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City revives in new millennium

By Eric Wong

Muncie, Ind - HOPE VI funds have spurred on the revitalization of this city, starting with the \$40 million Millennium Place, developed by Flaherty & Collins Properties and the Muncie Housing Authority.

Muncie was the only city in the state selected to receive HOPE VI funding in 2003.

The \$12.4 million grant went toward replacing the 60-year old, 244-unit Munsyana Homes public housing development with New Urbanist mixed-income housing.

Low-income housing tax credits financed 190 of the 200 rental units, and 62 of those are for public housing. Rents will range from \$225 to \$875.

The remaining units comprise 22 homeownership replacement units for households earning no more than 80% of the area median income, and 22 market-rate homes.

The tax credits raised \$19.3 million in equity from the Enterprise Social Investment Corp. Other funds include \$1.5 million in HOME funds, a \$920,000 Affordable Housing Program grant from the Federal Home Loan Bank of Indianapolis, and \$85,000 in city funds.

Millennium Place also includes Howard Square, a 30-unit apartment complex for seniors, and a 40,000-square-foot grocery store and a community center.

At press time, the project was more than half completed, with the final phase expected to be finished by 2008, said Duane Miller, vice president of community and asset management at Flaherty & Collins.



Last year, the project won a Prodigy award from the Indiana Apartment Association for outstanding design in affordable housing. Armonics, Inc., was the architect.

Miller said that his firm brought a "holistic" approach to redevelopment. "We understand tax credit compliance and have done market-rate development and management. We also have our own construction company and brokerage arm. We helped make this housing affordable by bringing in private investor funds."

"[Millennium Place] is an outstanding example of what a good public/private partnership can achieve in south



Muncie, or anywhere," said Penny Leach, chairwoman of the Muncie Housing Authority Board.

This HOPE VI development is one of several projects Flaherty & Collins is working on. The firm is also finishing a 150-unit tax credit project in Northern Shores, Mich., and it recently acquired the 398-unit North Oaks tax credit project in Minneapolis for rehabilitation.

The company manages more than 12,000 apartment units nationwide, half of them affordable.



The Millennium Place HOPE VI redevelopment includes rental housing for seniors and families, and market-rate and low-income homes.