Manor South

---

|           |                           |              |    |
|-----------|---------------------------|--------------|----|
| Subsidy:  | \$500,000                 |              |    |
| Location: | Salem, IN                 | AHP Units:   | 24 |
| Type:     | R                         | Total Units: | 24 |
| Member:   | Old National Bank         |              |    |
| Sponsor:  | Blue River Services, Inc. |              |    |

Blue River Services will rehab Grandview South's one-bedroom apartments for seniors age 62 and over and persons with disabilities over 18.

## Henry Street

---

|           |                       |              |   |
|-----------|-----------------------|--------------|---|
| Subsidy:  | \$214,000             |              |   |
| Location: | Muskegon, MI          | AHP Units:   | 6 |
| Type:     | R                     | Total Units: | 6 |
| Member:   | Community Shores Bank |              |   |
| Sponsor:  | Moka Corporation      |              |   |

Individuals with developmental or physical disabilities will live in a new building designed to allow them to age in place.



# FHLBI 2015 AHP AWARDED PROJECTS

In 2015, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$10 million to in Affordable Housing Program (AHP) grants to 22 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2015A Competitive AHP Scoring Statistics.

## Hope's Landing

|           |                          |              |    |
|-----------|--------------------------|--------------|----|
| Subsidy:  | \$500,000                |              |    |
| Location: | Auburn, IN               | AHP Units:   | 48 |
| Type:     | R                        | Total Units: | 48 |
| Member:   | iAB Financial Bank       |              |    |
| Sponsor:  | Keller Development, Inc. |              |    |

The former Oak Meadows Learning Center will be renovated into Hope's Landing, a senior apartment community. The original building will connect to a new apartment building via an atrium, providing residents easy access to common areas.

## LIFEDesigns at McKinley

---

|           |                   |              |   |
|-----------|-------------------|--------------|---|
| Subsidy:  | \$500,000         |              |   |
| Location: | Columbus, IN      | AHP Units:   | 8 |
| Type:     | R                 | Total Units: | 8 |
| Member:   | Old National Bank |              |   |
| Sponsor:  | LifeDesigns, Inc. |              |   |

The first of a two-phase development plan, LIFEDesigns at McKinley involves the construction of accessible homes for persons with developmental or physical disabilities. Each phase will create single room occupancy-style living for eight residents in two separate homes.

## Love, Inc. Ministry Center

---

|           |                             |              |    |
|-----------|-----------------------------|--------------|----|
| Subsidy:  | \$500,000                   |              |    |
| Location: | Grand Haven, MI             | AHP Units:   | 56 |
| Type:     | R                           | Total Units: | 56 |
| Member:   | Mercantile Bank of Michigan |              |    |
| Sponsor:  | Love, Inc.                  |              |    |

A former nursing home /hospice will be transformed into transitional housing for men and women experiencing homelessness, with one family unit to allow a homeless family to stay together. The original nursing home configuration allows both men and women to be housed under the same roof within separate wings of the building.

## Martin County Senior Citizens Housing, Inc.

---

|           |   |              |    |
|-----------|---|--------------|----|
| Subsidy:  | \$500,000                                   |              |    |
| Location: | Loogootee, IN                               | AHP Units:   | 38 |
| Type:     | R   | Total Units: | 42 |
| Member:   | German American Bancorp                     |              |    |
| Sponsor:  | Martin County Senior Citizens Housing, Inc. |              |    |

This USDA Rural Development property consisting of 21 duplexes will be rehabbed, including improvements to the heating and cooling systems, windows, doors and roof. Three units will be modified to meet ADA accessibility standards. The duplexes house seniors age 62 and older.



# FHLBI 2015 AHP AWARDED PROJECTS

In 2015, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$10 million to in Affordable Housing Program (AHP) grants to 22 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2015A Competitive AHP Scoring Statistics.

## North Main Rehab

|           |                   |              |    |
|-----------|-------------------|--------------|----|
| Subsidy:  | \$500,000         |              |    |
| Location: | Evansville, IN    | AHP Units:   | 20 |
| Type:     | R                 | Total Units: | 20 |
| Member:   | Old National Bank |              |    |
| Sponsor:  | ECHO Housing Corp |              |    |

Following renovations, the building will feature two-, three-, and four-bedroom apartments for persons with physical and mental health disabilities, chronic illness and chemical dependency, and their families.

## Oxford Flats

---

|           |   |              |    |
|-----------|---|--------------|----|
| Subsidy:  | \$500,000                                   |              |    |
| Location: | Indianapolis, IN                            | AHP Units:   | 11 |
| Type:     | R   | Total Units: | 15 |
| Member:   | National Bank of Indianapolis               |              |    |
| Sponsor:  | Englewood Community Development Corporation |              |    |

One of three Indianapolis communities targeted for large scale community development as part of the Great Places Initiative, Oxford Flats will feature four market-rate apartments and 11 affordable apartments to help end isolation of low-income families.

## Parkview Home Renovation

---

|           |                                 |              |    |
|-----------|---------------------------------|--------------|----|
| Subsidy:  | \$500,000                       |              |    |
| Location: | Zeeland, MI                     | AHP Units:   | 8  |
| Type:     | R                               | Total Units: | 13 |
| Member:   | Mercantile Bank of Michigan     |              |    |
| Sponsor:  | Parkview Adult Foster Care Home |              |    |

Renovations to this Victorian home will make the apartments more accessible for adults with development disabilities and add a community gathering space.

## Pattern Mill Senior

---

|           |                            |              |    |
|-----------|----------------------------|--------------|----|
| Subsidy:  | \$500,000                  |              |    |
| Location: | Connersville, IN           | AHP Units:   | 40 |
| Type:     | R                          | Total Units: | 40 |
| Member:   | First Merchants Bank, N.A. |              |    |
| Sponsor:  | Crestline Capital Services |              |    |

A vacant, six-story building once known as the Pattern Mill Furniture Factory will consist of 32 one-bedroom and 8 two-bedroom apartments for individuals 55 and older.





# FHLBI 2015 AHP AWARDED PROJECTS

In 2015, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$10 million to in Affordable Housing Program (AHP) grants to 22 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2015A Competitive AHP Scoring Statistics.

## Pine Rest Homes

|           |  |              |    |
|-----------|--|--------------|----|
| Subsidy:  | \$500,000                                  |              |    |
| Location: | Grand Rapids, MI                           | AHP Units:   | 54 |
| Type:     | R  | Total Units: | 54 |
| Member:   | Macatawa Bank                              |              |    |
| Sponsor:  | Pine Rest Christian Mental Health Services |              |    |

Renovations of three homes on the Pine Rest health campus will provide adults with developmental disabilities with private living quarters.

## Raintree Terrace Apartment Renovation

---

|           |                                       |              |    |
|-----------|---------------------------------------|--------------|----|
| Subsidy:  | \$500,000                             |              |    |
| Location: | Sunman, IN                            | AHP Units:   | 28 |
| Type:     | R                                     | Total Units: | 28 |
| Member:   | The Friendship State Bank             |              |    |
| Sponsor:  | Sunman Area Voluntary Endeavors, Inc. |              |    |

Renovation of this USDA Rural Development property will provide a new roof, mechanical upgrades, energy efficient upgrades and ADA upgrades for the elderly and individuals with disabilities.

## Remembrance Road

---

|           |                       |              |   |
|-----------|-----------------------|--------------|---|
| Subsidy:  | \$214,000             |              |   |
| Location: | Grand Rapids, MI      | AHP Units:   | 6 |
| Type:     | R                     | Total Units: | 6 |
| Member:   | Community Shores Bank |              |   |
| Sponsor:  | Moka Corporation      |              |   |

Moka Corporation will construct a six-bedroom group home on a vacant infill lot. The new home will include individual apartments for each resident with a shared living room and kitchen.

## The Mercantile

---

|           |                          |              |    |
|-----------|--------------------------|--------------|----|
| Subsidy:  | \$465,000                |              |    |
| Location: | Alexandria, IN           | AHP Units:   | 26 |
| Type:     | R                        | Total Units: | 26 |
| Member:   | Old National Bank        |              |    |
| Sponsor:  | Milestone Ventures, Inc. |              |    |

The Mercantile project involves the renovation of the former Leasons Department Store/Cox's Supermarket, the demolition of a dilapidated house, and the construction of a new building into one- and two-bedroom apartments for families, plus a leasing office and community space.



## ***FHLBI 2015 AHP AWARDED PROJECTS***

In 2015, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$10 million to in Affordable Housing Program (AHP) grants to 22 projects throughout Michigan and Indiana. A summary of these projects is included below. For statistics and data outlining scoring detail and the number of applications received, see the 2015A Competitive AHP Scoring Statistics.

### **The Sky Is The Limit Housing Initiative**

|           |                                 |              |   |
|-----------|---------------------------------|--------------|---|
| Subsidy:  | \$500,000                       |              |   |
| Location: | Kokomo, IN                      | AHP Units:   | 9 |
| Type:     | R                               | Total Units: | 9 |
| Member:   | Community First Bank of Indiana |              |   |
| Sponsor:  | Bona Vista Programs, Inc        |              |   |

Three homes in established neighborhoods will be converted into group homes that house and integrate nine developmentally or physically disabled individuals. Each resident will have a bedroom and enjoy common living spaces.

### **Wesley Manor Southside**

---

|           |                    |              |    |
|-----------|--------------------|--------------|----|
| Subsidy:  | \$500,000          |              |    |
| Location: | Frankfort, IN      | AHP Units:   | 50 |
| Type:     | R                  | Total Units: | 50 |
| Member:   | Ameriana Bank      |              |    |
| Sponsor:  | Wesley Manor, Inc. |              |    |

Wesley Manor will renovate a former elementary school and construct a two-story addition with design features to help residents age 55 and older to age in place.



FEDERAL HOME LOAN BANK OF INDIANAPOLIS

*Building Partnerships. Serving Communities.*

## NEWS RELEASE

FOR IMMEDIATE RELEASE  
July 17, 2015

Contact: Carrie O'Connor  
Director of Corporate Communications  
317.465.0469  
coconnor@fhlbi.com

### **FHLBI Awards \$10 mil. in Affordable Housing Grants in 2015** WILL SUPPORT 22 PROJECTS ACROSS INDIANA, MICHIGAN

**Indianapolis, IN** – Today the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$10 million in competitive Affordable Housing Program (AHP) grants to support 22 affordable housing initiatives throughout Indiana and Michigan, which will add 538 units of affordable housing across the two states. FHLBI sets aside 10% of its net earnings annually to fund these and other grants supporting homeownership initiatives for individuals and families whose incomes are 80% or less of the area median.

“Affordable housing is a key part of our mission,” FHLBI President and CEO Cindy L. Konich said. “FHLBI’s Affordable Housing Program, which celebrates its 25<sup>th</sup> anniversary this year, has had a tremendous impact on Indiana and Michigan communities.” Since 1990, FHLBI has awarded over \$250 million in AHP grants.

The bank’s AHP program has developed into one of the most flexible funding sources available for housing projects across the two states. Each year, FHLBI members – banks, credit unions and insurers throughout Indiana and Michigan – partner with local non-profits, economic development groups, or developers to compete for grants to help fund the acquisition, construction, or rehabilitation of properties for use as affordable rentals or affordable home ownership. These awards support a multitude of affordable housing solutions – for example housing for veterans, for people with disabilities, or for children transitioning out of the foster care system.

“Our AHP program is a great way to ensure that grant money is truly attached to local needs,” Konich explained. “FHLBI is incredibly proud of its members and their partners for their commitment to developing affordable housing projects that directly serve their communities.”

Highlights from the 2015 AHP awards include:

- two grants totaling \$1 million to create 35 units of housing and stabilize neighborhoods in Indianapolis, IN;
- \$214,000 to help build a group home in Grand Rapids, MI designed for persons with special needs;
- \$500,000 to repurpose a vacant furniture factory in Connersville, IN into senior housing;
- three grants totaling \$1.5 million to rehabilitate housing properties in Salem, Sunman and Loogootee, IN to ensure the viability of affordable housing for seniors in rural communities;
- \$500,000 to transform a former Grand Haven, MI nursing home into an emergency homeless shelter.

A complete list of awards and descriptions can be found [here](#). Learn more about FHLBI’s affordable housing and community investment programming [here](#).

###

### **FHLBI. Building Partnerships. Serving Communities.**

*The Federal Home Loan Bank of Indianapolis (FHLBI) is a cooperative owned by its Indiana and Michigan members, which include commercial banks, credit unions, insurance companies, and savings banks. FHLBI is one of 11 regional banks in the Federal Home Loan Bank System, which was created by Congress to ensure that financial institutions have access to low-cost funding to encourage homeownership and economic development in their communities. FHLBanks are privately capitalized and funded, and receive no congressional appropriations. To learn more, visit [www.fhlbi.com](http://www.fhlbi.com).*

# ***AHP Awarded Project Descriptions***

## **2014 Greater Indy New Builds**

**2014A06**

|                  |  |                         |                  |
|------------------|--|-------------------------|------------------|
| <b>Subsidy:</b>  | \$150,000  |                         |                  |
| <b>Location:</b> | Indianapolis, IN                                   | <b>AHP Units:</b>       | 15               |
| <b>Type:</b>     | H  | <b>Total Units:</b>     | 15               |
| <b>Member:</b>   | Salin Bank & Trust Company                         | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Habitat for Humanity of Greater Indianapolis, Inc. |                         |                  |

The 2014 Greater Indy New Builds project involves the construction of 15 single-family homes in several neighborhoods throughout Indianapolis. Habitat for Humanity of Greater Indianapolis, Inc. will partner with local CDCs to develop one- and two-story homes with three to five bedrooms.

## **Arbordale Apartments**

**2014A06**

|                  |                                      |                         |             |
|------------------|--------------------------------------|-------------------------|-------------|
| <b>Subsidy:</b>  | \$310,000                            |                         |             |
| <b>Location:</b> | Ann Arbor, MI                        | <b>AHP Units:</b>       | 39          |
| <b>Type:</b>     | R                                    | <b>Total Units:</b>     | 39          |
| <b>Member:</b>   | Chelsea State Bank                   | <b>Member Location:</b> | Chelsea, MI |
| <b>Sponsor:</b>  | Avalon Nonprofit Housing Corporation |                         |             |

Arbordale Apartments consists of 3 two-story walk-up buildings, with a total of 39 units, including 34 one-bedroom and 5 two-bedroom units to be rehabilitated for a second affordability cycle. Arbordale is located in a desirable residential neighborhood with a mix of single-family ranch homes and apartment complexes. Excellent bus service on Pauline Blvd. bordering the site provides good access to downtown, shopping and employment opportunities. The nearby Stadium Blvd. commercial district provides shopping as well as employment within walking distance.

