



FHLBI 2021A AHP AWARDED PROJECTS

In 2021, the Federal Home Loan Bank of Indianapolis (FHLBI) awarded \$7.8 million in Affordable Housing Program (AHP) grants to 18 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

Subsidy:	\$500,000		
Location:	Alpena, MI	AHP Units:	65
Type:	R	Total Units:	66
Member:	Mercantile Bank of Michigan		
Sponsor:	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

Subsidy:	\$500,000		
Location:	Gary, IN	AHP Units:	142
Type:	R	Total Units:	142
Member:	Merchants Bank of Indiana		
Sponsor:	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

Subsidy:	\$325,019		
Location:	Indianapolis, IN	AHP Units:	56
Type:	R	Total Units:	56
Member:	Merchants Bank of Indiana		
Sponsor:	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.



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Emmie June Cove

Subsidy:	\$500,000		
Location:	Chandler, IN	AHP Units:	20
Type:	R	Total Units:	20
Member:	Old National Bank		
Sponsor:	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

Subsidy:	\$500,000		
Location:	Ellettsville, IN	AHP Units:	90
Type:	R	Total Units:	90
Member:	Merchants Bank of Indiana		
Sponsor:	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

Subsidy:	\$500,000		
Location:	Grand Rapids, MI	AHP Units:	133
Type:	R	Total Units:	133
Member:	Mercantile Bank of Michigan		
Sponsor:	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.



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Madison Lofts

Subsidy:	\$425,000		
Location:	Fortville, IN	AHP Units:	58
Type:	R	Total Units:	58
Member:	Merchants Bank of Indiana		
Sponsor:	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 Dearborn Village Phase II Renovation

Subsidy:	\$500,000		
Location:	West Harrison, IN	AHP Units:	26
Type:	R	Total Units:	26
Member:	Napoleon State Bank		
Sponsor:	Lifetime Resources, Inc.		

North Dearborn Village Phase II involves the renovation of 26 one- and two- bedroom apartments for seniors 55 and older. All units are ground floor level and have patios and private entrances. Development amenities include washers and dryers in each unit, a community room with pool table, and fishing pond on the property. Rehab work involves but is not limited to site improvements, roof, A/C, and water heater replacement, and new flooring.

North End Apartments

Subsidy:	\$500,000		
Location:	Carmel, IN	AHP Units:	40
Type:	R	Total Units:	40
Member:	Merchants Bank of Indiana		
Sponsor:	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.



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Raymond E Shepherd House

Subsidy:	\$500,000		
Location:	Ferndale, MI	AHP Units:	53
Type:	R	Total Units:	53
Member:	Mercantile Bank of Michigan		
Sponsor:	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.

Samaritas Affordable Living, Muskegon

Subsidy:	\$460,000		
Location:	Muskegon, MI	AHP Units:	53
Type:	R	Total Units:	53
Member:	Mercantile Bank of Michigan		
Sponsor:	Samaritas		

Samaritas Affordable Living will provide 53 newly constructed units of housing for seniors 55 and older in a key infill site in downtown Muskegon. The four-story, multi-family building is a crucial piece of the City of Muskegon's revitalization efforts. The 53 one-bedroom apartments will serve households 30% - 80% of AMI. The site will include an outdoor patio with privacy screening, a library, community room, and computers for residents to use

Seymour Flats

Subsidy:	\$500,000		
Location:	Seymour, IN	AHP Units:	50
Type:	R	Total Units:	50
Member:	Merchants Bank of Indiana		
Sponsor:	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.



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Shawnee Lofts

Subsidy:	\$200,000		
Location:	Lima, OH	AHP Units:	54
Type:	R	Total Units:	54
Member:	Merchants Bank of Indiana		
Sponsor:	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

Subsidy:	\$260,000		
Location:	Shelby, MI	AHP Units:	15
Type:	R	Total Units:	15
Member:	Safe Harbor Credit Union		
Sponsor:	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.

The Grove at Veridian

Subsidy:	\$500,000		
Location:	Ann Arbor, MI	AHP Units:	50
Type:	R	Total Units:	50
Member:	Old National Bank		
Sponsor:	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.



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Vineyard View Apartments

Subsidy:	\$400,000		
Location:	Suttons Bay, MI	AHP Units:	8
Type:	R	Total Units:	8
Member:	Independent Bank		
Sponsor:	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

Subsidy:	\$500,000		
Location:	West Baden Springs, IN	AHP Units:	44
Type:	R	Total Units:	44
Member:	Merchants Bank of Indiana		
Sponsor:	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.

West Boston Apartments

Subsidy:	\$320,000	AHP Units:	26
Location:	Detroit, MI	Total Units:	27
Type:	R		
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.