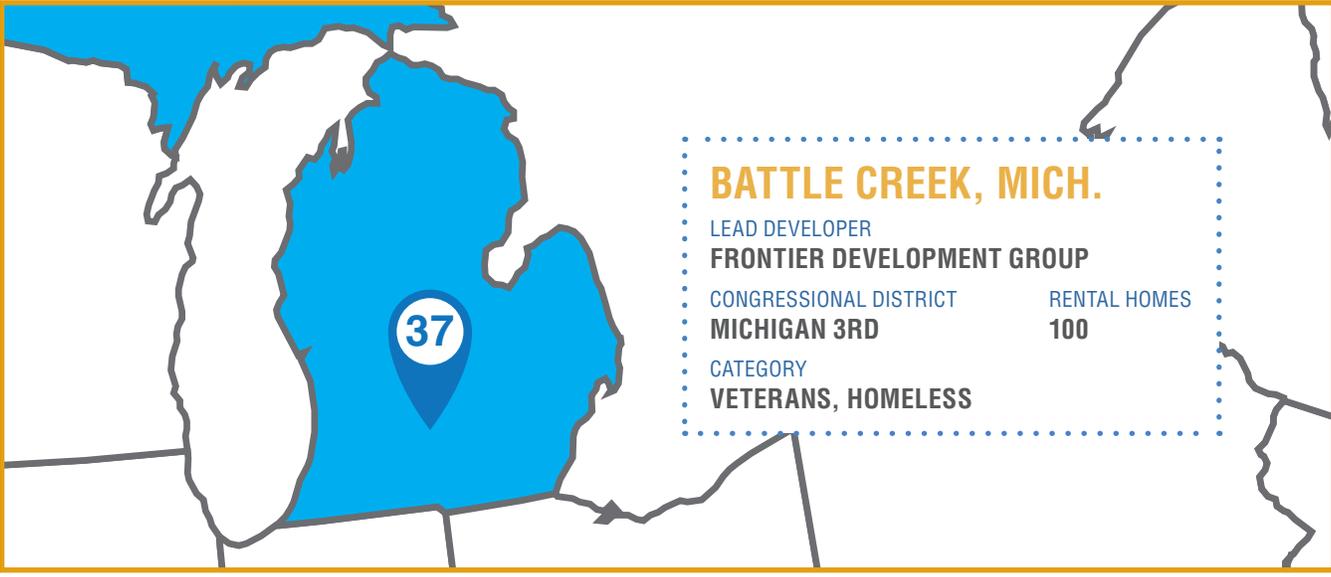


Veterans Get Affordable Housing Thanks to LIHTCs



BATTLE CREEK, MICH.
LEAD DEVELOPER
FRONTIER DEVELOPMENT GROUP
CONGRESSIONAL DISTRICT RENTAL HOMES
MICHIGAN 3RD **100**
CATEGORY
VETERANS, HOMELESS



Photos: Courtesy of Medallion Management

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The Silver Star Apartments Home Phase II in Battle Creek, Mich., had an appropriate time for its grand opening: Veteran’s Day, 2013. One hundred formerly homeless vets celebrated as the privately owned and operated Silver Star followed its 75-rental home first phase with the 100-rental home second phase, which used \$12 million in low-income housing tax credit (LIHTC) equity in its funding.

The first phase was also one of the first LIHTC developments in Michigan to provide permanent supportive housing to homes veterans, in 2009. “We house the person first and then deliver services,” said Chris LaGrand, Michigan State Housing Development Authority’s (MSHDA’s) chief housing investment officer.

The first phase’s success paved the way for Phase II and the second phase involved many of the financing partners from the first phase. “With the provision of supportive services targeted at homeless veterans, it’s easy to get behind, because it’s the right thing to do,” said Patrick Lonergan, senior vice president of investor Fifth Third Bank.

Silver Star offers Veterans Administration (VA) services, but also makes local neighborhood

library, craft room, exercise room, gymnasium, music therapy room, large theater, woodworking shop and metal working shop.

Among those welcoming residents at the grand opening was Michael Carter, Silver Star’s supportive services coordinator. He is an Army veteran who was unemployed and homeless for three years before moving into Silver Star Phase I in 2009. “People don’t necessarily understand what homelessness is about ... they don’t understand the stresses and strains that come along with that,” said Carter. “When I finally got my apartment, that took a load off and I could concentrate on other things I needed to do to survive.”

Silver Star partners hope that it will be a model for permanent supportive housing for veterans in need across the country. “When you look back on your career, there are always those one or two developments that stand out,” said Mark McDaniel, president and CEO of Great Lakes Capital Fund. “For me, it’s Silver Star.” ❖

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resources such as computer literacy training and personal finance classes available. Both Silver Star phases consist of one-bedroom rental homes fully furnished and stocked with appliances, flatware, tableware, bedding, linin, sundries and food donated by the local community. Phase I has an exercise room, computer lab, kitchen, arts room and a small theater. Phase II has a larger computer lab,

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<ul style="list-style-type: none"> \$15 million in LIHTCs allocated by the Michigan State Housing Development Authority (MSHDA) \$12 million in low-income housing tax credit (LIHTC) equity from Great Lakes Capital Fund, including \$2.4 million in equity from Fifth Third Bank through a single-investor fund \$2.7 million HOME loan from MSHDA \$1.3 million permanent loan from MSHDA 	