## **Allen & Glendale Apartments**

**2014A06**

|                  |                                      |                         |               |
|------------------|--------------------------------------|-------------------------|---------------|
| <b>Subsidy:</b>  | \$163,268                            |                         |               |
| <b>Location:</b> | Ann Arbor, MI                        | <b>AHP Units:</b>       | 8             |
| <b>Type:</b>     | R                                    | <b>Total Units:</b>     | 8             |
| <b>Member:</b>   | United Bank & Trust                  | <b>Member Location:</b> | Ann Arbor, MI |
| <b>Sponsor:</b>  | Avalon Nonprofit Housing Corporation |                         |               |

Avalon Housing is renovating 8 two-bedroom units in four duplexes on Ann Arbor's west side and on two adjacent streets. Four units will be reserved for permanent supportive housing.

# ***AHP Awarded Project Descriptions***

## **Blue River Country Trace III**

**2014A06**

|                  |                           |                         |                |
|------------------|---------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$450,000                 |                         |                |
| <b>Location:</b> | Palmyra, IN               | <b>AHP Units:</b>       | 6              |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 6              |
| <b>Member:</b>   | First Harrison Bank       | <b>Member Location:</b> | New Albany, IN |
| <b>Sponsor:</b>  | Blue River Services, Inc. |                         |                |

Three duplexes consisting of 6 two-bedroom apartments will be constructed. With the identified need for more "aging in place" affordable rentals after phase II, phase III is being built to fulfill that need. The development is adjacent to existing Country Trace I and II senior housing developments and will contain design features to accommodate seniors aging in place.

## **Campaign Flats**

**2014A06**

|                  |  |                         |                |
|------------------|--|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000  |                         |                |
| <b>Location:</b> | Rushville, IN                                      | <b>AHP Units:</b>       | 7              |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 7              |
| <b>Member:</b>   | Old National Bank                                  | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Southern Indiana Hsng & Community Development Corp |                         |                |

The former Knights of Pythias building in downtown Rushville will be redeveloped into 7 two-bedroom units of affordable housing. SIHCDC is proposing to demolish the single-story addition, perform structural improvements to ensure long-term stability of the property and renovate the interior.

## **Campaign Quarters**

**2014A06**

|                  |  |                         |                |
|------------------|--|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000  |                         |                |
| <b>Location:</b> | Rushville, IN                                      | <b>AHP Units:</b>       | 22             |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 22             |
| <b>Member:</b>   | Old National Bank                                  | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Southern Indiana Hsng & Community Development Corp |                         |                |

The former Durbin Hotel and vacant Army-Navy Building will be redeveloped into 22 units of affordable senior housing for seniors 62 and older. The former hotel is currently operating as an apartment community offering substandard rental units, many of which are not currently habitable. The project requires demolition on the Durbin Hotel, structural improvements to ensure long-term stability and renovation of the interior into 7 one-bedroom and 7 two-bedroom units. The second part of Campaign Quarters project is the conversion of the vacant and foreclosed Army-Navy Building into 2 one-bedroom and 6 two-bedroom units.

# ***AHP Awarded Project Descriptions***

## **Canal Commons**

**2014A06**

|                  |                           |                         |               |
|------------------|---------------------------|-------------------------|---------------|
| <b>Subsidy:</b>  | \$500,000                 |                         |               |
| <b>Location:</b> | Delphi, IN                | <b>AHP Units:</b>       | 44            |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 44            |
| <b>Member:</b>   | iAB Financial Bank        | <b>Member Location:</b> | Ft. Wayne, IN |
| <b>Sponsor:</b>  | Area IV Development, Inc. |                         |               |

Canal Commons involves the rehabilitation of two historic buildings. The Main St. building will consist of 16 one- and two-bedroom units on the second and third floors with commercial space on the first floor. The Market St. location will consist of 28 one- and two-bedroom units as well as the leasing office, community room, computer room, gazebo, playground and picnic area for residents at either location. This project will support the Central Delphi Neighborhood Revitalization Plan as well as its Stellar Communities award through the State of Indiana.

## **Chambers Park Apartments**

**2014A06**

|                  |  |                         |                  |
|------------------|--|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                                      |                         |                  |
| <b>Location:</b> | Marion, IN                                     | <b>AHP Units:</b>       | 50               |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 50               |
| <b>Member:</b>   | National Bank of Indianapolis                  | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Building Blocks Non-Profit Housing Corporation |                         |                  |

Chambers Park Apartments will create 50 units targeted for homeless veterans. The newly constructed two-story building will offer 50 one-bedroom apartments and 1 two-bedroom manager unit with common and supportive service spaces on the first floor. The project is adjacent to the Marion Veteran's Administration Campus and includes office and conference space for the use by VA staff and service providers.

## **Colony and Fisher Arms**

**2014A06**

|                  |  |                         |          |
|------------------|--|-------------------------|----------|
| <b>Subsidy:</b>  | \$500,000                                      |                         |          |
| <b>Location:</b> | Detroit, MI                                    | <b>AHP Units:</b>       | 161      |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 161      |
| <b>Member:</b>   | Flagstar Bank, FSB                             | <b>Member Location:</b> | Troy, MI |
| <b>Sponsor:</b>  | Building Blocks Non-Profit Housing Corporation |                         |          |

The Colony and Fisher Arms Apartments is an acquisition and historic rehabilitation consisting of 161 family units, including 9 efficiency units, 104 one-bedroom units and 48 two-bedroom units. The property is adjacent to the "Gold Coast" historic neighborhood of the East Jefferson Avenue corridor. The property is surrounded by many iconic properties in the City of Detroit, including the Detroit Water Works Park and the Berry Subdivision.

# ***AHP Awarded Project Descriptions***

## **Covered Bridge Apartments, Phase III**

**2014A06**

|                  |                                     |                         |                 |
|------------------|-------------------------------------|-------------------------|-----------------|
| <b>Subsidy:</b>  | \$300,000                           |                         |                 |
| <b>Location:</b> | Daviess, IN                         | <b>AHP Units:</b>       | 4               |
| <b>Type:</b>     | R                                   | <b>Total Units:</b>     | 4               |
| <b>Member:</b>   | First Financial Bank                | <b>Member Location:</b> | Terre Haute, IN |
| <b>Sponsor:</b>  | Four Rivers Resource Services, Inc. |                         |                 |

Covered Bridge Apartments Phase III will consist of construction two duplexes with 4 two-bedroom affordable apartments. The site is within .5 miles of retail stores, restaurants, banking, medical facilities, recreation, pharmacy, and many other services and amenities.

## **Elmwood Trails**

**2014A06**

|                  |                                 |                         |            |
|------------------|---------------------------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000                       |                         |            |
| <b>Location:</b> | Kokomo, IN                      | <b>AHP Units:</b>       | 11         |
| <b>Type:</b>     | R                               | <b>Total Units:</b>     | 11         |
| <b>Member:</b>   | Community First Bank of Indiana | <b>Member Location:</b> | Kokomo, IN |
| <b>Sponsor:</b>  | Bona Vista Programs, Inc        |                         |            |

Elmwood Trails involves the construction of one building with 11 supported living units for the developmentally and physically disabled in Kokomo. There are three separate "pods" with shared living space and private bedrooms and bathrooms. Units will be fully accessible and meet the minimum green standards set forth by LEED.

## **Gateway Apartments**

**2014A06**

|                  |                            |                         |             |
|------------------|----------------------------|-------------------------|-------------|
| <b>Subsidy:</b>  | \$396,900                  |                         |             |
| <b>Location:</b> | Columbus, IN               | <b>AHP Units:</b>       | 60          |
| <b>Type:</b>     | R                          | <b>Total Units:</b>     | 60          |
| <b>Member:</b>   | Jackson County Bank        | <b>Member Location:</b> | Seymour, IN |
| <b>Sponsor:</b>  | Housing Partnerships, Inc. |                         |             |

Gateway Apartments will provide 60 newly constructed rental units for single parent households and families with children; 10% of the units will be targeted to single-parent households with special housing needs. This project involves the redevelopment of a brownfield site and brings housing to the neighborhood and eliminates blight. The stacked townhome units include a community clubhouse featuring programming for residents' children.

# ***AHP Awarded Project Descriptions***

## **Grafton Townhomes**

**2014A06**

|                  |                                 |                         |          |
|------------------|---------------------------------|-------------------------|----------|
| <b>Subsidy:</b>  | \$380,000                       |                         |          |
| <b>Location:</b> | Eastpointe, MI                  | <b>AHP Units:</b>       | 48       |
| <b>Type:</b>     | R                               | <b>Total Units:</b>     | 48       |
| <b>Member:</b>   | Talmer Bank and Trust           | <b>Member Location:</b> | Troy, MI |
| <b>Sponsor:</b>  | Community Housing Network, Inc. |                         |          |

The newly constructed Grafton Townhomes is a 48 unit mixed-income townhome development, including 12 units set aside for supportive housing. The development will target low- and very low-income families and includes project-based rental assistance for special needs units. The townhomes are located on a major thoroughfare at the site of the old Oakwood Middle School. This location provides close access to numerous community amenities, many within walking distance, including civic facilities, grocery stores, banks, educational facilities, recreational facilities and parks.

## **Harbor Pines**

**2014A06**

|                  |                       |                         |              |
|------------------|-----------------------|-------------------------|--------------|
| <b>Subsidy:</b>  | \$198,000             |                         |              |
| <b>Location:</b> | Muskegon, MI          | <b>AHP Units:</b>       | 6            |
| <b>Type:</b>     | R                     | <b>Total Units:</b>     | 6            |
| <b>Member:</b>   | Community Shores Bank | <b>Member Location:</b> | Muskegon, MI |
| <b>Sponsor:</b>  | MOKA Corporation      |                         |              |

MOKA proposes to build one building with six units providing permanent supportive housing for individuals with developmental disabilities and/or physical disabilities. Units will feature large bedrooms with bathrooms shared between two bedrooms. Tenants will share a common living area, kitchen, laundry room, and porch or patio space. Unique features requiring new construction include universal design such that tenants who use wheelchairs find all spaces accessible and practical. Principles of aging in place were incorporated into the design. Residents will have access to a private guest area to accommodate family members and visitors.

## **Haven Domestic Violence Shelter**

**2014A06**

|                  |                    |                         |                |
|------------------|--------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000          |                         |                |
| <b>Location:</b> | Pontiac, MI        | <b>AHP Units:</b>       | 50             |
| <b>Type:</b>     | R                  | <b>Total Units:</b>     | 50             |
| <b>Member:</b>   | Bank of Birmingham | <b>Member Location:</b> | Birmingham, MI |
| <b>Sponsor:</b>  | HAVEN, Inc.        |                         |                |

This project at the north end of the city is an emergency shelter for victims of domestic violence. The residential shelter includes 16 bedrooms with shared bathrooms between the bedrooms. The new design will provide needed privacy for families and expand the sponsor's capacity to provide critical services to victims in one location.



# ***AHP Awarded Project Descriptions***

## **Historic Whitlock**

**2014A06**

|                  |                           |                         |            |
|------------------|---------------------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000                 |                         |            |
| <b>Location:</b> | Crawfordsville, IN        | <b>AHP Units:</b>       | 56         |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 56         |
| <b>Member:</b>   | Merchants Bank of Indiana | <b>Member Location:</b> | Carmel, IN |
| <b>Sponsor:</b>  | Vision Communities        |                         |            |

The Historic Whitlock Place is the adaptive re-use of the former Indiana Culver Union Hospital Building into an affordable rental community of 56 apartments—4 efficiencies, 15 one- bedroom and 37 two-bedroom— in the near-downtown area of Crawfordsville. The interior features wood framing, high insulation levels and Energy Star windows to achieve a “Silver” level of National Green Building Standards for efficient energy use.

## **Huntingburg Senior Residence**

**2014A06**

|                  |                           |                         |            |
|------------------|---------------------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000                 |                         |            |
| <b>Location:</b> | Huntingburg, IN           | <b>AHP Units:</b>       | 45         |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 45         |
| <b>Member:</b>   | Merchants Bank of Indiana | <b>Member Location:</b> | Carmel, IN |
| <b>Sponsor:</b>  | Tri-Cap                   |                         |            |

Huntingburg Senior Residence is a 45 unit, senior rental development involving the renovation and adaptive reuse of part of the former St. Joseph Hospital and the addition of a newly constructed building. The modern design and open floor plan offer many amenities attractive to seniors. A nearby walking trail is planned as part of this community's Stellar revitalization plan.

## **Lincoln Park Lofts**

**2014A06**

|                  |  |                         |          |
|------------------|--|-------------------------|----------|
| <b>Subsidy:</b>  | \$250,000                                  |                         |          |
| <b>Location:</b> | Lincoln Park, MI                           | <b>AHP Units:</b>       | 38       |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 38       |
| <b>Member:</b>   | Talmer Bank and Trust                      | <b>Member Location:</b> | Troy, MI |
| <b>Sponsor:</b>  | Wayne-Metropolitan Community Action Agency |                         |          |

Lincoln Park Lofts is the rehabilitation of 12 units and new construction of 26 units for a total of 38 LIHTC rental units on the site of the old Fort Street Theater. The sponsor has received extensive support from the City of Lincoln Park. In keeping with the urban, downtown design theme, one unique feature of the building is that new construction portion will have parking at surface level underneath the units. Lincoln Park Lofts is on a major bus line within walking distance to basic amenities, such as: grocery and drug stores, restaurants, schools, gas stations and recreational facilities.

# ***AHP Awarded Project Descriptions***

## **Main Street Cottages**

**2014A06**

|                  |                          |                         |                |
|------------------|--------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000                |                         |                |
| <b>Location:</b> | Princeton, IN            | <b>AHP Units:</b>       | 20             |
| <b>Type:</b>     | R                        | <b>Total Units:</b>     | 20             |
| <b>Member:</b>   | Old National Bank        | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Milestone Ventures, Inc. |                         |                |

Main Street Cottages is a second phase of the Stellar Community initiative in Princeton to become a “first” in Indiana to explore the use of modular construction as a demonstration project to promote Indiana’s modular industry and create a more expeditious delivery of affordable multifamily housing. Main Street Cottages will consist of 20 affordable apartments (5 one-bedroom and 15 two-bedroom units) for senior citizens age 62 and older, plus community space.

