



CITY OF BLOOMINGTON

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Bloomington, Ind. - Today Mayor John Hamilton announced his administration would request approval of a 99 year lease at the cost of \$1 for City-owned land for the development of 16 affordable housing units adjacent to Switchyard Park. The project, Switchyard Park Apartments, would be developed by South Central Indiana Housing Opportunities (SCIHO), a nonprofit affiliate of the Bloomington Housing Authority.

The property is located at 1901 S. Rogers Street.

“This project is part of a bigger scheme to activate the Switchyard Park area as a whole and including developing affordable housing to ensure a broad spectrum of housing opportunities exist around the park. I applaud the work our Parks and Housing and Neighborhood Development Departments alongside SCIHO have done to bring this proposal forward,” commented Mayor Hamilton. “Great parks lead to great neighborhoods and this is a terrific start toward realizing that great neighborhood.”

Deborah Myerson, Executive Director of SCIHO, provided details about the proposed two phased project of 8 units each. “Switchyard Park Apartments rents would remain permanently affordable for low-income households, ranging from \$550-\$650 for one-bedroom units to \$655-\$850 for the 2-bedroom apartments. However, truly affordable housing is not only about cost—it is also about location and proximity to amenities. Simply put, this site is an outstanding location. Not only does it share a backyard with Switchyard Park, the newest gem of a city park, but it is in a walkable location on a busline and near the B-line Trail, close to employment, groceries, educational resources, and more.”

Housing and Neighborhood Development Director Doris Sims focused on the ongoing support SCIHO can receive as a Community Housing Development Organization (CHDO) eligible for federal Housing and Urban Development Department HOME funds. “We are so glad to work with this new CHDO to help provide attractive affordable housing for families in our community. The City is reviewing a commitment of up to \$200,000 to assist in the construction of the units through its annual allocation of CHDO set-aside funding for such projects, and HOME dollars can be used to support SCIHO operating expenses during the design and construction phases.”

Myerson added, “We have worked with Springpoint Architects to produce a site plan for the buildings, with a community room, laundry, parking, and a courtyard with a community garden between the two buildings. BloomBank has given us a \$400,000 loan commitment, one of several funding sources for the \$1.2 million project.” She noted that an important step on this project is community engagement, to ensure that the project best meets the needs of potential

residents, as well as the neighborhood. Design and build-out is expected to take at least 18 months once all financing is confirmed.

“It takes a team to put these projects together. The Bloomington Housing Authority (BHA) is so pleased to be working alongside Parks, HAND and SCIHO to get the project to this exciting point. We all look forward to having families in great new homes in the not too distant future on this beautiful site,” commented Amber Gress, Director of the BHA.

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