



AHP Awarded Projects

2023A Funding Round

121 Catherine

Subsidy:	\$458,872	<p>The Ann Arbor Housing Development Corporation and Avalon are seeking funding to co-develop and co-own a new construction, roughly 62,000 square ft, 63-unit, 6-story, mixed use development at 121 Catherine in Ann Arbor, a 0.38 acre site. 121 Catherine will include 62 1-bedroom units and one 2-bedroom unit. 32 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 6th floor. In addition, there is about 2300 sq ft of ground floor space oriented toward cultural or community activity along Catherine Street.</p>
Location:	Ann Arbor, MI	
Type:	Rental	
Member:	Chelsea State Bank	
Sponsor:	Ann Arbor Housing Development Corporation	
AHP Units:	63	
Total Units:	63	

2023 Habitat for Humanity Fields at Highland Affordable Homeownership Project

Subsidy:	\$160,000	<p>Primarily, the Fields at Highland subdivision consists of 76 single-family homes. 75 3-bedroom homes with one 2-bedroom home. They are a mix of one and two-story structures. 14 lots remain to be built, with all anticipated to be 3-bedroom homes.</p> <p>We build homes through our affordable homeownership program for partner families. We also build market rate homes offered to the public to provide funding for our affordable program and provide economic diversity.</p> <p>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 us to begin plans for another subdivision in the city.</p> <p>Potential program homeowners are in the 60-80% AMI range.</p> <p>As of May 30, only 28 homes were listed in the MLS as active for sale under \$250,000 in St. Joseph County.</p>
Location:	Mishawak, IN	
Type:	Homeownership	
Member:	1st Source Bank	
Sponsor:	Habitat for Humanity of St. Joseph County	
AHP Units:	8	
Total Units:	8	

2023 Habitat for Humanity of St. Joseph County Harrison Avenue Affordable Homeownership

Subsidy:	\$40,000	<p>The Harrison Avenue Affordable Homeownership Project is intended to provide affordable homeownership opportunities in the City of South Bend. The City of South Bend 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.</p> <p>We build homes through our affordable homeownership program for partner families. We also build market rate homes offered to the public to provide funding for our affordable program and provide economic diversity to local neighborhoods.</p> <p>We are building four houses on Harrison Avenue in cooperation with the City of South Bend from 2024 through 2026. At least two of the houses will be identified as part of our Affordable Homeownership Program. Potential program homeowners are in the 60-80% AMI range.</p> <p>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.</p>
Location:	South Bend, IN	
Type:	Homeownership	
Member:	1st Source Bank	
Sponsor:	Habitat for Humanity of St. Joseph County	
AHP Units:	2	
Total Units:	2	

4401 Rosa Parks

Subsidy:	\$600,000	<p>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 bedrooms average 600sf and the two bedrooms average 972sf. The affordable units will target 30%-80% AMI. Tenant amenities include a community room, fitness room, public plaza (open to all) 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, we will be installing a new bike share docking station at our site. Through an MOU with MoGo, we are thrilled to provide free ridership to residents of the affordable units of 4401 Rosa Parks.</p>
Location:	Detroit, MI	
Type:	Rental	
Member:	Independent Bank	
Sponsor:	Cinnaire Solutions Corporation	
AHP Units:	48	
Total Units:	60	

48 Bridge Street Duplex

Subsidy:	\$120,000	<p>In June 2023, Northern Homes CDC acquired the property at 48 Bridge Street, Petoskey, MI. We are building two new homes across the street from this property. The house at 48 Bridge was an owner-occupied, single-family home. It was recently lived in and some, poorly done, rehab had been started by the occupant. The houses on either side are also in poor condition. These are the three worst houses on the block. Our interest is neighborhood improvement and affordable housing. 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 age 55 or older and applicants with HCV will be given priority. As an added bonus, the property has an existing pole building that Northern Homes CDC will use for maintenance and construction projects in Emmet County.</p>
Location:	Petoskey, MI	
Type:	Rental	
Member:	Charlevoix State Bank	
Sponsor:	Northern Homes Community Development Corp.	
AHP Units:	2	
Total Units:	2	