## **Mayberry**

**2014A06**

|                  |                       |                         |              |
|------------------|-----------------------|-------------------------|--------------|
| <b>Subsidy:</b>  | \$198,000             |                         |              |
| <b>Location:</b> | Fruitport, MI         | <b>AHP Units:</b>       | 4            |
| <b>Type:</b>     | R                     | <b>Total Units:</b>     | 4            |
| <b>Member:</b>   | Community Shores Bank | <b>Member Location:</b> | Muskegon, MI |
| <b>Sponsor:</b>  | MOKA Corporation      |                         |              |

Mayberry is 4 units of new construction providing permanent supportive housing for individuals with developmental and/or physical disabilities. Residents will share common living areas and universal design features will allow the spaces to be accessible and practical. The site is in an upscale subdivision with newer homes to help the residents integrate and participate in their community.

## **Merici Village Apartments**

**2014A06**

|                  |  |                         |                  |
|------------------|--|-------------------------|------------------|
| <b>Subsidy:</b>  | \$385,574                                |                         |                  |
| <b>Location:</b> | Indianapolis, IN                         | <b>AHP Units:</b>       | 20               |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 20               |
| <b>Member:</b>   | Merchants Bank of Indiana                | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Merchants Affordable Housing Corporation |                         |                  |

Merici Village Apartments will consist of the rehabilitation of the former military barracks buildings at Fort Benjamin Harrison into 21 units of affordable housing. Twenty units will be set aside for adults with physical and developmental disabilities. An additional unit will be occupied by an on-site person responsible for providing day-to-day client management services. Each unit is universally designed for the targeted population. The project location is accessible to numerous amenities and employment opportunities.

# ***AHP Awarded Project Descriptions***

## **Miller Asbury Apartments**

**2014A06**

---

|                  |                          |                         |                |
|------------------|--------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000                |                         |                |
| <b>Location:</b> | Greencastle, IN          | <b>AHP Units:</b>       | 30             |
| <b>Type:</b>     | R                        | <b>Total Units:</b>     | 30             |
| <b>Member:</b>   | Old National Bank        | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Milestone Ventures, Inc. |                         |                |

Miller Asbury Apartments is the adaptive reuse of the historic Miller School building into 30 apartments (12 one-bedroom and 18 two-bedroom) for senior citizens age 62 and older. The project will also include a leasing office and community space and is adjacent to Rob-Ann Park.

## **Myriam Hall Transitional Living**

**2014A06**

---

|                  |                       |                         |          |
|------------------|-----------------------|-------------------------|----------|
| <b>Subsidy:</b>  | \$500,000             |                         |          |
| <b>Location:</b> | Dearborn Heights, MI  | <b>AHP Units:</b>       | 10       |
| <b>Type:</b>     | R                     | <b>Total Units:</b>     | 10       |
| <b>Member:</b>   | Talmer Bank and Trust | <b>Member Location:</b> | Troy, MI |
| <b>Sponsor:</b>  | Vista Maria           |                         |          |

Myriam Hall Transitional Living involves the construction of an 11 unit one-story residential building for young women ages 11-18 on the campus of Vista Maria. One bedroom will be used for emergency shelter/intakes. The ten main bedrooms, along with four bathroom/shower and shared laundry facilities, will reside in one wing. Each bedroom will be furnished with a single bed, desk, and storage space.

## **Old Erie Neighborhood**

**2014A06**

---

|                  |                                    |                         |                |
|------------------|------------------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$144,000                          |                         |                |
| <b>Location:</b> | Evansville, IN                     | <b>AHP Units:</b>       | 12             |
| <b>Type:</b>     | H                                  | <b>Total Units:</b>     | 12             |
| <b>Member:</b>   | Old National Bank                  | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Habitat for Humanity of Evansville |                         |                |

Habitat for Humanity of Evansville will build 12 three-bedroom homes in the Old Erie Neighborhood using infill lots within a neighborhood filled with previously constructed Habitat homes. Completing the Old Erie neighborhood will be an integral part of Habitat's Neighborhood Revitalization Initiative.

# ***AHP Awarded Project Descriptions***

## **Oxford Place Senior Apartments**

**2014A06**

|                  |   |                         |            |
|------------------|---|-------------------------|------------|
| <b>Subsidy:</b>  | \$350,000                                   |                         |            |
| <b>Location:</b> | Indianapolis, IN                            | <b>AHP Units:</b>       | 30         |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 30         |
| <b>Member:</b>   | Merchants Bank of Indiana                   | <b>Member Location:</b> | Carmel, IN |
| <b>Sponsor:</b>  | Englewood Community Development Corporation |                         |            |

Oxford Place Senior Apartments at Mallory Commons will become the first "Energy Positive" housing development in the State of Indiana. As the first phase of development on the former Crown Laundry site, the Oxford Street Senior Apartments will feature 30 units in a three-story building with a modern architectural style. Masonry and cement board construction with flat roofs lend to the classic style desired for the site. The latest green building techniques will be utilized including Energy Star windows, roofing materials, appliances and HVAC equipment. Construction debris will be separated and recycled.

## **Pathfinder Group Homes, Southpointe**

**2014A06**

|                  |                           |                         |            |
|------------------|---------------------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$289,999                 |                         |            |
| <b>Location:</b> | Wabash, IN                | <b>AHP Units:</b>       | 7          |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 7          |
| <b>Member:</b>   | Lake City Bank            | <b>Member Location:</b> | Warsaw, IN |
| <b>Sponsor:</b>  | Pathfinder Services, Inc. |                         |            |

A new seven-unit home for the developmentally disabled will replace an existing property that is not functioning well due to accessibility issues as clients age. The Southpointe subdivision is 13 years old and currently in its second phase of development. This home will be in the new section of the development and although it is a larger service home, it is designed to integrate nicely into the existing housing stock. The external aesthetics resemble the other single-family homes in the neighborhood.

## **Penn Place Apartments**

**2014A06**

|                  |                           |                         |            |
|------------------|---------------------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000                 |                         |            |
| <b>Location:</b> | Indianapolis, IN          | <b>AHP Units:</b>       | 38         |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 38         |
| <b>Member:</b>   | Merchants Bank of Indiana | <b>Member Location:</b> | Carmel, IN |
| <b>Sponsor:</b>  | BWI Development           |                         |            |

Penn Place apartments will preserve and convert the existing vacant former metro motor motel into permanent supportive housing targeting the chronically homeless/special needs population. A fourth floor with 8 units of new construction will be added to enhance the quality of the building and adapt to the current architectural conditions of the neighborhood.

# ***AHP Awarded Project Descriptions***

## **Plaza Green Apartments**

**2014A06**

|                  |  |                         |            |
|------------------|--|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000                              |                         |            |
| <b>Location:</b> | Marion, IN                             | <b>AHP Units:</b>       | 37         |
| <b>Type:</b>     | R                                      | <b>Total Units:</b>     | 37         |
| <b>Member:</b>   | MutualBank                             | <b>Member Location:</b> | Muncie, IN |
| <b>Sponsor:</b>  | Affordable Housing Corp. of Marion, IN |                         |            |

The project consists of 37 units for families. Part of the project is a rehab/reuse of a former bowling alley. The remainder of the units will be new construction onto the current structure. In the original bowling alley section, apartments will be placed around the perimeter with interior common space in the center of the building. An outdoor courtyard is also planned. The City of Marion has targeted the area as a focus for redevelopment and has called on community partners to focus on development and production of affordable housing.

## **PPH3**

**2014A06**

|                  |                              |                         |                  |
|------------------|------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                    |                         |                  |
| <b>Location:</b> | Grand Rapids, MI             | <b>AHP Units:</b>       | 90               |
| <b>Type:</b>     | R                            | <b>Total Units:</b>     | 90               |
| <b>Member:</b>   | Mercantile Bank of Michigan  | <b>Member Location:</b> | Grand Rapids, MI |
| <b>Sponsor:</b>  | ICCF Non-Profit Housing Corp |                         |                  |

PPH3 will be comprised of 45 scattered site duplexes offering 90 units of affordable housing. There will be 78 three-bedroom units and 12 two-bedroom units. A total of 23 units will be reserved for families with incomes below 30% of AMI that also require permanent supportive housing for those persons with special needs, persons at risk of homelessness, the chronically homeless, and/or homeless (including those persons fleeing domestic violence).

## **Providence Place, Phase VI**

**2014A06**

|                  |                          |                         |                 |
|------------------|--------------------------|-------------------------|-----------------|
| <b>Subsidy:</b>  | \$450,000                |                         |                 |
| <b>Location:</b> | West Terre Haute, IN     | <b>AHP Units:</b>       | 6               |
| <b>Type:</b>     | R                        | <b>Total Units:</b>     | 6               |
| <b>Member:</b>   | Terre Haute Savings Bank | <b>Member Location:</b> | Terre Haute, IN |
| <b>Sponsor:</b>  | Providence Housing Corp. |                         |                 |

Providence Housing Corp. began developing Providence Place in 2002. Providence Place VI is the next phase of a 20-acre community that includes single-family homes, 62 rental units for senior citizens and a clubhouse/office facility when this six-unit phase is added.

# ***AHP Awarded Project Descriptions***

## **River Pointe**

**2014A06**

|                  |                           |                         |            |
|------------------|---------------------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$300,000                 |                         |            |
| <b>Location:</b> | Tell City, IN             | <b>AHP Units:</b>       | 40         |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 40         |
| <b>Member:</b>   | Merchants Bank of Indiana | <b>Member Location:</b> | Carmel, IN |
| <b>Sponsor:</b>  | Vision Communities        |                         |            |

River Pointe is the construction of 40 units of senior housing on a remediated brownfield site. The project will benefit the community by providing services and increased housing opportunities within easy walking distance of downtown. Ten units are one-bedroom, 30 units are two-bedroom and 5 units are set aside for special needs households. Designed for seniors, this development is near many amenities with views of the Ohio River.

## **Roper Capstone**

**2014A06**

|                  |   |                         |            |
|------------------|---|-------------------------|------------|
| <b>Subsidy:</b>  | \$394,140                                     |                         |            |
| <b>Location:</b> | Noblesville, IN                               | <b>AHP Units:</b>       | 6          |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 6          |
| <b>Member:</b>   | Lake City Bank                                | <b>Member Location:</b> | Warsaw, IN |
| <b>Sponsor:</b>  | Hamilton County Area Neighborhood Development |                         |            |

The Roper Capstone will be an affordable rental community providing permanent housing for households in downtown Noblesville where residents have access to a wide variety of services. Roper will offer six one-bedroom units in a two-story building. Programs are designed to provide an environment where residents have easy access to supportive services.

## **South Bend Mutual Homes**

**2014A06**

|                  |                                      |                         |                |
|------------------|--------------------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$400,000                            |                         |                |
| <b>Location:</b> | South Bend, IN                       | <b>AHP Units:</b>       | 24             |
| <b>Type:</b>     | R                                    | <b>Total Units:</b>     | 24             |
| <b>Member:</b>   | 1st Source Bank                      | <b>Member Location:</b> | South Bend, IN |
| <b>Sponsor:</b>  | Neighborhood Development Assoc., LLC |                         |                |

South Bend Mutual Homes is a 24 unit single-family housing leasehold cooperative. The unit mix will include 6 two-bedroom, 14 three-bedroom and 4 four-bedroom homes. A cooperative is housing that is owned and operated by the people that live in it. Cooperatives offer the residents permanent affordable housing, where they have input into management and operating decisions. The South Bend area has several active cooperative housing developments that have operated successfully for 40 -60 years.

# ***AHP Awarded Project Descriptions***

## **Spicewood Gardens, Phase III**

**2014A06**

|                  |   |                         |            |
|------------------|---|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000                                     |                         |            |
| <b>Location:</b> | Sheridan, IN                                  | <b>AHP Units:</b>       | 8          |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 8          |
| <b>Member:</b>   | Merchants Bank of Indiana                     | <b>Member Location:</b> | Carmel, IN |
| <b>Sponsor:</b>  | Hamilton County Area Neighborhood Development |                         |            |

Spicewood Gardens Phase III involves the construction of 8 two-bedroom patio apartments for seniors 62 years of age. One unit will be fully handicap accessible. The other units will utilize universal design and high efficiency features.

## **Stonecutters Place**

**2014A06**

|                  |  |                         |                |
|------------------|--|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000                                  |                         |                |
| <b>Location:</b> | Bedford, IN                                | <b>AHP Units:</b>       | 30             |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 30             |
| <b>Member:</b>   | Old National Bank                          | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Hoosier Uplands Economic Development Corp. |                         |                |

Stonecutters is the adaptive reuse of the former Brock-Sears building in downtown Bedford into 30 units of senior housing. This project fulfills the demand for "aging in place" units and converts a blighted, vacant building in the near downtown area into affordable housing options for seniors wishing to remain in the community and live as independently as possible.

## **The Gladstone Apartments**

**2014A06**

|                  |                                       |                         |                  |
|------------------|---------------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                             |                         |                  |
| <b>Location:</b> | Indianapolis, IN                      | <b>AHP Units:</b>       | 48               |
| <b>Type:</b>     | R                                     | <b>Total Units:</b>     | 48               |
| <b>Member:</b>   | National Bank of Indianapolis         | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Partners in Housing Development Corp. |                         |                  |

Gladstone consists of the rehabilitation of a 48 unit supportive services project. 100% of the units are targeted for those with incomes under 50% AMI. The project focuses on serving homeless people, and 39 of the units are reserved for people with chronic mental illness. Upgrades include all new electrical wiring, plumbing, parking lot and accessibility improvements, and fire protection upgrades are among the most significant of rehab items.

# ***AHP Awarded Project Descriptions***

## **The Village at Van Cleve**

**2014A06**

|                  |                                   |                         |                  |
|------------------|-----------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                         |                         |                  |
| <b>Location:</b> | Hartford City, IN                 | <b>AHP Units:</b>       | 46               |
| <b>Type:</b>     | R                                 | <b>Total Units:</b>     | 46               |
| <b>Member:</b>   | First Merchants Bank, N.A.        | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Blackford Development Corporation |                         |                  |

The Villages at Van Cleve will contain 46 one- and two-bedroom housing units for seniors. All apartments will feature generous sized rooms, including a living room, dining area, kitchen, and one full bathroom. The development will involve the adaptive reuse of the former Blackford County Hospital, along with the construction of an additional six units to the existing building.

