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## **Housing projects get \$10 million in tax credits**

By Rick Yencer  
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MUNCIE -- The next Millennium Place project and Howard Square, a senior citizens complex, recently got a \$10-million boost from the Indiana Housing Finance Authority. "This brings to the table private sector investment," said Duane Miller, vice president of Flaherty & Collins, Indianapolis developer of Millennium, which sought the tax credits.

The IHFA granted \$308,217 in yearly rental housing tax credits to Howard Square, a 30-unit development at 416 S. Elm St., and \$705,050 more annually to another 55 units of affordable housing for Millennium. The tax credits are sold to investors to finance affordable housing. A \$12.3-million federal HOPE VI grant will match the private funding.

The next Millennium project, replacing Munsyana Homes public housing, will be at First, Elm, Second and Monroe streets. The Muncie Housing Authority will begin demolition of remaining Munsyana buildings east of Madison Street next spring. Olon Dotson, Millennium program manager, said the financing was a "significant accomplishment" that would help complete the new neighborhood. "We plan to start work soon on plans and a package to bid on construction," Dotson said. That will be subject to the MHA board of commissioners signing a program management contract with Dotson's consulting team, Munsyana Partnership for Community Reinvestment, to draw plans and lock in F&C as developer.

Local building trades union representatives say they want assurances that local workers and contractors will be used on the latest project, unlike the first Millennium development. A tentative agreement might be approved at a 3 p.m. Tuesday meeting in Price Hall. MHA Director Charles Weatherly said 84 households were left in Munsyana from an original 279 apartments built before World War II to provide public housing in Muncie. Contracts for Dotson and an interlocal agreement with the city also are being drafted to guarantee the flow of federal Community Development funds to Millennium.

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