Allen Manor

Subsidy:	\$600,000	<p>The project building was built in 1989. It received a small addition in the mid-1990's 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 associated 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.</p> <p>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, replacement of existing lighting fixtures, and replacing doorknobs with levers.</p>
Location:	Grand Rapids, MI	
Type:	Rental	
Member:	Mercantile Bank	
Sponsor:	Samaritas	
AHP Units:	24	
Total Units:	24	

Aspen Meadows

Subsidy:	\$590,000	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 that will be renovated via a single, new allocation.
Location:	Salem, IN	
Type:	Rental	
Member:	Old National Bank	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 1BR, 12 2BR, 16 3BR, & 4 4BR units, for a total of 48 affordable apartments in 6 residential buildings.
Sponsor:	Hoosier Uplands Economic Development Corp.	
AHP Units:	46	The development is open occupancy.
Total Units:	48	Targeted levels are: 15 units at 30%, 18 at 50%, and 15 at 60% AMI. 20 units will be set-aside for special needs populations.

Benson House

Subsidy:	\$600,000	70x7 Life Recovery started in 1996 as a 12-step recovery program for people with substance use disorder. In 2005, seeing that most of the participants had justice 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.
Location:	Grand Rapids, MI	
Type:	Rental	
Member:	West Michigan Community Bank	70x7 Life Recovery has a lease with option to purchase a house in Grand Rapids, MI. 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 receive a balanced set of supportive services. Residents include persons formerly incarcerated and persons with substance abuse.
Sponsor:	70x7 Life Recovery	
AHP Units:	11	
Total Units:	11	

Brush Park Apartments

Subsidy:	\$600,000	Brush Park Apartments is a new construction four-story, mixed-use, apartment community located at 269 Winder Street, in Detroit, MI. The property will feature 53 units and 3,455 square feet of commercial space. The Project consists of 3 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 8 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 for the City, it has led to a significant increase in the costs of housing for many residents that would otherwise choose to live and work in this area.
Location:	Detroit, MI	
Type:	Rental	
Member:	Independent Bank	
Sponsor:	MHT Housing Inc	
AHP Units:	53	Due to unforeseen cost increases, additional funding is crucial to completing the project.
Total Units:	53	

Butler Townhouses

Subsidy:	\$600,000	Inspiration Ministries has a lease with 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. Please see Exhibit 3 Current Rent Roll for a discussion about current and targeted units.
Location:	Butler, IN	
Type:	Rental	
Member:	Brotherhood Mutual Insurance Co.	
Sponsor:	Inspiration Ministries Inc	
AHP Units:	12	The programs at Inspiration Ministries are designed to support & 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.
Total Units:	14	

Center for Women and Children

Subsidy:	\$600,000	<p>Evansville Rescue Mission has been providing homeless services to southwest Indiana for over 100 years. In 2022, Evansville Rescue Mission acquired a 40,000 SF 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.</p> <p>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.</p>
Location:	Evansville, IN	
Type:	Rental	
Member:	Old National Bank	
Sponsor:	Evansville Rescue Mission, Inc	
AHP Units:	82	
Total Units:	82	

Dillsboro Village Apartments Low Income Senior Rental Rehab Project

Subsidy:	\$600,000	<p>Dillsboro Village, Dearborn County, has 40 one bedroom apartments in a lovely rural setting. There are 3 buildings in the complex, Building 1 has 20 units, Building 2 has 12 units and Building 3 has 8 units & the leasing office. The units are all ground level, 580 sq. ft. apartments with private entrances & patios. Common areas include community rooms with seating, a kitchen, exercise equipment, tv, and laundry rooms, meeting rooms etc. Dillsboro Village is located just off highway 50 in the Town of Dillsboro. It is conveniently located near the 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 & while well maintained, needs a new sprinkler system, new roof & roof repairs, pavement, sidewalk & patio repairs for improved accessibility. Focusing on critical needs, this will enable the complex to provide safe, accessible, necessary services for years to come.</p>
Location:	Dillsboro, IN	
Type:	Rental	
Member:	The Napoleon State Bank	
Sponsor:	LifeTime Resources, Inc.	
AHP Units:	40	
Total Units:	40	