## **Tree City Village**

**2014A06**

|                  |                              |                         |                  |
|------------------|------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                    |                         |                  |
| <b>Location:</b> | Greensburg, IN               | <b>AHP Units:</b>       | 39               |
| <b>Type:</b>     | R                            | <b>Total Units:</b>     | 39               |
| <b>Member:</b>   | Ameriana Bank                | <b>Member Location:</b> | McCordsville, IN |
| <b>Sponsor:</b>  | Developmental Services, Inc. |                         |                  |

Tree City Village, home of the "Old Dress Factory," will consist of 9 one-bedroom units and 30 two-bedroom units. Adapting this old building into apartments will bring life to this otherwise dilapidated vacant structure. The need for the project was determined after having discussions with the mayor and other key stakeholders in the community.

## **Uptown Artist Lofts**

**2014A06**

|                  |                        |                         |                   |
|------------------|------------------------|-------------------------|-------------------|
| <b>Subsidy:</b>  | \$500,000              |                         |                   |
| <b>Location:</b> | Michigan City, IN      | <b>AHP Units:</b>       | 44                |
| <b>Type:</b>     | R                      | <b>Total Units:</b>     | 44                |
| <b>Member:</b>   | Horizon Bank NA        | <b>Member Location:</b> | Michigan City, IN |
| <b>Sponsor:</b>  | Artspace Projects, Inc |                         |                   |

Uptown Artist Lofts is a mixed-use project with 44 affordable live/work units for artists and their families with ground floor studio and commercial space. The project is a historic renovation and adaptive reuse of the historic Warren Building, a six-story office building with terrazzo floors, high ceilings and large windows built in 1927. The building's downtown location, situated in the Franklin Street Historic District and the Uptown Arts District, offers proximity to a variety of existing services, amenities, and public transportation options. A commuter railroad links the community to downtown Chicago with a dozen trains daily. The building is designed to meet the needs of creative individuals, which include larger units than typical affordable housing with open floor plans, taller doors, wider corridors, durable floors and countertops.



# ***AHP Awarded Project Descriptions***

## **Wheeler Shelter**

**2014A06**

---

|                  |                            |                         |                  |
|------------------|----------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                  |                         |                  |
| <b>Location:</b> | Indianapolis, IN           | <b>AHP Units:</b>       | 200              |
| <b>Type:</b>     | R                          | <b>Total Units:</b>     | 200              |
| <b>Member:</b>   | Old National Bank          | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Wheeler Mission Ministries |                         |                  |

Wheeler Mission's shelter has 124 beds and is frequently over capacity, resorting to using mats as beds. The shelter has also endured heavy use and is in need of major renovations to extend its useful life for 15 years. This project addresses those issues by renovating the existing 13,424 square foot, two-story masonry building and constructing an adjoining two-story, 11,350 square foot addition. Capacity will increase from 124 to 200 beds. Bathrooms and a community kitchen will be renovated, including installing energy-efficient fixtures. Common space will be added with capacity for 300 daily guests, as well as ADA accessibility features, including an elevator, no-step showers and wheelchair access.

## **YWCA- Shelter Renovation Project**

**2014A06**

---

|                  |                           |                         |                |
|------------------|---------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000                 |                         |                |
| <b>Location:</b> | Lafayette, IN             | <b>AHP Units:</b>       | 29             |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 30             |
| <b>Member:</b>   | 1st Source Bank           | <b>Member Location:</b> | South Bend, IN |
| <b>Sponsor:</b>  | YWCA of Greater Lafayette |                         |                |

The shelter is currently able to house 24 women and children. Demand, however, exceeds the current beds as the shelter serves six counties and often draws clients from beyond the six county area. The rehabbed shelter will house 30 beds. The uniqueness of the project is that this facility provides a safe haven for women, and the YWCA service providers are trained to not only help women with their immediate needs, but also to develop a more permanent plan for housing and economic opportunities.

# ***AHP Awarded Project Descriptions***

## **4 Rehabs 4 Families**

**2013A06**

|           |  |                  |            |
|-----------|--|------------------|------------|
| Subsidy:  | \$28,328                               |                  |            |
| Location: | Muncie, IN                             | AHP Units:       | 4          |
| Type:     | H                                      | Total Units:     | 4          |
| Member:   | MutualBank                             | Member Location: | Muncie, IN |
| Sponsor:  | Habitat for Humanity of Greater Muncie |                  |            |

Habitat for Humanity will acquire, rehabilitate and re-sell 4 scattered site single-family homes to approved first-time homebuyer family partners. The homes will be targeted for buyers between 60% and 30% AMI. The project is supported by a significant member donation.

## **Benjamin's Hope, Phase II**

**2013A06**

|           |                     |                  |             |
|-----------|---------------------|------------------|-------------|
| Subsidy:  | \$500,000           |                  |             |
| Location: | Holland, MI         | AHP Units:       | 4           |
| Type:     | R                   | Total Units:     | 4           |
| Member:   | The Bank of Holland | Member Location: | Holland, MI |
| Sponsor:  | Benjamin's Hope     |                  |             |

Benjamin's Hope (phase II) is a non-profit organization formed in 2007 to address the significant housing and program needs of adults with disabilities, including autism. This project will add a fourth of 6 planned houses and will add 4 units of permanent supportive housing with wrap-around supportive services. When complete in 2014, the campus will include a large community recreational building, barn, vegetable farm, walking/jogging trail and therapy pool funded by a community capital fundraising effort.

## **Chapin Street Project Expansion**

**2013A06**

|           |                     |                  |               |
|-----------|---------------------|------------------|---------------|
| Subsidy:  | \$207,400           |                  |               |
| Location: | Ann Arbor, MI       | AHP Units:       | 13            |
| Type:     | R                   | Total Units:     | 15            |
| Member:   | United Bank & Trust | Member Location: | Ann Arbor, MI |
| Sponsor:  | Dawn, Inc.          |                  |               |

This project is an expansion of Dawn Farms ownership of buildings for its Chapin St. Project that provides sobriety-based transitional housing for individuals in addiction recovery. The AHP subsidy will help Dawn Farms acquire and rehabilitate the building. This person-centered supportive housing program promotes positive life skills and empowerment initiatives to this vulnerable homeless population.

# ***AHP Awarded Project Descriptions***

## **Comfort Villas**

**2013A06**

|                  |                 |                         |             |
|------------------|-----------------|-------------------------|-------------|
| <b>Subsidy:</b>  | \$170,000       |                         |             |
| <b>Location:</b> | Gary, IN        | <b>AHP Units:</b>       | 8           |
| <b>Type:</b>     | R               | <b>Total Units:</b>     | 8           |
| <b>Member:</b>   | Peoples Bank SB | <b>Member Location:</b> | Munster, IN |
| <b>Sponsor:</b>  | CRWorks, Inc    |                         |             |

Comfort Villas will be 8 new units of affordable rental housing to benefit low-income families in Gary. The 1-, 2- and 3-bedroom units will be located in the midtown area, two blocks from the main corridor through downtown Gary, which provides easy access to transportation and bus routes.

## **Commerce Avenue Apartments**

**2013A06**

|                  |                                   |                         |                  |
|------------------|-----------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$484,403                         |                         |                  |
| <b>Location:</b> | Grand Rapids, MI                  | <b>AHP Units:</b>       | 67               |
| <b>Type:</b>     | R                                 | <b>Total Units:</b>     | 67               |
| <b>Member:</b>   | Founders Bank & Trust             | <b>Member Location:</b> | Grand Rapids, MI |
| <b>Sponsor:</b>  | Heartside Nonprofit Housing Corp. |                         |                  |

Commerce Avenue Apartments is new construction of 67 one-bedroom units on vacant parcels along Commerce Avenue and adjacent to the Herkimer Apartments. The project replaces the 67 rent-subsidized units lost within the Herkimer Apartments project through the expansion of SRO units into 1-bedroom units to ensure the preservation of all 122 permanent supportive housing units. The Herkimer Commerce project includes the addition of tenant garage parking and commercial space to be leased by Pine Rest, the service provider serving this homeless and special needs population with case management and wrap-around supportive services.

## **Fall Creek View Apartments**

**2013A06**

|                  |                                       |                         |                  |
|------------------|---------------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$400,000                             |                         |                  |
| <b>Location:</b> | Indianapolis, IN                      | <b>AHP Units:</b>       | 50               |
| <b>Type:</b>     | R                                     | <b>Total Units:</b>     | 50               |
| <b>Member:</b>   | National Bank of Indianapolis         | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Partners in Housing Development Corp. |                         |                  |

Fall Creek View is a new permanent supportive housing development serving 50 single individuals experiencing homelessness and serious mental illness, with a preference to serve individuals who are identified as chronically homeless and/or veterans. Located on a site that was a blighted vacant multi-family development in a key location along Fall Creek Parkway in Indianapolis, this development will provide critical permanent supportive housing with wrap-around support services.

# ***AHP Awarded Project Descriptions***

## **Habitat for Humanity of Greater Indianapolis**

**2013A06**

|                  |  |                         |                  |
|------------------|--|-------------------------|------------------|
| <b>Subsidy:</b>  | \$100,000  |                         |                  |
| <b>Location:</b> | Indianapolis, IN                                   | <b>AHP Units:</b>       | 10               |
| <b>Type:</b>     | H  | <b>Total Units:</b>     | 10               |
| <b>Member:</b>   | Salin Bank & Trust Company                         | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Habitat for Humanity of Greater Indianapolis, Inc. |                         |                  |

The HFHGI project is part of the Martindale Brightwood Neighborhood Revitalization Initiative, targeting an area with escalated poverty and housing abandonment rates. This initiative will help stabilize this neighborhood and provide housing options for multi-generational families in need of decent, safe affordable housing. Nine homes will be new construction and one home will be a renovation of a vacant home.

## **Hawks Arts and Enterprise Center**

**2013A06**

|                  |                |                         |            |
|------------------|----------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000      |                         |            |
| <b>Location:</b> | Goshen, IN     | <b>AHP Units:</b>       | 33         |
| <b>Type:</b>     | R              | <b>Total Units:</b>     | 35         |
| <b>Member:</b>   | Lake City Bank | <b>Member Location:</b> | Warsaw, IN |
| <b>Sponsor:</b>  | LaCasa, Inc.   |                         |            |

The Hawks Art and Enterprise center is a 35 unit adaptive reuse of an 1885 furniture factory currently vacant on Goshen's Mill Race Canal. The project is part of the downtown area targeted for re-development with significant city contributions, including donation of land and more importantly, environmental cleanup of the site, including the canal banks. Artists and entrepreneurs are targeted for the 1- and 2- bedroom live/work units, with common space included.

## **Hawthorn Glen Supported Living, Phase V**

**2013A06**

|                  |                     |                         |                |
|------------------|---------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000           |                         |                |
| <b>Location:</b> | Charlestown, IN     | <b>AHP Units:</b>       | 11             |
| <b>Type:</b>     | R                   | <b>Total Units:</b>     | 12             |
| <b>Member:</b>   | Your Community Bank | <b>Member Location:</b> | New Albany, IN |
| <b>Sponsor:</b>  | Rauch, Inc.         |                         |                |

The Hawthorn Glen Supportive Living Phase V project is the fifth of 6 phases to develop a total of 54 permanent single-room occupancy rental units for persons with disabilities. Phase V will construct 4 buildings for a total of 12 SRO units. Each home will consist of 3 bedrooms and allow for wheelchair accessibility and provide wrap-around supportive services for this permanent supportive housing project. The homes back up to a 5.4 acre park that consists of a landscaped walking trail and gardens.

# ***AHP Awarded Project Descriptions***

## **Herkimer Apartments**

**2013A06**

|                  |                                   |                         |                  |
|------------------|-----------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$369,258                         |                         |                  |
| <b>Location:</b> | Grand Rapids, MI                  | <b>AHP Units:</b>       | 55               |
| <b>Type:</b>     | R                                 | <b>Total Units:</b>     | 55               |
| <b>Member:</b>   | Founders Bank & Trust             | <b>Member Location:</b> | Grand Rapids, MI |
| <b>Sponsor:</b>  | Heartside Nonprofit Housing Corp. |                         |                  |

Herkimer Hotel was acquired by Heartside Non-Profit Housing Corp. in the early 1990s and was undertaken as an affordable housing initiative and a neighborhood revitalization project. The 7 commercial spaces were renovated for retail/office uses and the former hotel units were adapted with kitchenettes and showers. Herkimer Apartments reached the end of its 15 year compliance period in 2010, and now Heartside Nonprofit Housing Corp. is restructuring the 122 unit apartments. The new project is a complete refurbishment, retaining the major architectural details as well as the existing 15 one-bedroom units in the building. The 107 existing studio apartments will be converted into 40 large, one-bedroom apartments for a total of 55 rent-subsidized, permanent supportive housing units for chronically homeless and disabled individuals. Commercial spaces will be transformed into 7 large, market rate, live/work commercial spaces fronting Division Avenue.

## **Hillcrest Pointe**

**2013A06**

|                  |   |                         |               |
|------------------|---|-------------------------|---------------|
| <b>Subsidy:</b>  | \$500,000                                   |                         |               |
| <b>Location:</b> | Fort Wayne, IN                              | <b>AHP Units:</b>       | 48            |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 48            |
| <b>Member:</b>   | 1st Source Bank                             | <b>Member Location:</b> | Mishawaka, IN |
| <b>Sponsor:</b>  | Community Action of Northeast Indiana, Inc. |                         |               |

Hillcrest Pointe will consist of 48 one-bedroom apartments located on the site of the former Hillcrest School in Ft. Wayne. The apartments will be fully furnished, serving homeless individuals and veterans in the Ft. Wayne area. The new building will incorporate several green building design elements, increasing the energy efficiency and providing low-cost, affordable housing for the residents.

## **Historic Greensburg Square**

**2013A06**

|                  |                            |                         |                  |
|------------------|----------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$350,000                  |                         |                  |
| <b>Location:</b> | Greensburg, IN             | <b>AHP Units:</b>       | 40               |
| <b>Type:</b>     | R                          | <b>Total Units:</b>     | 40               |
| <b>Member:</b>   | First Merchants Bank, N.A. | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Housing Partnerships, Inc. |                         |                  |

Historic Greensburg Square is a unique development addressing preservation of 4 historic buildings through the rehabilitation of blighted vacant buildings to create a vibrant exciting center of activity in the heart of downtown Greensburg. Forty housing units with universal design features will support an aging-in-place initiative for seniors age 62 and older.

