



Walnut Commons is a three-story, 44-unit Permanent Supportive Housing development in downtown Muncie, Indiana. The project houses those who are experiencing homelessness or at risk of experiencing homelessness as well as disabled veterans. On-site supportive and property management staff collaborate to reintegrate chronically homeless residents into the community through a combination of housing and medical, social, and mental health services. The property features office and clinic space for staff, a common laundry room, a large community room, bike storage, as well as a secured outdoor patio and green spaces. Walnut Commons was honored in 2016 with the Indiana Housing & Community Development Authority's Lt. Governor's Excellence in Affordable Housing award for Special Needs Housing.

Project Type: Permanent Supportive Housing

Total Number of Units: 44

Unit Mix:

- Studios — 14
- 1 bedroom / 1 bathroom — 30

Property Features:

- Office and clinic space for on-site staff
- Common laundry room
- Large community room
- Bike storage
- Secured outdoor patio and green spaces
- National Green Building Standard ICC (Silver) Certified

PROJECT DETAILS

501 N. Mulberry Street
Muncie, Indiana 47305
Phone: (765) 896-9614

SERVICE PROVIDER:

- Meridian Health Services

DEVELOPMENT PARTNERS:

- Construction Planning and Management, Inc.
- GEA Architects, LLC
- Corporation for Supportive Housing

YEAR COMPLETED: 2015

FINANCING PARTNERS AND RESOURCES:

- 9% LIHTC Equity, National Equity Fund, Indiana Housing and Community Development Authority
- Federal Home Loan Bank of Indiana AHP Grant
- Indiana Housing and Community Development Authority Development Fund
- HOME City of Muncie
- Meridian Health Services Grant

PROJECT BASED SUBSIDY:

- HUD Shelter Plus Care