Fortify Home

Subsidy:	\$600,000	<p>The Fortify Home project includes the purchase of a former motel at 1115 W Seventh Street in Auburn, Indiana 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 room with private bathroom units two of which will be fully accessible and 2 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 located 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 such a critical need that has been unmet for so long.</p>
Location:	Auburn, IN	
Type:	Rental	
Member:	Community State Bank	
Sponsor:	Fortify Home LLC	
AHP Units:	24	
Total Units:	24	

Garfield Landing

Subsidy:	\$100,000	<p>Community Housing Network, Inc. (CHN), The Chippewa County Community Foundation (CCCF) and the Sault Ste. Marie Tribe of Chippewa Indians (SSMTCI) propose the conversion of the Garfield School in Sault Ste. Marie, Michigan into Garfield Landing- a mixed-income development consisting of 16 one bedrooms, 14 two bedrooms, 2 studios (7 of the one bedrooms are 723 sqft, 9 are 724 sqft; all the two bedrooms are 1,016 sqft; and the studios are 522 sqft). 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 buildings. The former Garfield School was completed in 1898 and is one of the best examples of sandstone architecture in the Upper Peninsula and CHN intends to seek historic designation for the building and listing on the National Register of Historic Places. All of the units will be maintained to be appealing and will remain affordable for a minimum of 15 years.</p>
Location:	Sault Ste Marie, MI	
Type:	Rental	
Member:	Central Savings Bank	
Sponsor:	Community Housing Network, Inc.	
AHP Units:	36	
Total Units:	36	

Greater Indianapolis Habitat – Scattered Sites

Subsidy:	\$600,000	Greater Indianapolis Habitat – Scattered Sites is located in several neighborhoods in the Greater Indianapolis area. The homes will be two story single family homes. The homes have a range of 3-4 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.
Location:	Indianapolis , IN	
Type:	Homeownership	
Member:	Old National Bank	
Sponsor:	Habitat for Humanity Indianapolis	
AHP Units:	12	
Total Units:	12	

Holcomb School

Subsidy:	\$600,000	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 1- and 2-bedroom units for seniors 55+ along with commercial space to house an early childcare center
Location:	Detroit, MI	
Type:	Rental	
Member:	Security Credit Union	
Sponsor:	Communities First	
AHP Units:	23	
Total Units:	23	

Home Stabilization Program

Subsidy:	\$262,500	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 3 bedrooms and larger. Neighborlink historically invests up to \$1500/ year/ home in smaller, labor intensive repairs. With the proposed funding through the AHP program we 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. We will target very low income owners within the zip codes 46218, 46208, and 46222 areas. See 'Summary of project' attached. Neighborlink will act as sponsor, developer, and general contractor to simplify the program.
Location:	Indianapolis, IN	
Type:	Homeownership	
Member:	Merchants Bank of Indiana	
Sponsor:	NeighborLink Indianapolis Foundation	
AHP Units:	25	
Total Units:	25	

Hope's Landing

Subsidy:	\$600,000	Hope's Landing involves the new construction of a three-story, 48-unit apartment building in Warsaw, IN. 18 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 who will have a dedicated staff person on-site. The 48 units will be a mix of one-, two-, and three-bedrooms serving households 30 - 80% AMI.
Location:	Warsaw, IN	
Type:	Rental	
Member:	Lake City Bank	
Sponsor:	Housing for Hope, Inc.	
AHP Units:	48	
Total Units:	48	

Immanuel Village

Subsidy:	\$600,000	<p>Isabella County Nonprofit Housing Corporation is the cosponsor and provides oversight of the project building. Samaritas is the manager of the property.</p> <p>The project site provides housing to seniors 62 and older and individuals who are mobility impaired, and who have incomes below 50% AMI.</p> <p>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 associated kitchen.</p> <p>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.</p>
Location:	Mt Pleasant, MI	
Type:	Rental	
Member:	Isabella Bank	
Sponsor:	Samaritas	
AHP Units:	26	
Total Units:	26	