# ***AHP Awarded Project Descriptions***

## **Home of My Own Preservation**

**2013A06**

|                  |                                 |                         |          |
|------------------|---------------------------------|-------------------------|----------|
| <b>Subsidy:</b>  | \$499,000                       |                         |          |
| <b>Location:</b> | Detroit, MI                     | <b>AHP Units:</b>       | 11       |
| <b>Type:</b>     | R                               | <b>Total Units:</b>     | 11       |
| <b>Member:</b>   | Talmer Bank and Trust           | <b>Member Location:</b> | Troy, MI |
| <b>Sponsor:</b>  | Community Housing Network, Inc. |                         |          |

The Home of My Own Preservation project involves the acquisition and rehabilitation of 4 single-family homes in Farmington Hills and Rochester Hills. These 2-, 3- and 4-bedroom homes will be converted into 11 single room occupancy units of affordable, permanent supportive rental housing for persons with disabilities. The homes will contain several green building techniques, improving energy efficiency and comfort for the residents.

## **Jackson Street Commons**

**2013A06**

|                  |   |                         |            |
|------------------|---|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000   |                         |            |
| <b>Location:</b> | Kokomo, IN  | <b>AHP Units:</b>       | 27         |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 27         |
| <b>Member:</b>   | Community First Bank of Indiana                   | <b>Member Location:</b> | Kokomo, IN |
| <b>Sponsor:</b>  | Family Services Association of Howard County, Inc |                         |            |

Jackson Street Commons will provide permanent and supportive housing for homeless veterans and individuals by constructing 27 one-bedroom apartments, along with common areas including community and multi-purpose rooms. Complemented with comprehensive wrap-around supportive services, chronically homeless veterans in Kokomo will have a decent, safe, permanent housing option.

## **John George Home for the Aged**

**2013A06**

|                  |                        |                         |          |
|------------------|------------------------|-------------------------|----------|
| <b>Subsidy:</b>  | \$500,000              |                         |          |
| <b>Location:</b> | Jackson, MI            | <b>AHP Units:</b>       | 33       |
| <b>Type:</b>     | R                      | <b>Total Units:</b>     | 35       |
| <b>Member:</b>   | Flagstar Bank, FSB     | <b>Member Location:</b> | Troy, MI |
| <b>Sponsor:</b>  | John George Home, Inc. |                         |          |

The first city hospital in Jackson was redeveloped in 1949 into a home for low-income aging men. The home offers programs that support aging in place while ensuring residents' safety, security and sense of family. The AHP funds will be used to upgrade windows, doors, roof, and heating and cooling systems designed to optimize resident comfort and reduce operating costs while improving accessibility, along with expanding the community area on the second floor.

# ***AHP Awarded Project Descriptions***

## **McKinley School Apartments**

**2013A06**

|           |                            |                  |                  |
|-----------|----------------------------|------------------|------------------|
| Subsidy:  | \$500,000                  |                  |                  |
| Location: | Logansport, IN             | AHP Units:       | 38               |
| Type:     | R                          | Total Units:     | 38               |
| Member:   | First Merchants Bank, N.A. | Member Location: | Indianapolis, IN |
| Sponsor:  | Crestline Communities      |                  |                  |

McKinley School Apartments is a 38 unit independent living senior community in Logansport that blends the adaptive re-use of a vacant school property with new construction. The project will target individuals with incomes between 30% and 60% AMI for residents 55 years of age or older. Five units will be set aside for persons with disabilities. Repurposing the vacant school into housing will stabilize the neighborhood and provide a safe housing alternative for seniors in the community.

## **Memorial Commons Court**

**2013A06**

|           |                                      |                  |                |
|-----------|--------------------------------------|------------------|----------------|
| Subsidy:  | \$320,000                            |                  |                |
| Location: | Evansville, IN                       | AHP Units:       | 6              |
| Type:     | R                                    | Total Units:     | 8              |
| Member:   | Old National Bank                    | Member Location: | Evansville, IN |
| Sponsor:  | Memorial Community Development Corp. |                  |                |

Memorial Commons Court is a single site multi-family development with 4 one-bedroom and 4 two-bedroom units located in south Evansville. The project executes on a community blight elimination initiative with a gut rehab of a vacant and abandoned property targeted to low- and moderate-income individuals.

## **Morgan County Affordable Housing Initiative**

**2013A06**

|           |                                       |                  |                  |
|-----------|---------------------------------------|------------------|------------------|
| Subsidy:  | \$33,849                              |                  |                  |
| Location: | Martinsville, IN                      | AHP Units:       | 3                |
| Type:     | H                                     | Total Units:     | 3                |
| Member:   | Home Bank SB                          | Member Location: | Martinsville, IN |
| Sponsor:  | Habitat for Humanity of Morgan County |                  |                  |

The Morgan County Affordable Housing Initiative targets families with incomes between 30% and 60% of the AMI and seeks to promote an economically diverse initiative by selecting the build sites in a neighborhood that has family income averages above 100% of the AMI.

# ***AHP Awarded Project Descriptions***

## **Mosaic Housing of Terre Haute**

**2013A06**

|                  |                          |                         |                 |
|------------------|--------------------------|-------------------------|-----------------|
| <b>Subsidy:</b>  | \$500,000                |                         |                 |
| <b>Location:</b> | Terre Haute, IN          | <b>AHP Units:</b>       | 10              |
| <b>Type:</b>     | R                        | <b>Total Units:</b>     | 10              |
| <b>Member:</b>   | Terre Haute Savings Bank | <b>Member Location:</b> | Terre Haute, IN |
| <b>Sponsor:</b>  | Mosaic                   |                         |                 |

This project involves the construction of a single-story duplex with 3 bedrooms on each side and the rehabilitation of a 4-bedroom existing home. In addition to addressing structural issues, Mosaic will be re-designing the home to improve accessibility and update mechanical systems. The 2 homes will include common living space, kitchen and recreational areas. The properties will provide permanent supportive housing with wrap-around support for individuals with intellectual disabilities.

## **New Beginnings**

**2013A06**

|                  |                                    |                         |                      |
|------------------|------------------------------------|-------------------------|----------------------|
| <b>Subsidy:</b>  | \$500,000                          |                         |                      |
| <b>Location:</b> | Dearborn Heights, MI               | <b>AHP Units:</b>       | 16                   |
| <b>Type:</b>     | R                                  | <b>Total Units:</b>     | 16                   |
| <b>Member:</b>   | Amerisure Mutual Insurance Company | <b>Member Location:</b> | Farmington Hills, MI |
| <b>Sponsor:</b>  | Vista Maria                        |                         |                      |

New Beginnings will provide 16 beds of safe, transitional housing, as well as treatment and supportive services, to adolescent girls ages 11-18 who are victims of human trafficking and severe abuse or neglect. A defined and well-designed program will be enable survivors to reach their full potential by achieving mental health wellness and successfully transitioning back into the community. It is the first program of its kind in the state to target the support needs of this vulnerable population. Support services include educational programs, mentorship coach and family reunification.

## **Old West End Place Apartments**

**2013A06**

|                  |  |                         |            |
|------------------|--|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000                                |                         |            |
| <b>Location:</b> | Muncie, IN                               | <b>AHP Units:</b>       | 4          |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 4          |
| <b>Member:</b>   | MutualBank                               | <b>Member Location:</b> | Muncie, IN |
| <b>Sponsor:</b>  | PathStone Housing Corporation of Indiana |                         |            |

Old West End Apartments is a gut rehab of a historic home in Muncie by PathStone Housing Corp. The home will convert a vacant, foreclosed multi-unit property into 4 affordable 2-bedroom apartments with common space. The project is supported by a significant member donation, including a property donation.



# ***AHP Awarded Project Descriptions***

## **Open Heart "My Home" Apartments**

**2013A06**

|           |  |                  |            |
|-----------|--|------------------|------------|
| Subsidy:  | \$500,000                              |                  |            |
| Location: | Marion, IN                             | AHP Units:       | 8          |
| Type:     | R                                      | Total Units:     | 8          |
| Member:   | MutualBank                             | Member Location: | Marion, IN |
| Sponsor:  | Affordable Housing Corp. of Marion, IN |                  |            |

Eight one-bedroom units will be constructed adjacent to Co-Sponsor's Open Heart Emergency Shelter in a near downtown neighborhood, located on a bus route that provides free public transportation to all points in Marion. The Sponsor will develop and own the housing and enter into a 99-year lease with the co-sponsor who will manage the property as a program expansion, leveraging the Mission's capacity to sustain operations. The project will serve homeless women ages 18 and over and their children.

## **Pathfinder Supported Living Homes 2013**

**2013A06**

|           |                           |                  |               |
|-----------|---------------------------|------------------|---------------|
| Subsidy:  | \$500,000                 |                  |               |
| Location: | Huntington, IN            | AHP Units:       | 12            |
| Type:     | R                         | Total Units:     | 12            |
| Member:   | 1st Source Bank           | Member Location: | Mishawaka, IN |
| Sponsor:  | Pathfinder Services, Inc. |                  |               |

Pathfinder Services owns three lots in Huntington and will build three supported-living homes to serve 12 of their current clients. Each house will have four single room occupancy suites with a private bath. Each suite will have a separate entrance with a front patio. Tenants will share a living area, kitchen, laundry room, and large ADA accessible bath. Each home will be a single-family detached, one-story accessible ranch with attached garage to accommodate existing disabilities and those likely to develop as the tenants age in place.

## **Prince Street Cottages**

**2013A06**

|           |                          |                  |                |
|-----------|--------------------------|------------------|----------------|
| Subsidy:  | \$500,000                |                  |                |
| Location: | Princeton, IN            | AHP Units:       | 36             |
| Type:     | R                        | Total Units:     | 36             |
| Member:   | Old National Bank        | Member Location: | Evansville, IN |
| Sponsor:  | Milestone Ventures, Inc. |                  |                |

Prince Street Cottages will consist of the construction of 36 one- and two-bedroom apartments for seniors age 62 and older. Located 1 block from Princeton's downtown commercial district, the project is 1 of 9 projects identified in the City's Stellar Communities initiative and will promote aging in place through universal design features and supportive services.

# ***AHP Awarded Project Descriptions***

## **Sojourner House**

**2013A06**

|                  |                               |                         |                  |
|------------------|-------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                     |                         |                  |
| <b>Location:</b> | Grand Rapids, MI              | <b>AHP Units:</b>       | 45               |
| <b>Type:</b>     | R                             | <b>Total Units:</b>     | 45               |
| <b>Member:</b>   | Mercantile Bank of Michigan   | <b>Member Location:</b> | Grand Rapids, MI |
| <b>Sponsor:</b>  | YWCA of West Central Michigan |                         |                  |

YWCA West Central Michigan operates Sojourner House, a domestic violence shelter in Grand Rapids since the 1970s. This 100 year old home, donated to the YWCA in 1943, has been a critical part of the local continuum of care. The AHP subsidy will be used to renovate and modernize bathrooms, expand the community living space by moving administrative functions to a nearby property, improve heating/cooling and security systems, replace windows and doors and expand the child care area.

## **South Bend/Mishawaka Neighborhood Revitalization Project**

**2013A06**

|                  |   |                         |               |
|------------------|---|-------------------------|---------------|
| <b>Subsidy:</b>  | \$88,500                                  |                         |               |
| <b>Location:</b> | South Bend, IN                            | <b>AHP Units:</b>       | 6             |
| <b>Type:</b>     | H   | <b>Total Units:</b>     | 6             |
| <b>Member:</b>   | 1st Source Bank                           | <b>Member Location:</b> | Mishawaka, IN |
| <b>Sponsor:</b>  | Habitat for Humanity of St. Joseph County |                         |               |

Habitat for Humanity of St. Joseph County plans to build 6 homes on scattered sites in South Bend and Mishawaka. These new energy-efficient homes will be constructed on in-fill lots that once contained vacant and abandoned homes, thus helping to stabilize neighborhoods in these communities.

## **St. John's Home**

**2013A06**

|                  |                             |                         |                  |
|------------------|-----------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                   |                         |                  |
| <b>Location:</b> | Grand Rapids, MI            | <b>AHP Units:</b>       | 58               |
| <b>Type:</b>     | R                           | <b>Total Units:</b>     | 58               |
| <b>Member:</b>   | Mercantile Bank of Michigan | <b>Member Location:</b> | Grand Rapids, MI |
| <b>Sponsor:</b>  | D.A. Blodgett For Children  |                         |                  |

The St. John's Home project will rehabilitate the kitchens and common living areas and make exterior repairs, including window/door replacement and siding/roof repairs, of 6 group homes for children age 6-19 in foster care. The St. John's Home provides extensive supportive services, including an on-site certified school on its 25 acre campus. One of three youth campuses that received statewide referrals from state agencies, the St. John's Home provides a scholarship to college program, career exploration and job shadowing opportunities for youth as they age out of the foster care system.

# ***AHP Awarded Project Descriptions***

## **Tapestry Square Townhomes**

**2013A06**

|                  |                              |                         |                  |
|------------------|------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$395,518                    |                         |                  |
| <b>Location:</b> | Grand Rapids, MI             | <b>AHP Units:</b>       | 7                |
| <b>Type:</b>     | H                            | <b>Total Units:</b>     | 7                |
| <b>Member:</b>   | Founders Bank & Trust        | <b>Member Location:</b> | Grand Rapids, MI |
| <b>Sponsor:</b>  | ICCF Non-Profit Housing Corp |                         |                  |

Tapestry Square Townhomes involves new construction of 15 two-story three-bedroom townhomes. The Tapestry Square development is the third of 6 phases in the Tapestry Square Development initiative, a community driven revitalization effort to restore a 35-block area in Grand Rapids. This project introduces a homeownership component into the revitalization effort, emphasizing economic diversity and common green space.

## **The Depot Neighborhood**

**2013A06**

|                  |  |                         |                   |
|------------------|--|-------------------------|-------------------|
| <b>Subsidy:</b>  | \$60,000                                     |                         |                   |
| <b>Location:</b> | Traverse City, MI                            | <b>AHP Units:</b>       | 3                 |
| <b>Type:</b>     | H  | <b>Total Units:</b>     | 3                 |
| <b>Member:</b>   | Traverse City State Bank                     | <b>Member Location:</b> | Traverse City, MI |
| <b>Sponsor:</b>  | Habitat for Humanity - Grand Traverse Region |                         |                   |

Habitat for Humanity Grand Traverse Region and Homestretch Nonprofit Housing Corp. joined efforts to purchase and develop a 1.7 acre parcel in the center of Traverse City. Named the Depot because of the location near the former train depot, Habitat GTR will build new homes designed for a net zero energy plan that seeks to have a zero footprint with little or no utility expense to the owner. The homes will be sold to approved first-time homebuyer partner families with incomes ranging from 30%-60% AMI.

