



South Bend

Redevelopment Commission

215 S. Dr. Martin Luther King, Jr. Blvd., Room 301, South Bend, Indiana

Redevelopment Commission Agenda Item

DATE: 2/6/2026

FROM: Joseph Molnar,
Assistant Director of Growth & Opportunity

SUBJECT: Budget Request – Western Ave
Transformation District Design

Pres/V-Pres

Secretary

Date: February 12, 2026

APPROVED

Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

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

* 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.

PURPOSE OF REQUEST: Budget Request of \$200,000 to fund further design of the Western Ave Transformation District

SPECIFICS: This request is to fund further design of the Western Ave Transformation District (WATD) which includes 156 mixed income housing units on the site of the former Rabbi Shulman public housing development. The City is partnering with the Housing Authority of South Bend, the St. Joseph County Community Foundation and Michaels Development to build new quality affordable housing on the site. The partners are also leveraging funding with a Section 108 loan from the U.S. Department of Housing and Urban Development as well as Low-Income Housing Tax Credits through the Indiana Housing & Community Development Authority. The intention is for the design funding to be reimbursed through the Section 108 loan.

The project includes new housing, quality urban design, and new public spaces on the southwest edge of Downtown South Bend. This transformational project will continue investment in South Bend as well as revitalizing a disinvested area of South Bend.

Staff recommends approval.