



Contact:

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**Groundbreaking Ceremony for
New Affordable Housing Development in Bloomington**

Community celebrates starting construction for Phase 1 of Switchyard Apartments

BLOOMINGTON, Indiana, April 22, 2019 – On Monday, April 22 at 3:00 pm, the City of Bloomington and nonprofit developer South Central Indiana Housing Opportunities (SCIHO) celebrated the start of construction of Phase 1 of Switchyard Apartments at the project site at 1901 S Rogers, Bloomington. This is the first phase of an affordable housing development that will provide a total of 16 affordable one- and two-bedroom apartments right next to the city's new Switchyard Park. Event speakers and guests include:

- Mayor John Hamilton, City of Bloomington
- Barre Klapper, Principal, Springpoint Architects
- Jerri B. Bain, Director of Real Estate Lending for the Indiana Housing and Community Development Authority
- Christopher Johnson, Manager, Lowe's – Bloomington
- Paula McDevitt, Director of Parks and Recreation Dept., City of Bloomington
- Doris Sims, Director of Housing and Neighborhood Development Dept., City of Bloomington

SCIHO is developing Phase 1 under a 99-year ground lease agreement with the City of Bloomington's Board of Park Commissioners. In addition to Switchyard Park just to the east, Switchyard Apartments is close to the city's B-Line trail, on a city bus line, near community facilities, office, and retail, and adjacent to the new Switchyard Park being developed by the City of Bloomington.

"Today's event is an exciting milestone in the City's ongoing effort, with important partners like SCIHO, to create more opportunities for people from all walks of life, all incomes, and all abilities to live in Bloomington," said Mayor John Hamilton. "Creating affordable housing in Bloomington requires an intentional approach to land use--dedicating this parcel is one step of the many we have taken and hope to pursue."

SCIHO's executive director, Deborah Myerson, said, "Switchyard Apartments will create an opportunity for low-income households in Bloomington to live in a vibrant community setting. This project supports Bloomington's need for affordable housing by creating eight new affordable housing units to low-income households who earn 50% to 80% of the Area Median Income (AMI), or \$26,075 - \$50,050 per year." In addition, lower incomes will be eligible for two of the apartments under project-based vouchers anticipated from the Bloomington Housing Authority.

Phase 1, on the west side of the site, is a three-story building along S. Rogers Street. Phase 2, to the east, will contain a two-story building with a walk-out lower level that faces the City of Bloomington's new Switchyard Park. Together, these buildings frame a courtyard which is accessed off the entry drive on the south side of the site. Phase 1 contains eight apartments, with two 2-bedroom units and six 1-bedroom units for low-income households. Three of these units will be reserved for clients of LifeDesigns, a local nonprofit serving people with disabilities. Two on-site ADA accessible parking spaces are planned.

The new residents of Switchyard Apartments will be selected by a lottery process, as well as credit and income eligibility. LifeDesigns will select their clients for three of the units. Prospective tenants who would like to be added to an interest list may call South Central Indiana Housing Opportunities at 812-335-2200 or use the tenant interest form on at the SCIHO website, sciho.org. The housing is expected to be substantially completed by December 2019. Leasing information will be available further into construction.

PROJECT TEAM	
Architect	Springpoint Architects, pc
Civil Engineer	Smith Brehob & Associates
Contractor	Building Associates, Inc.
Developer	South Central Indiana Housing Opportunities
Geotechnical Engineer	Patriot Engineering
Mechanical/Electrical Engineer	Design-Aire Engineering
Structural Engineer	

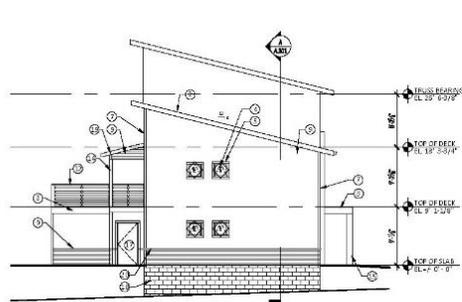
South Central Indiana Housing Opportunities is proud to have support and financing from:	
PHASE 1 SWITCHYARD APARTMENTS	
City of Bloomington, Board of Parks and Recreation	99-year ground lease for the land
Federal Home Loan Bank of Indianapolis - Affordable Housing Program Grant	\$500,000
Affordable Housing and Community Development Fund Loan Indiana Housing and Community Development Authority	\$490,000
Mortgage - MutualBank	\$50,000
HOME Investment Partnership Funds – City of Bloomington	\$300,000
City of Bloomington Housing Development Fund grant	\$35,421
Lowe’s Community and Educational Foundation grant - <i>For landscaping and upgraded interior doors</i>	\$21,000
Donors to SCIHO who purchased Neighborhood Assistance Program (NAP) Tax Credits	\$2,752
Total Project Cost	\$1,399,173

South Central Indiana Housing Opportunities (SCIHO) is a 501 (c) 3 nonprofit dedicated to expanding housing options for low- and moderate-income households in Bloomington, Monroe County, and surrounding counties in South Central Indiana.

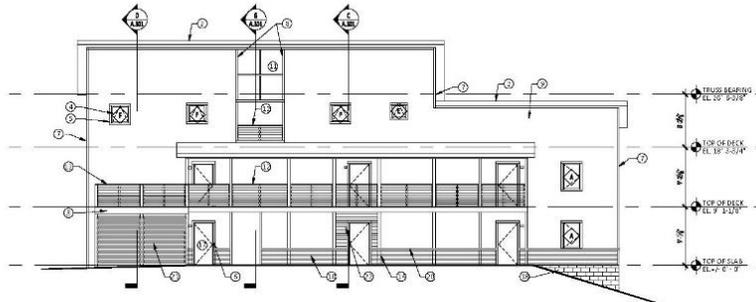
ABOUT LOWE’S IN THE COMMUNITY

Lowe’s, a FORTUNE® 50 home improvement company, has a 50-year legacy of supporting the communities it serves through programs that focus on K-12 public education and community improvement projects. Since 2007, Lowe’s and the Lowe’s Charitable and Educational Foundation together have contributed nearly \$250 million to these efforts, and for more than two decades Lowe’s Heroes volunteers have donated their time to make our communities better places to live.