## **Walnut Commons**

**2013A06**

|                  |                               |                         |                  |
|------------------|-------------------------------|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                     |                         |                  |
| <b>Location:</b> | Muncie, IN                    | <b>AHP Units:</b>       | 44               |
| <b>Type:</b>     | R                             | <b>Total Units:</b>     | 44               |
| <b>Member:</b>   | First Merchants Bank, N.A.    | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Daveri Development Group, LLC |                         |                  |

Walnut Commons will construct 44 new permanent supportive housing units in downtown Muncie for persons with disabilities. The development will include 14 efficiency and 30 one-bedroom units targeted to very low- and low-income individuals. Meridian Health Services will provide wrap-around supportive services.

# ***AHP Awarded Project Descriptions***

## **Warren Village**

**2013A06**

|                  |   |                         |                 |
|------------------|---|-------------------------|-----------------|
| <b>Subsidy:</b>  | \$500,000                                     |                         |                 |
| <b>Location:</b> | Terre Haute, IN                               | <b>AHP Units:</b>       | 109             |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 111             |
| <b>Member:</b>   | First Financial Bank                          | <b>Member Location:</b> | Terre Haute, IN |
| <b>Sponsor:</b>  | Low Income Housing Development of Terre Haute |                         |                 |

Warren Village will provide a new affordable housing option for seniors 62 and older and persons with disabilities. Once complete these 111 one-bedroom units will re-purpose the 1970-era Section 8 property in downtown Terre Haute through the adaptive re-use of Warren School, resulting in a community-based revitalization effort while ensuring rent subsidies for the elderly remain in the community.

## **Westplains Apartments**

**2013A06**

|                  |                |                         |            |
|------------------|----------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$200,000      |                         |            |
| <b>Location:</b> | Goshen, IN     | <b>AHP Units:</b>       | 16         |
| <b>Type:</b>     | R              | <b>Total Units:</b>     | 16         |
| <b>Member:</b>   | Lake City Bank | <b>Member Location:</b> | Warsaw, IN |
| <b>Sponsor:</b>  | LaCasa, Inc.   |                         |            |

Westplains Apartments is permanent supportive housing for homeless and mentally ill persons in Elkhart County. This phase will include a new 16 unit facility with 4 efficiency and 11 one-bedroom units for adults and a resident manager unit. Oaklawn will provide all client support services.

## **William H. White House**

**2013A06**

|                  |   |                         |                |
|------------------|---|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000                                 |                         |                |
| <b>Location:</b> | Boyne City, MI                            | <b>AHP Units:</b>       | 4              |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 4              |
| <b>Member:</b>   | Northwestern Bank                         | <b>Member Location:</b> | Boyne City, MI |
| <b>Sponsor:</b>  | Northern Homes Community Development Corp |                         |                |

This project involves the acquisition and rehabilitation of a historic home in downtown Boyne City into 4 units of senior housing. The project rehabilitates a key property on the main access corridor and executes on a comprehensive community development initiative for the city. The apartments are within walking distance to many amenities and services.

# ***AHP Awarded Project Descriptions***

## **532 N. Main, Ann Arbor**

**2012A06**

|                  |                                      |                         |               |
|------------------|--------------------------------------|-------------------------|---------------|
| <b>Subsidy:</b>  | \$132,700                            |                         |               |
| <b>Location:</b> | Ann Arbor, MI                        | <b>AHP Units:</b>       | 7             |
| <b>Type:</b>     | R                                    | <b>Total Units:</b>     | 7             |
| <b>Member:</b>   | Bank of Ann Arbor                    | <b>Member Location:</b> | Ann Arbor, MI |
| <b>Sponsor:</b>  | Avalon Nonprofit Housing Corporation |                         |               |

532 N. Main is one of Avalon's earliest housing projects; it has reached the end of its fifteen year FHLBI compliance period. This project will substantially rehabilitate the property as well as to ensure continued affordability. This rehabilitation effort will leave the current tenants and rent structure intact, while providing physical upgrades after more than fifteen years of low-income use.

## **Ashbury Pointe IV**

**2012A06**

|                  |                            |                         |               |
|------------------|----------------------------|-------------------------|---------------|
| <b>Subsidy:</b>  | \$490,000                  |                         |               |
| <b>Location:</b> | Pendleton, IN              | <b>AHP Units:</b>       | 3             |
| <b>Type:</b>     | R                          | <b>Total Units:</b>     | 4             |
| <b>Member:</b>   | First Merchants Bank, N.A. | <b>Member Location:</b> | Pendleton, IN |
| <b>Sponsor:</b>  | Milestone Ventures, Inc    |                         |               |

Ashbury Pointe IV will consist of the new construction of 4 two-bedroom units with attached garages enabling seniors 62 and older to age in place. A new community building will be constructed and the current one that is located in phase I will be converted into an affordable apartment. The buildings will be single-story, providing accessibility, security, and a residential setting. Three of the four units will be targeted to those seniors at or below 50% AMI and the remaining unit will be a market rate unit.

## **Cass Apartments**

**2012A06**

|                  |                                |                         |           |
|------------------|--------------------------------|-------------------------|-----------|
| <b>Subsidy:</b>  | \$167,820                      |                         |           |
| <b>Location:</b> | Detroit, MI                    | <b>AHP Units:</b>       | 41        |
| <b>Type:</b>     | R                              | <b>Total Units:</b>     | 41        |
| <b>Member:</b>   | Citizens Bank                  | <b>Member Location:</b> | Flint, MI |
| <b>Sponsor:</b>  | Cass Community Social Services |                         |           |

The Cass Apartments is the acquisition and gut rehab of an existing vacant apartment building across the street from the present Cass Community Social Services (CCSS) office. This building will be renovated into 41 one-bedroom apartments for extremely low income homeless and special needs individuals and families. Wrap around supportive services will be provided on site along with project based rental subsidy for all units resulting in a permanent housing solution for this difficult to serve population.

# ***AHP Awarded Project Descriptions***

## **Cass Plaza**

**2012A06**

|                  |   |                         |              |
|------------------|---|-------------------------|--------------|
| <b>Subsidy:</b>  | \$500,000                                   |                         |              |
| <b>Location:</b> | Detroit, MI                                 | <b>AHP Units:</b>       | 47           |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 47           |
| <b>Member:</b>   | Dearborn Federal Savings Bank               | <b>Member Location:</b> | Dearborn, MI |
| <b>Sponsor:</b>  | Cass Corridor Neighborhood Development Corp |                         |              |

Cass Plaza Apartments involves the total renovation of 2 vacant buildings into 47 affordable units. The project is located at the entrance to the Midtown area of Detroit and involves the restoration of two historic buildings. This strategic development initiative eliminates 2 vacant buildings decreasing blight and addresses community needs for additional units of affordable housing.

## **Country Trace II**

**2012A06**

|                  |                           |                         |                |
|------------------|---------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$480,000                 |                         |                |
| <b>Location:</b> | Palmyra, IN               | <b>AHP Units:</b>       | 8              |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 10             |
| <b>Member:</b>   | First Harrison Bank       | <b>Member Location:</b> | New Albany, IN |
| <b>Sponsor:</b>  | Blue River Services, Inc. |                         |                |

Country Trace II will consist of new construction of 5 duplexes adjacent to senior rental housing, Country Trace Apartments. It will consist of 2-bedroom apartments with attached storage, a porch on the front of the building and a deck on the back. Two of the apartments will be market rate to serve the needs of the general community. Universal design features to accommodate aging in place include: walk-in shower with seat, handheld showerhead in tub, smoke detectors with strobe lights, lower thresholds on exterior door entries for a smoother entrance and shelving that pulls down or out for easier storage.

## **Covered Bridge Apartments Phase II**

**2012A06**

|                  |                                     |                         |                 |
|------------------|-------------------------------------|-------------------------|-----------------|
| <b>Subsidy:</b>  | \$500,000                           |                         |                 |
| <b>Location:</b> | Washington, IN                      | <b>AHP Units:</b>       | 10              |
| <b>Type:</b>     | R                                   | <b>Total Units:</b>     | 10              |
| <b>Member:</b>   | First Financial Bank                | <b>Member Location:</b> | Terre Haute, IN |
| <b>Sponsor:</b>  | Four Rivers Resource Services, Inc. |                         |                 |

Covered Bridge Apartments Phase II will consist of the new construction of 2-bedroom apartments, 8 affordable units included in a 2-story building, and 2 market rate units in a duplex in the unincorporated South Washington area of Daviess County. The site is within .5 miles of a WalMart Super Center, multiple restaurants, banking, medical facilities, recreation, pharmacy, and many other services and amenities. Multi-family supported senior housing has a high demand and the rapid leasing of phase I noted the demand for more housing choices.

# ***AHP Awarded Project Descriptions***

## **Crawford Apartments**

**2012A06**

|                  |                   |                         |                |
|------------------|-------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$380,000         |                         |                |
| <b>Location:</b> | Bloomington, IN   | <b>AHP Units:</b>       | 25             |
| <b>Type:</b>     | R                 | <b>Total Units:</b>     | 25             |
| <b>Member:</b>   | Old National Bank | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | LifeDesigns, Inc. |                         |                |

Crawford Apartments has come about through efforts of a regional, collaborative effort to provide services to persons who experience homelessness including housing, case management, recovery and life skills education. The project will provide 25 one-bedroom affordable apartments designed to provide a permanent housing solution for this vulnerable population.

## **ERM Men's Center**

**2012A06**

|                  |                                |                         |                |
|------------------|--------------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000                      |                         |                |
| <b>Location:</b> | Evansville, IN                 | <b>AHP Units:</b>       | 132            |
| <b>Type:</b>     | R                              | <b>Total Units:</b>     | 132            |
| <b>Member:</b>   | Old National Bank              | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Evansville Rescue Mission, Inc |                         |                |

The Evansville Rescue Mission project will move the current mission facility to a new, larger building a few blocks away. The building, formerly a VA Clinic, will be rehabbed to include emergency and transitional housing for homeless men. The construction will include a large commercial kitchen, expanded community dining room, barber shop, meeting rooms and significant green space on the 3.7 acre parcel.

## **Fairfield Community Home**

**2012A06**

|                  |                        |                         |                |
|------------------|------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000              |                         |                |
| <b>Location:</b> | Fort Wayne, IN         | <b>AHP Units:</b>       | 36             |
| <b>Type:</b>     | R                      | <b>Total Units:</b>     | 36             |
| <b>Member:</b>   | Tower Bank & Trust Co. | <b>Member Location:</b> | Fort Wayne, IN |
| <b>Sponsor:</b>  | SCAN Inc.              |                         |                |

The project will consist of one- and two-bedroom newly constructed apartments to be marketed to young adults ages 18-25 who are aging out of foster care, who are homeless or who have a need for extensive support services. The common spaces will include community rooms, computer areas, rooms for counseling, a laundry and a teaching kitchen so residents can learn to cook and can learn job skills. Located in Fort in the Packard Area Planning Alliance Area (PAPA) south of downtown Fort Wayne, the project will involve the demolition of a vacant former clinic building.f.

# ***AHP Awarded Project Descriptions***

## **Fall Creek Town Homes**

**2012A06**

|                  |  |                         |            |
|------------------|--|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000                              |                         |            |
| <b>Location:</b> | Indianapolis, IN                       | <b>AHP Units:</b>       | 60         |
| <b>Type:</b>     | R                                      | <b>Total Units:</b>     | 60         |
| <b>Member:</b>   | Merchants Bank of Indiana              | <b>Member Location:</b> | Carmel, IN |
| <b>Sponsor:</b>  | King Park Area Development Corporation |                         |            |

Fall Creek Place Town Homes project consists of the rehabilitation of scattered sites improved with 30 duplex buildings, located less than 2 miles north of downtown Indianapolis. Originally known as Unity Park Homes as a LIHTC property that fulfilled the 15 year obligation, the units require rehabilitation and modernization to maintain affordable housing in this growing market demand area of near downtown Indianapolis.

## **Hawthorne Glen Supported Living Phase IV**

**2012A06**

|                  |                     |                         |                |
|------------------|---------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000           |                         |                |
| <b>Location:</b> | Charlestown, IN     | <b>AHP Units:</b>       | 11             |
| <b>Type:</b>     | R                   | <b>Total Units:</b>     | 12             |
| <b>Member:</b>   | Your Community Bank | <b>Member Location:</b> | New Albany, IN |
| <b>Sponsor:</b>  | Rauch, Inc.         |                         |                |

The Hawthorn Glen Supported Living (SL) Phase IV project is the fourth of 6 phases to develop a total of 54 permanent, single-room occupancy (SRO) rental units and a clubhouse/park for persons with disabilities. Each 3-bedroom home allows for wheelchair accessibility. Each bedroom unit will have a closet, window seat, linen closet, and private bathroom with the home's common area consisting of a kitchen, living area, bathroom, laundry room, two storage closets and patio. The homes borders a landscaped walking trail and gardens as well as a park across the street.

## **Hope House**

**2012A06**

|                  |                                    |                         |               |
|------------------|------------------------------------|-------------------------|---------------|
| <b>Subsidy:</b>  | \$500,000                          |                         |               |
| <b>Location:</b> | Grand Rapids, MI                   | <b>AHP Units:</b>       | 6             |
| <b>Type:</b>     | R                                  | <b>Total Units:</b>     | 7             |
| <b>Member:</b>   | Chemical Bank                      | <b>Member Location:</b> | Caledonia, MI |
| <b>Sponsor:</b>  | Covenant Ministries of Benevolence |                         |               |

Hope House is new construction of 6 person group home for persons with disabilities and is located on the grounds of another AHP-supported community Faith House, funded in 2010. Residents will benefit from on site supportive services and coordinated care plans as indicated by the individual's disability.



# ***AHP Awarded Project Descriptions***

## **Jacob's Village**

**2012A06**

|                  |                      |                         |                |
|------------------|----------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$150,000            |                         |                |
| <b>Location:</b> | Evansville, IN       | <b>AHP Units:</b>       | 12             |
| <b>Type:</b>     | R                    | <b>Total Units:</b>     | 12             |
| <b>Member:</b>   | Old National Bank    | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Jacob's Village, Inc |                         |                |

Jacob's Village is phase II of a 132-acre campus guided by a Master Plan to provide housing and care alternatives for seniors seeking aging in place options in southern Indiana. The surrounding setting of rolling hills, woods and landscaped areas offers an appealing outdoor environment that is beautiful in all seasons. A range of aging supported programs and services are available on site and may be adapted as elder care needs change.

