Mayor celebrates turnaround of troubled apartments; praises developer for commitment to quality housing

INDIANAPOLIS – Mayor Bart Peterson today praised Kohner Properties, Inc. for their commitment to creating more quality, affordable housing units in Indianapolis during a ceremony celebrating the grand opening of Whitfield Square Apartments, a recently rehabilitated apartment complex on the city’s northeast side.

Kohner Properties, which owns and manages Whitfield Square Apartments, has successfully rehabilitated several older, run-down properties in challenged areas of the city and transformed them into safe, quality housing units – all while keeping rental rates affordable and rarely seeking government financial assistance.

Joined by community leaders, local residents and executives of Kohner Properties, the Mayor said more private developers should take notice of Kohner’s successful business model.

“Kohner is a great example of the private sector taking the lead on redeveloping challenged properties and turning them into safe, quality housing units,” Mayor Peterson said. “Kohner is proof positive that developers can revitalize some of our most challenged housing locations and keep rental rates low, while also keeping their business viable.”

Kohner currently owns five properties in Marion County and is investing more than $30 million in the redevelopment of these locations consisting of a total of 1,564 units. Along with Whitfield Square, other Kohner properties include Jamestown Apartments at 8917 Duxbury Road, Willowbrook Lake Apartments at 4924 Round Lake Road, Lexington Park Apartments at 9060 E. 39th Place and Senate Square Apartments at 3104 Lincoln Road.

“This is a family owned company, and we plan to keep these complexes forever,” said Jon Pyzyk, president and private owner of St. Louis-based Kohner Properties. “When we renovate an apartment community, we do it right. We don’t mask a building’s problems; we eliminate them and rebuild.”

While rents at Whitfield Square or any other local Kohner property are not officially restricted by government mandated income requirements, rental rates are maintained at a very reasonable level. For instance, a two-bedroom apartment at Whitfield Square rents for $525 a month.

Creating more quality, affordable housing opportunities in Indianapolis has been a priority of the Peterson administration.
Since 2000, the majority of the city’s annual appropriation for community development from the U. S. Department of Housing and Urban Development – approximately $20 million - has been invested in affordable housing units.

As a result of the city’s investment in affordable housing, more than 3,000 units for low-to-moderate income households were constructed, rehabilitated or preserved with this funding.

The Mayor stated, however, that federal and local grant dollars are not enough to fill the gap in affordable housing.

“The private sector must play a bigger role in this effort,” said Peterson.

The Mayor pointed out that aside from a $380,000 tax abatement for Senate Square Apartments, Kohner has performed its rehabilitation work without local government assistance.

Kohner Properties, Inc. is a regional real estate development, management, and investment company that focuses on innovative redevelopment and effective management of multi-family apartment communities in the South and Midwest. The company currently owns and manages more than $400 million in assets in nine states and has more than 400 employees. For more information, visit www.Kohner.com.

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