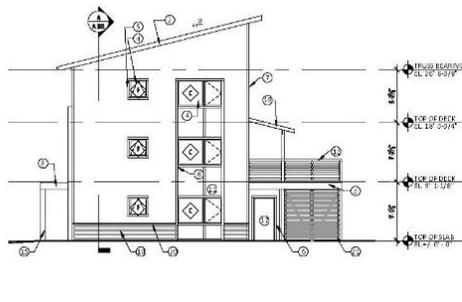
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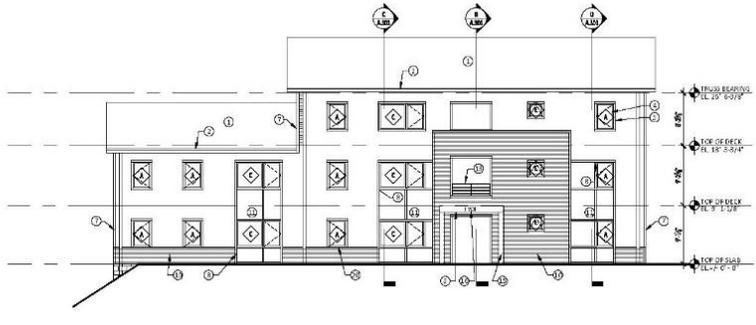
D
WEST
ELEVATION
SCALE: 3/8"=1'-0"



B
WEST
ELEVATION
SCALE: 3/8"=1'-0"



C
WEST
ELEVATION
SCALE: 3/8"=1'-0"



A
WEST
ELEVATION
SCALE: 3/8"=1'-0"

ELEVATION GENERAL NOTES

- A. COMPARE TO IT TO HELP VERIFY ALL DIMENSIONS, CONDITIONS AND LOCATIONS. REPORT DISCREPANCIES TO ARCHITECT.
- B. COORDINATE WORK OF OTHER TRADES WITH YOUR TRADE BEFORE STARTING ANY CONSTRUCTION.
- C. REFERENCE WINDOW SCHEDULE ON SHEET A-01.
- D. ALL FIBER CEMENT BOARD SIDING AND TRIM TO BE SMOOTHSIDE, DRY, AND PAINTED.
- E. SYSTEMIC WOOD FIBER BOARD TO HAVE INTEGRAL TRIM POCKET TO ACCEPT VINYL SIDING IN LIEU OF J-MOULD.
- F. PROVIDE 3/8" COLLARS TRIM AT OUTLETS IN ROCK FOR EXTERIOR SCENE FIXTURES.
- G. TREATED WOOD NAILS AND DOCKING TO RECEIVE THOMPSON'S WATER SEAL, CLEAR OR SIMILAR.

ELEVATION KEY NOTES

- 1 ASPHALT SHINGLE ROOF
- 2 2 X 12 PAGA BOARD, TYPICAL
- 3 2 X 12 FASCIA BOARD
- 4 VINYL WINDOW, TYP.
- 5 2 X 4 HEAD, JAMB AND ARCH WINDOW TRIM, TYP.
- 6 2 X 4 HEAD AND HEAD DOOR TRIM, TYP.
- 7 VINYL CORNER BOARD, TYP.
- 8 2 X 4 TRIM BOARD
- 9 VINYL LAP SIDING, 4" EXPOSURE
- 10 FIBER CEMENT BOARD LAP SIDING, 6" EXPOSURE W/ 4" CORNER BOARDS
- 11 FIBER CEMENT 3/8" X 1/2" PANEL, SMOOTH WITH 3/8" SCREEN STICK, PAINTED
- 12 WOOD RAILING, REFERENCE DETAIL
- 13 STEEL RAILING, REFERENCE DETAIL
- 14 POP WITH 2X4X12, 2" X 3" FINISHED DIMENSION
- 15 POP WITH 2X4X12, 2" X 3" FINISHED DIMENSION
- 16 2" FIBER 2X4" DEEP ALUMINUM NUMBER, AVOID GUARD MEDIUM POINT, 2" SPLICERS, BLACK ANODIZED ALUMINUM
- 17 INSULATED, HERGLASS ENTRY DOOR, PAINTED, TYP.
- 18 CONCRETE BLOCK FOUNDATION WALL
- 19 2 X 8 FASCIA
- 20 2 X 8 RIPPED TO SLOPE
- 21 2 X 6 TREATED TRUSS ROOM SCREEN & DOORS
- 22 PROVIDE ADA COMPLIANT CURB ON APARTMENT NUMBER SIGN. 4" X 4" ALUMINUM FACE WITH BLACK TACTILE TEXT AND 2" MAX. EXTERIOR USE NUMBER 2-8 MOUNT AT TOP OF APARTMENT DOOR. 5/8" X 4-2" PROVIDE 3/8" ALUM. PLATE NUMBER BLACK ANODIZED ALUMINUM NUMBER 4-8.

springpoint
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**SOUTH CENTRAL INDIANA HOUSING OPPORTUNITIES
SWITCHYARD APARTMENTS
PHASE 1
1901 S. ROGERS STREET
BLOOMINGTON, IN**

PROJECT NUMBER: 17-06
ISSUE DATE: 09.22.19
REVISED DATE:

EXTERIOR
ELEVATIONS

sheet number
A.201