## **Lakeside Gardens of Cicero**

**2012A06**

|                  |   |                         |                  |
|------------------|---|-------------------------|------------------|
| <b>Subsidy:</b>  | \$325,000                                     |                         |                  |
| <b>Location:</b> | Cicero, IN                                    | <b>AHP Units:</b>       | 5                |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 5                |
| <b>Member:</b>   | Star Financial Bank                           | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Hamilton County Area Neighborhood Development |                         |                  |

Lakeside Gardens of Cicero will be an affordable senior rental community that offers an aging in place alternative for individuals 62 and older. The community consists of 5 single story 2-bedroom patio apartments that are universally designed to be both accessible and energy efficient.

## **Lincoln Apartments**

**2012A06**

|                  |  |                         |                  |
|------------------|--|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                                      |                         |                  |
| <b>Location:</b> | Indianapolis, IN                               | <b>AHP Units:</b>       | 75               |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 75               |
| <b>Member:</b>   | National Bank of Indianapolis                  | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | Building Blocks Non-Profit Housing Corporation |                         |                  |

The newly constructed Lincoln Apartments will be a 3-story elevator building offering studio and one-bedroom apartments with common and social service space on the first floor. Each unit will have a bathroom. A community effort including the land donation and brownfield clean-up by the City of Indianapolis represents a collaborative, focused development initiative to provide stable permanent supportive housing for homeless veterans with disabilities.

# ***AHP Awarded Project Descriptions***

## **Meredith Manor**

**2012A06**

|                  |   |                         |                |
|------------------|---|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000                                 |                         |                |
| <b>Location:</b> | East Jordon, MI                           | <b>AHP Units:</b>       | 10             |
| <b>Type:</b>     | R   | <b>Total Units:</b>     | 10             |
| <b>Member:</b>   | Charlevoix State Bank                     | <b>Member Location:</b> | Charlevoix, MI |
| <b>Sponsor:</b>  | Northern Homes Community Development Corp |                         |                |

Meredith Manor will be a HUD 202 Permanent Supportive Housing for the Elderly apartment project. Initiated by the East Jordan Housing Commission, Meredith Manor is a new construction project with 10 one-bedroom apartments. All apartments will be in one building with a community room and a central hallway. The building includes covered entrances, an office, a laundry room, extra office/meeting space, janitor closet and utility/furnace/maintenance room.

## **Millstone Pointe II**

**2012A06**

|                  |                         |                         |                |
|------------------|-------------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000               |                         |                |
| <b>Location:</b> | GreenCastle, IN         | <b>AHP Units:</b>       | 4              |
| <b>Type:</b>     | R                       | <b>Total Units:</b>     | 6              |
| <b>Member:</b>   | State Bank of Lizton    | <b>Member Location:</b> | Brownsburg, IN |
| <b>Sponsor:</b>  | Milestone Ventures, Inc |                         |                |

As a Stellar Community, Green Castle has a high need for new affordable housing choices. This second phase of Millstone Pointe will add six units targeted to a mixed income population with 2 units reserved for households with incomes over 80% of the area median income.

## **Mosaic Housing of Elkhart**

**2012A06**

|                  |                 |                         |               |
|------------------|-----------------|-------------------------|---------------|
| <b>Subsidy:</b>  | \$500,000       |                         |               |
| <b>Location:</b> | Elkhart, IN     | <b>AHP Units:</b>       | 8             |
| <b>Type:</b>     | R               | <b>Total Units:</b>     | 8             |
| <b>Member:</b>   | 1st Source Bank | <b>Member Location:</b> | Mishawaka, IN |
| <b>Sponsor:</b>  | Mosaic          |                         |               |

This Mosaic Elkart project will construct one 4-bedroom group home and rehabilitate another 4-bedroom home. The housing will provide a structured living environment to individuals who require support due to intellectual disabilities. Mosaic is collaborating with students from the Notre Dame School of Architecture-Center for Building Communities to design the housing on a site targeted by the City of Elkhart for revitalization.

# ***AHP Awarded Project Descriptions***

## **North Main Commons**

**2012A06**

|                  |                   |                         |                |
|------------------|-------------------|-------------------------|----------------|
| <b>Subsidy:</b>  | \$500,000         |                         |                |
| <b>Location:</b> | Evansville, IN    | <b>AHP Units:</b>       | 20             |
| <b>Type:</b>     | R                 | <b>Total Units:</b>     | 20             |
| <b>Member:</b>   | Old National Bank | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | ECHO Housing Corp |                         |                |

North Main Commons will be a new 3-story apartment community located in the Jacobsville Neighborhood. The property will feature 21 one-, two- and three-bedroom self-contained apartment units for chronic homeless families and veterans (men, women or couples) with histories of physical and mental health disabilities, chronic illness and chemical dependency. On-site amenities will include a security system, swipe card entry system, laundry facilities, and an outside community area/park to encourage socialization.

## **Oxmoor Apartments**

**2012A06**

|                  |  |                         |                  |
|------------------|--|-------------------------|------------------|
| <b>Subsidy:</b>  | \$500,000                              |                         |                  |
| <b>Location:</b> | Indianapolis, IN                       | <b>AHP Units:</b>       | 20               |
| <b>Type:</b>     | R                                      | <b>Total Units:</b>     | 20               |
| <b>Member:</b>   | Star Financial Bank                    | <b>Member Location:</b> | Indianapolis, IN |
| <b>Sponsor:</b>  | North Meridian Community Partners, LLC |                         |                  |

The Oxmoor is a vacant/abandoned/blighted apartment building located in the Shortridge-Meridian Street Apartments National Historic District. The units on the top floor were damaged in a fire in 2010, and the building has stood as an eyesore in the neighborhood since then. When completed, the new Oxmoor will offer a mix of 16 one-bedroom units and 4 three-bedroom units and realize the reconstruction of an important historic structure that was slated for demolition.

## **Pasture Lane Rehab**

**2012A06**

|                  |  |                         |            |
|------------------|--|-------------------------|------------|
| <b>Subsidy:</b>  | \$15,000                               |                         |            |
| <b>Location:</b> | Muncie, IN                             | <b>AHP Units:</b>       | 1          |
| <b>Type:</b>     | H                                      | <b>Total Units:</b>     | 1          |
| <b>Member:</b>   | Mutual Bank                            | <b>Member Location:</b> | Muncie, IN |
| <b>Sponsor:</b>  | Habitat for Humanity of Greater Muncie |                         |            |

Habitat will acquire and rehabilitate one home in higher income census tract for purchase by a low- to moderate-income family in an effort to stabilize neighborhoods and eliminate blight created by vacant, abandoned properties.

# ***AHP Awarded Project Descriptions***

## **Pathfinder Supported Living Homes**

**2012A06**

|                  |                           |                         |               |
|------------------|---------------------------|-------------------------|---------------|
| <b>Subsidy:</b>  | \$289,500                 |                         |               |
| <b>Location:</b> | Huntington, IN            | <b>AHP Units:</b>       | 12            |
| <b>Type:</b>     | R                         | <b>Total Units:</b>     | 12            |
| <b>Member:</b>   | 1st Source Bank           | <b>Member Location:</b> | Mishawaka, IN |
| <b>Sponsor:</b>  | Pathfinder Services, Inc. |                         |               |

This supported living development of 2 new group homes for developmentally disabled adults represents a collaboration of partners and includes the donation of 2 properties. Supportive services provided by the sponsor ensures stable wrap-around services will be provided for the residents and promote independent living options.

## **Pleasant Woods**

**2012A06**

|                  |                     |                         |            |
|------------------|---------------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$500,000           |                         |            |
| <b>Location:</b> | Marion, IN          | <b>AHP Units:</b>       | 10         |
| <b>Type:</b>     | R                   | <b>Total Units:</b>     | 10         |
| <b>Member:</b>   | Mutual Bank         | <b>Member Location:</b> | Marion, IN |
| <b>Sponsor:</b>  | Carey Services Inc. |                         |            |

Pleasant Woods proposes new construction of affordable rental units designed for adults with developmental disabilities in 5 one-story duplexes, fully equipped and accessible for independent living. The homes will create a welcoming streetscape along 3 sides of a vacant city block. The site plan includes a sheltered outdoor gathering place with gazebo, garden, and walking paths. Green construction will be utilized with materials that require minimal maintenance for residents who may struggle with activities of daily living.

## **St. Joseph County Neighborhood Revitalization**

**2012A06**

|                  |   |                         |               |
|------------------|---|-------------------------|---------------|
| <b>Subsidy:</b>  | \$96,000                                  |                         |               |
| <b>Location:</b> | South Bend, IN                            | <b>AHP Units:</b>       | 8             |
| <b>Type:</b>     | H   | <b>Total Units:</b>     | 8             |
| <b>Member:</b>   | 1st Source Bank                           | <b>Member Location:</b> | Mishawaka, IN |
| <b>Sponsor:</b>  | Habitat for Humanity of St. Joseph County |                         |               |

Habitat for Humanity of St. Joseph County will build 3- or 4-bedroom homes on scattered infill sites in Mishawaka and South Bend that promote green building and are rated at an Energy Star level of 3.0.

# ***AHP Awarded Project Descriptions***

## **Stalker School Apartments**

**2012A06**

|                  |  |                         |                |
|------------------|--|-------------------------|----------------|
| <b>Subsidy:</b>  | \$360,000                                  |                         |                |
| <b>Location:</b> | Bedford, IN                                | <b>AHP Units:</b>       | 18             |
| <b>Type:</b>     | R  | <b>Total Units:</b>     | 18             |
| <b>Member:</b>   | Old National Bank                          | <b>Member Location:</b> | Evansville, IN |
| <b>Sponsor:</b>  | Hoosier Uplands Economic Development Corp. |                         |                |

Stalker School Apartments will include 18 new 2-bedroom units for individuals and families created through the adaptive reuse of the former Stalker School building, originally built in 1899, providing accessibility, security, and a residential setting. The building is currently in a blighted condition and has been vacant for more than 15 years. The units are designed for energy efficiency to provide the lowest utility bills possible for the tenants. The development will include an on-site leasing office, community room, and computer center. Access to shopping, financial services, restaurants, and other services are just minutes from the site.

## **The Vista**

**2012A06**

|                  |                                 |                         |            |
|------------------|---------------------------------|-------------------------|------------|
| <b>Subsidy:</b>  | \$160,000                       |                         |            |
| <b>Location:</b> | Kokomo, IN                      | <b>AHP Units:</b>       | 8          |
| <b>Type:</b>     | R                               | <b>Total Units:</b>     | 8          |
| <b>Member:</b>   | Community First Bank of Indiana | <b>Member Location:</b> | Kokomo, IN |
| <b>Sponsor:</b>  | Bona Vista Programs, Inc        |                         |            |

Bona Vista has been providing services to physically and developmentally disabled individuals in the Kokomo community for more than 50 years. The lack of suitable housing for special needs clients is constrained by accessibility and universal design. Supported living which allows clients to live independently under one roof with their own bedroom and bathroom space and shared living room, dining room, laundry room, kitchen and outdoor patio space will provide an ability to sustain clients in safe, decent housing.

## **Turning Point Emergency Shelter**

**2012A06**

|                  |                       |                         |             |
|------------------|-----------------------|-------------------------|-------------|
| <b>Subsidy:</b>  | \$500,000             |                         |             |
| <b>Location:</b> | Mount Clemens, MI     | <b>AHP Units:</b>       | 52          |
| <b>Type:</b>     | R                     | <b>Total Units:</b>     | 52          |
| <b>Member:</b>   | Talmer Bank and Trust | <b>Member Location:</b> | Chicago, IL |
| <b>Sponsor:</b>  | Turning Point         |                         |             |

Turning Point in Macomb County, MI serves the Detroit metro area, providing much-needed shelter and services for victims of domestic violence. The project incorporates the rehabilitation of an older, existing structure, along with construction of new space. The new shelter will provide a more private living environment for families, along with space for medical treatment, case management, community space and a playground and green space.

# ***AHP Awarded Project Descriptions***

## **Benjamin's Hope**

**2011A06**

Subsidy: \$750,000

Location: Holland, MI

AHP Units: 8

Type: R

Total Units: 8

Member: The Bank of Holland

Member Location: Holland, MI

Sponsor: Benjamin's Hope

This project is the first phase of a rural farming campus designed for autistic persons, with 2 group homes for 8 residents. Each home contains 4 efficiency units, with common living space and kitchen, staff space and a 2-car garage. This phase includes infrastructure improvements to the 38 acre site.

## **Bethany Children's Homes**

**2011A06**

Subsidy: \$720,000

Location: Grand Rapids, MI

AHP Units: 45

Type: R

Total Units: 45

Member: Macatawa Bank

Member Location: Holland, MI

Sponsor: Bethany Christian Services

Bethany Children's Homes incorporates the \$1.4 million rehabilitation of 3 residential group homes. The homes will be updated to provide necessary services in a home-like environment for children who are homeless or victims of abuse or neglect, as well as older children aging out of foster care. The sponsor will provide an array of services, including foster and residential care, adoption, counseling and family preservation.

## **Burton Apartments**

**2011A06**

Subsidy: \$750,000

Location: Indianapolis, IN

AHP Units: 23

Type: R

Total Units: 23

Member: National Bank of Indianapolis

Member Location: Indianapolis, IN

Sponsor: Partners in Housing Development Corp.

The Burton Apartments AHP project involves the major rehabilitation of the Burton Apartment Building located on the north side of downtown Indianapolis. Burton has 23 efficiency units that serve low-income persons, most with special needs. The building will be completely remodeled with replacement of the stucco exterior, windows and heating and air conditioning units. The apartments will have new kitchen cabinets, appliances, fixtures, flooring and paint.

# ***AHP Awarded Project Descriptions***

## **Craig Park**

**2011A06**

|           |                                       |                  |            |
|-----------|---------------------------------------|------------------|------------|
| Subsidy:  | \$750,000                             |                  |            |
| Location: | Scottsburg, IN                        | AHP Units:       | 48         |
| Type:     | R                                     | Total Units:     | 48         |
| Member:   | Merchants Bank of Indiana             | Member Location: | Carmel, IN |
| Sponsor:  | Scottsburg Senior Housing Corporation |                  |            |

This project consists of a rehab of an existing 48-unit rural development senior apartment project. Rehabilitation of the one-bedroom units will update major systems, address accessibility, and improve energy efficiency, providing affordable, energy-efficient units for seniors in Scott County.