Liberty Somerset LLC

Subsidy:	\$300,000	<p>Liberty, in Petersburg, IN, consists of 24 1BRs and 8 2BRs. Somerset East, in Princeton, IN, consists of 32 1BRs, 32 2BRs, and 4 3BRs. Both of these 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. The deep renovation being done to them will greatly improve a substantial portion of the affordable housing stock in the communities. 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, two stories. The projects benefit from HAP contracts on all units.</p>
Location:	Princeton, IN	
Type:	Rental	
Member:	German American Bank	
Sponsor:	Access Group Wellness Project Corporation	
AHP Units:	100	
Total Units:	100	

One Community

Subsidy:	\$600,000	<p>Project will be in Corydon, IN. 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 that can sympathize with the 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 utilize social service agencies that are already in place to provide these services thus keeping the supportive services budget low. One Community plans to have available staff onsite along with a club house. The goal is to have 20 units with a mixture of one and two bedrooms available.</p>
Location:	Corydon, IN	
Type:	Rental	
Member:	First Savings Bank	
Sponsor:	Blue River Services, Inc.	
AHP Units:	20	
Total Units:	20	

Re:Center Ministries

Subsidy:	\$600,000	<p>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.</p>
Location:	Louisville, KY	
Type:	Rental	
Member:	Old National Bank	
Sponsor:	ReCenter Ministries	
AHP Units:	68	
Total Units:	68	

Rivertown Housing

Subsidy:	\$400,000	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 MSHDA 9% LIHTC in the Preservation Category. The rehabilitation of these properties will preserve affordable housing and provide residents with rehabilitated spaces.
Location:	Cheboygan, MI	
Type:	Rental	
Member:	CORE Community Partners	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 8 apartment units and 30 townhouses. The units consist of 12 one-bedroom units, 14 two-bedroom units, 10 three-bedroom units, and 2 four-bedroom units.
Sponsor:	Cheboygan Housing Commission	
AHP Units:	38	The units will be made available to families within the AMI target ranges. 25 of the units will have project based vouchers.
Total Units:	38	Maintaining these units will be important to the stability of the neighborhoods these buildings are located in.

Scattered Site 2023-2024

Subsidy:	\$70,000	The proposed project involves the construction of 7 new single-family detached homes scattered throughout Elkhart. These homes will be 3- or 4-bedroom homes unless family size requires larger. The homes will range from 1174sqft to 1400 sqft. Target families will earn between 30% and 80% AMI. While the program does not limit applicants to single-parent households, the majority of our applicants are single mothers. The project aims to impact the community by offering our 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.
Location:	Elkhart, IN	
Type:	Homeownership	
Member:	1st Source Bank	
Sponsor:	Habitat for Humanity of Elkhart County, Inc.	
AHP Units:	7	
Total Units:	7	

Snowy Owl Commons

Subsidy:	\$600,000	Snowy Owl Commons (SOC) will be located in Lafayette, IN. Consisting of the new construction of 50 units plus a club house and outdoor amenities. The design of the units being all 2 bedroom with garages in duplex and sixplex buildings only 1 story lend well to 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.
Location:	Lafayette, IN	
Type:	Rental	
Member:	Old National Bank	
Sponsor:	Area IV Development, Inc.	
AHP Units:	50	
Total Units:	50	

Southwind Apartments

Subsidy:	\$300,000	Southwind Apartments I & II is a 100-unit property consisting of 13 two story residential bldgs and one laundry/community bldg located in Mt. Vernon, Indiana. The property is garden style, brick and siding construction, built in 1980. There are 64 1BRs, 32 2BRs, and four 3BRs. Southwind Apartments LLC acquired the project on 3/30/2023. There will be an ~\$23k/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% LIHTC. The LIHTC requires that tenant incomes not exceed 60% AMI. If the project receives AHP funds, incomes would be restricted to: 20% under 30% AMI, 40% under 50% AMI, and the remainder under 60%. The project has not been renovated since 1980. This deal significantly improves the affordable housing stock in Mt. Vernon.
Location:	Mount Vernon, IN	
Type:	Rental	
Member:	German American Bank	
Sponsor:	Access Group Wellness Project Corporation	
AHP Units:	100	
Total Units:	100	

