



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 4/11/2023

FROM: Caleb Bauer, Executive Director of DCI

SUBJECT: Monroe Circle Demolition and HUD Choice Neighborhoods Initiative Planning

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

Funding Source* (circle one) River West; River East; South Side; Douglas Road; West Washington; RDC General

*Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

Specific Request: \$2.1M from River West District (\$1.6M for Monroe Circle demolition and \$500,000 for Choice Neighborhoods Initiative planning)

Purpose of Request: The Department of Community Investment has been working in coordination with the South Bend Housing Authority as they explore redevelopment options for the Rabbi Shulman and Monroe Circle block, which has reached its end-of-life in its current arrangement and poses significant maintenance challenges for the Housing Authority.

The Authority has been working to address units elsewhere in its portfolio that have maintenance needs to remain online or bring back into active use. The received approval and funding from HUD that could be used to demolish the Monroe Circle townhomes, but we request that funds be made available from the River West TIF for that demolition to occur with Redevelopment-controlled funds so that savings for the Housing Authority can go toward improvements of existing units elsewhere in its property portfolio.

Estimated cost of the demolition of the Monroe Circle Townhomes is \$1.6M. The Rabbi Shulman apartment building has been mothballed and will not be demolished at this time.

We also request an additional \$500,000 to cover planning costs for the Housing Authority to apply for HUD's Choice Neighborhoods Initiative grant opportunity, which could provide up to \$50M for redevelopment of the Rabbi Shulman and Monroe Circle properties. This funding would be used to support professional grant writing and urban design work required for the application. HASB will apply directly for Implementation funding instead of applying for the initial planning grant from HUD with the intent of accelerating the potential award timeline.

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