## **Dorothy's Way**

**2011A06**

|           |  |                  |           |
|-----------|--|------------------|-----------|
| Subsidy:  | \$60,000                               |                  |           |
| Location: | Gaines, MI                             | AHP Units:       | 4         |
| Type:     | H                                      | Total Units:     | 4         |
| Member:   | Citizens Bank                          | Member Location: | Flint, MI |
| Sponsor:  | Habitat for Humanity of Genesee County |                  |           |

Genesee County Habitat for Humanity will build 4 homes for low-income families on 10 acres of land donated by the family of Dorothy Bellinger. The homes are in rural Genesee County, bringing economic diversity to the higher income area.

## **EverGreen Homes**

**2011A06**

|           |  |                  |            |
|-----------|--|------------------|------------|
| Subsidy:  | \$647,000                              |                  |            |
| Location: | Marion, IN                             | AHP Units:       | 10         |
| Type:     | R                                      | Total Units:     | 10         |
| Member:   | Mutual Bank                            | Member Location: | Marion, IN |
| Sponsor:  | Affordable Housing Corp. of Marion, IN |                  |            |

The EverGreen Homes project involved the construction of 5 two- and three-bedroom duplexes in Marion, IN. Affordable Housing Corp. will create these 10 units of affordable housing for area families. The neighborhood will have a community garden with individual spots reserved for EverGreen residents to have their own garden plot. Transportation, community services, activities and amenities are conveniently located nearby.

# ***AHP Awarded Project Descriptions***

## **Habitat Lansing's Green Community**

**2011A06**

|           |   |                  |             |
|-----------|---|------------------|-------------|
| Subsidy:  | \$130,000                               |                  |             |
| Location: | Lansing, MI                             | AHP Units:       | 6           |
| Type:     | H                                       | Total Units:     | 6           |
| Member:   | Jackson National Life Insurance Company | Member Location: | Lansing, MI |
| Sponsor:  | Habitat for Humanity Lansing            |                  |             |

Habitat Lansing's Green Community will create 6 new homes for low-income families in Ingham County. Habitat for Humanity – Lansing acquired the 2.4 acre site from the Ingham County Land Bank. The homes will utilize green building technology with many energy-efficient components and features, providing lower operating and maintenance costs to the homeowners.

## **Heritage Homes Southeast Rehab**

**2011A06**

|           |                                |                  |            |
|-----------|--------------------------------|------------------|------------|
| Subsidy:  | \$585,000                      |                  |            |
| Location: | South Bend, IN                 | AHP Units:       | 54         |
| Type:     | R                              | Total Units:     | 54         |
| Member:   | Lake City Bank                 | Member Location: | Warsaw, IN |
| Sponsor:  | South Bend Heritage Foundation |                  |            |

The 54 two- and three-bedroom units of the Heritage Homes Southeast Rehab project in the historic district of South Bend will be substantially rehabbed using Low Income Housing Tax Credits. The development is owned by New Heritage Homes Southeast, L.P. Energy-efficient appliances and heating and cooling systems, along with full kitchen and bath upgrades, will ensure this pocket-design community serves low-income families for an additional 15 years.

## **Housing Options II**

**2011A06**

|           |                                 |                  |                 |
|-----------|---------------------------------|------------------|-----------------|
| Subsidy:  | \$745,000                       |                  |                 |
| Location: | Bloomington, IN                 | AHP Units:       | 10              |
| Type:     | R                               | Total Units:     | 10              |
| Member:   | Indiana University Credit Union | Member Location: | Bloomington, IN |
| Sponsor:  | Options for Better Living       |                  |                 |

Housing Options II is new construction of 10 units on land donated anonymously to Options for Better Living. Six units consisting of 2 two-bedroom duplexes and 1 six-bedroom group home will be reserved for individuals with physical or developmental disabilities.



# ***AHP Awarded Project Descriptions***

## **Mishawaka River Center Apartments**

**2011A06**

---

|           |  |                  |               |
|-----------|--|------------------|---------------|
| Subsidy:  | \$305,482  |                  |               |
| Location: | Mishawaka, IN                                    | AHP Units:       | 27            |
| Type:     | R  | Total Units:     | 32            |
| Member:   | 1st Source Bank                                  | Member Location: | Mishawaka, IN |
| Sponsor:  | Mishawaka Housing Authority & Community Develop. |                  |               |

River Center Apartments, located on the banks of the St. Joseph River, is the redevelopment of the former Mishawaka High School. The 17 one-bedroom and 15 two-bedroom units will have unique floor plans with high ceilings and large windows and will be marketed to elderly residents.

## **North Liberty Senior Housing**

**2011A06**

---

|           |                                 |                  |               |
|-----------|---------------------------------|------------------|---------------|
| Subsidy:  | \$390,000                       |                  |               |
| Location: | North Liberty, IN               | AHP Units:       | 10            |
| Type:     | R                               | Total Units:     | 10            |
| Member:   | 1st Source Bank                 | Member Location: | Mishawaka, IN |
| Sponsor:  | Housing Assistance Office, Inc. |                  |               |

North Liberty Senior Housing consists of 5 duplexes for low- to moderate-income seniors. The proposed project will provide much needed additional housing for elderly and/or handicapped individuals or couples whose current living situation does not meet their changing needs due to aging or physical disabilities. Nestled in a forest near a small creek, the site is a wonderfully quiet setting, perfect for seniors.

## **Palmer Pointe Townhomes**

**2011A06**

---

|           |                                 |                  |           |
|-----------|---------------------------------|------------------|-----------|
| Subsidy:  | \$465,000                       |                  |           |
| Location: | Pontiac, MI                     | AHP Units:       | 24        |
| Type:     | R                               | Total Units:     | 24        |
| Member:   | Citizens Bank                   | Member Location: | Flint, MI |
| Sponsor:  | Community Housing Network, Inc. |                  |           |

Palmer Townhomes will be a development of 24 affordable townhomes, which will increase affordable and accessible housing, promote community development, and attain community stabilization for low- and medium-income families. Nine of the units will be set aside as supportive housing for people with disabilities.

# ***AHP Awarded Project Descriptions***

## **Patterson Pointe Senior Residence**

**2011A06**

---

|           |                                     |                  |            |
|-----------|-------------------------------------|------------------|------------|
| Subsidy:  | \$500,000                           |                  |            |
| Location: | Bloomington, IN                     | AHP Units:       | 61         |
| Type:     | R                                   | Total Units:     | 61         |
| Member:   | Merchants Bank of Indiana           | Member Location: | Carmel, IN |
| Sponsor:  | Miller Valentine Apartments III LLC |                  |            |

Patterson Pointe will provide 61 one- and two-bedrooms apartments for seniors on property reclaimed through the demolition of a former lumberyard in the heart of Bloomington. The durable brick and siding, 4-story building features a community room with computer and internet connection, fitness room, and secured entrances. Apartments will boast low-step showers, and front-loading washers and dryers will be provided.

## **Pauline Apartments**

**2011A06**

---

|           |                                      |                  |             |
|-----------|--------------------------------------|------------------|-------------|
| Subsidy:  | \$750,000                            |                  |             |
| Location: | Ann Arbor, MI                        | AHP Units:       | 32          |
| Type:     | R                                    | Total Units:     | 32          |
| Member:   | Chelsea State Bank                   | Member Location: | Chelsea, MI |
| Sponsor:  | Avalon Nonprofit Housing Corporation |                  |             |

Pauline Apartments is a supportive housing project that involves the demolition of obsolete housing and reconstruction of a 32-unit apartment building for special needs tenants. The rehabilitation of the facility includes an extensive Green Building Initiative that consists of many energy-efficient components; an environmentally-friendly landscaping project that recycles/reuses rainwater for the plantings; and includes the use of recycled construction materials and a construction waste management plan.

## **Phoenix on the Square**

**2011A06**

---

|           |  |                  |                |
|-----------|--|------------------|----------------|
| Subsidy:  | \$750,000                                  |                  |                |
| Location: | Paoli, IN                                  | AHP Units:       | 12             |
| Type:     | R  | Total Units:     | 12             |
| Member:   | Old National Bank                          | Member Location: | Evansville, IN |
| Sponsor:  | Hoosier Uplands Economic Development Corp. |                  |                |

Phoenix on the Square is a mixed-use redevelopment that will provide 12 affordable units and retail space. This initiative redevelops an area decimated by fire and complements the comprehensive community revitalization efforts underway in this community.

# ***AHP Awarded Project Descriptions***

## **Scattered Sites in St Joseph County**

**2011A06**

|           |   |                  |               |
|-----------|---|------------------|---------------|
| Subsidy:  | \$103,450                                 |                  |               |
| Location: | South Bend, IN                            | AHP Units:       | 10            |
| Type:     | H   | Total Units:     | 10            |
| Member:   | 1st Source Bank                           | Member Location: | Mishawaka, IN |
| Sponsor:  | Habitat for Humanity of St. Joseph County |                  |               |

Scattered Sites in St. Joseph County will involve construction of 10 new homes in South Bend and Mishawaka. Habitat for Humanity of St. Joseph County will build the three- and four-bedroom homes providing much-needed housing for low-income families in the county.

## **Shepherd Hall Studio Apartments**

**2011A06**

|           |                                    |                  |                      |
|-----------|------------------------------------|------------------|----------------------|
| Subsidy:  | \$750,000                          |                  |                      |
| Location: | Dearborn Heights, MI               | AHP Units:       | 22                   |
| Type:     | R                                  | Total Units:     | 22                   |
| Member:   | Amerisure Mutual Insurance Company | Member Location: | Farmington Hills, MI |
| Sponsor:  | Vista Maria                        |                  |                      |

The Shepherd Hall dorm-style transitional housing program's 22 units will provide housing to young women who will be aging out of the foster system. Shepherd Hall will provide supportive services needed to bridge the gap between life in and out of residential and foster placements to self-sufficient young women living independently.

## **South Shore Commons**

**2011A06**

|           |   |                  |             |
|-----------|---|------------------|-------------|
| Subsidy:  | \$750,000                                   |                  |             |
| Location: | Gary, IN                                    | AHP Units:       | 60          |
| Type:     | R   | Total Units:     | 60          |
| Member:   | Citizens Financial Bank                     | Member Location: | Hammond, IN |
| Sponsor:  | Edgewater Systems for Balanced Living, Inc. |                  |             |

South Shore Commons is a 60-unit 2-story apartment building serving the homeless population in Gary, IN. This is a collaborative effort between Edgewater Systems for Balanced Living, Inc. and Broadway Area CDC and will provide supportive services to the formerly homeless and special needs tenants. The project leverages several funding sources, including RHTC, City HOME funds, State HOME loan as well as AHP.

# ***AHP Awarded Project Descriptions***

## **Spicewood Garden Apartments II**

**2011A06**

---

|           |   |                  |            |
|-----------|---|------------------|------------|
| Subsidy:  | \$345,000                                     |                  |            |
| Location: | Sheridan, IN                                  | AHP Units:       | 26         |
| Type:     | R   | Total Units:     | 26         |
| Member:   | Merchants Bank of Indiana                     | Member Location: | Carmel, IN |
| Sponsor:  | Hamilton County Area Neighborhood Development |                  |            |

Spicewood Garden Apartments II is 26 units of affordable housing for seniors age 55 and over. The project has highly leveraged funding sources to include HOME, CDBG, LIHTC as well as AHP. These apartments will provide much-needed affordable homes for seniors in Hamilton County.

## **Stepping Stone Apartments**

**2011A06**

---

|           |                           |                  |             |
|-----------|---------------------------|------------------|-------------|
| Subsidy:  | \$400,000                 |                  |             |
| Location: | Corydon, IN               | AHP Units:       | 7           |
| Type:     | R                         | Total Units:     | 7           |
| Member:   | First Harrison Bank       | Member Location: | Corydon, IN |
| Sponsor:  | Blue River Services, Inc. |                  |             |

Stepping Stone Apartments is a small, 7-unit permanent supportive housing project. The apartments will provide safe, decent housing for young adults, ages 17-25, who are homeless.

## **The Guerin Apartments**

**2011A06**

---

|           |                                       |                  |                  |
|-----------|---------------------------------------|------------------|------------------|
| Subsidy:  | \$750,000                             |                  |                  |
| Location: | Indianapolis, IN                      | AHP Units:       | 19               |
| Type:     | R                                     | Total Units:     | 19               |
| Member:   | National Bank of Indianapolis         | Member Location: | Indianapolis, IN |
| Sponsor:  | Partners in Housing Development Corp. |                  |                  |

The Guerin Apartment project involves the historic rehab of an apartment building on Indianapolis' eastside. The building, originally constructed around 1912, has had several uses over its lifetime, including a Catholic convent and a school for girls. Guerin Apartments contains one-bedroom and studio apartments, serving low- to moderate-income individuals.

# ***AHP Awarded Project Descriptions***

## **The Villas of Guerin Woods**

**2011A06**

|           |                 |                  |                |
|-----------|-----------------|------------------|----------------|
| Subsidy:  | \$643,000       |                  |                |
| Location: | Georgetown, IN  | AHP Units:       | 15             |
| Type:     | R               | Total Units:     | 20             |
| Member:   | MainSource Bank | Member Location: | New Albany, IN |
| Sponsor:  | Guerin, Inc     |                  |                |

The Villas of Guerin Woods will consist of two 10-unit homes that provide permanent supportive, age-in-place housing for individuals 62 and older in Floyd and surrounding counties in southern Indiana. Each of the two 7,100 square-foot villas will include 10 bedrooms with private handicapped-accessible bathrooms, a large living room, open kitchen and dining area, laundry facilities, a therapy/exercise room, hair salon, patio and flower and vegetable gardens.

## **United Senior Residence**

**2011A06**

|           |                                     |                  |            |
|-----------|-------------------------------------|------------------|------------|
| Subsidy:  | \$500,000                           |                  |            |
| Location: | Columbus, IN                        | AHP Units:       | 63         |
| Type:     | R                                   | Total Units:     | 63         |
| Member:   | Merchants Bank of Indiana           | Member Location: | Carmel, IN |
| Sponsor:  | Miller Valentine Apartments III LLC |                  |            |

The United Senior Residence project is a 63-unit senior apartment complex to be constructed on the site of the vacated Arvin-Meritor commercial complex. The project incorporates several green building initiatives, including environmentally friendly landscaping with the retention/recycling of rainwater for the plantings and various energy efficient initiatives, as well as the use of recycled construction materials and a construction waste management plan.