Temple Avenue Townhomes

Subsidy:	\$600,000	<p>The project includes 13 units with two different styles. All 13 units will be 3-bedroom, 2.5 baths. Seven 3-story townhome units of 1,581 SF will be constructed in the SEC of New York and Temple Avenue and feature integrated garages, front porches and rear balconies. Six 2-story duplex style units of 1,552 SF 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 TOD 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.</p>
Location:	INDIANAPOLIS, IN	
Type:	Homeownership	
Member:	The National Bank of Indianapolis	
Sponsor:	Englewood Community Development Corporation	
AHP Units:	13	
Total Units:	13	

The Anchor at Mariners Inn

Subsidy:	\$600,000	<p>The Anchor at Mariners Inn will provide 44 one-bedroom, ~500 square foot Permanent Supportive Housing (PSH) units serving homeless individuals in Detroit, Michigan. These will be split into two condos to allow financing from both the 9% LIHTC 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 MSHDA. 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 also expand/relocate recovery housing services Mariners Inn currently provides in their 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.</p>
Location:	Detroit, MI	
Type:	Rental	
Member:	Independent Bank	
Sponsor:	Cinnaire Solutions Corporation	
AHP Units:	44	
Total Units:	44	

The Jeffersonian

Subsidy:	\$375,000	Located in Lafayette, IN, The Jeffersonian will a LIHTC development serving seniors age 55+. 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 8 Project Based Section 8 units.
Location:	Lafayette, IN	
Type:	Rental	The building will feature an elevator, on-site leasing office, a community room with a kitchenette, have accessible parking and paths from the parking to the unit entries, and be NBGS Silver certificated. The project is adjacent to a bus stop, within a mile of a full-service grocery store, and many downtown amenity offerings.
Member:	Old National Bank	
Sponsor:	Lafayette Neighborhood Housing Services, Inc.	The units will include a no-step threshold at unit entry, 32" 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.
AHP Units:	50	
Total Units:	50	
		These apartments are designed with the aging population in mind and will enable the tenants to age in place.

Thunder Pointe

Subsidy:	\$600,000	The project will be 64 units in 6 walk-up style residential buildings. 40 units will be 2-bedroom, 16 will be 3-bedroom, and 8 will be 4-bedroom. Of these, 13 units for households referred by coordinated entry will consist of 7 2-bedroom, 4 3-bedroom, and 2 4-bedroom. 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.
Location:	Fort Wayne, IN	
Type:	Rental	
Member:	Community State Bank	
Sponsor:	Brightpoint	
AHP Units:	64	
Total Units:	64	

West Baden Lofts

Subsidy:	\$550,000	<p>West Baden Lofts, funded by 9% LIHTC, will feature 44 units - 30 two-bedrooms & 14 three-bedrooms. The project is conveniently located across from the West Baden Springs Hotel & within a mile of nearly every major amenity in the area, providing ease of access to shopping, employment, entertainment, and public services.</p> <p>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 we included a variety of amenities and services to apply to various demographics, such as: a free bike share program, free wifi, indoor & outdoor playspace for children, fitness & meditation room, & more.</p> <p>The project received an award of TCAP funds from IHCD & a tax abatement from the Town, and will create 2 management & maintenance jobs.</p>
Location:	West Baden Springs, IN	
Type:	Rental	
Member:	Merchants Bank of Indiana	
Sponsor:	TWG Development, LLC	
AHP Units:	44	
Total Units:	44	

Westdale Darby

Subsidy:	\$600,000	<p>The Westdale and Darby group homes are located on the southwest side of Kokomo in a residential neighborhood surrounded by single family homes. 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 are in need of 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.</p>
Location:	Kokomo, IN	
Type:	Rental	
Member:	Community First Bank of Indiana	
Sponsor:	Four Rivers Resource Services, Inc.	
AHP Units:	16	
Total Units:	16	