



Great Hometowns: One Vision

For Immediate Release – November 2, 2021

**Housing Growth Coming to Marshall County
Groundbreaking ceremony to celebrate new development in Plymouth**

Marshall County, IN – Work on greatly-needed workforce housing has officially begun as part of a collaboration involving developer Kevin L. Berger, the Indiana Housing & Community Development Authority (IHCD), City of Plymouth, and Marshall County Crossroad -- the regional planning group who recently brought the Stellar designation to Marshall County.

The project is part of Marshall County's Stellar plan designed to improve the quality of life in our already great hometowns like Plymouth, Indiana. It uses Low Income Housing Tax Credits (LIHTC) to enable the development. Tax credits for the project were awarded by the Indiana Housing & Community Development Authority (IHCD).

Riverside Commons Plymouth is to be located at the intersection of Baker Street and Richter Road and will form a part of the Riverside Meadows subdivision, located within walking distance to Plymouth's intermediate and high schools. Dr. Todd Stillson, and Bill McQueen of Solomon Development Corp. made the property available at a discount in order to advance the project. The property is part of a Planned Unit Development with this area slated for multi-family housing. In addition, the development is being supported by a tax abatement by the City of Plymouth.

"Riverside Commons is truly a great housing addition to the City of Plymouth," says Mayor Mark Senter. "New housing is so important to a city of our size and I want to thank Dr. Todd Stillson and Kevin Berger for bringing this forward. Also, thanks to the Indiana Housing & Community Development Authority that assisted Mr. Berger and the Marshall County Crossroads group. We should all look forward to watching this grow."

Riverside Commons is a 48 unit development with 40 units in Plymouth and eight units in LaPaz. The groundbreaking for LaPaz will be in the Spring of 2022. The 40 units in Plymouth will consist of 36 townhouses and four flats. There will be 28 three bedroom units and 12 two bedroom units. Eighteen units will front on Baker Street with the remaining units fronting internally to the development. The units are expected to become available in the Spring of 2023.

Kevin Berger is lead partner in Culver Sand Hill Farm LLC, and is the principal owner of Easterday Construction of Culver, who will build the project. Sand Hill Farm submitted an application for tax credits in the Fall of 2020 and was one of the only 21 out of 51 applications awarded credits in February 2021. Berger states, “We were pleased to have the opportunity to work with Marshall County Crossroads on this project. The competition is fierce and we would have been unlikely to have achieved this without the set-aside garnered by Marshall County's Stellar designation.”

“Culver Sand Hill Farm was formed to help Culver with their entry level housing initiative” adds Berger. “We completed our first LIHTC project, The Paddocks, in Culver earlier this year. As of last month, that facility has 100% occupancy. We believe we have the same success filling this need in Plymouth.”

Brent Martin, chair of Crossroads’ housing subcommittee, states “we are thrilled to see quality workforce housing being developed here in Plymouth. The team worked for two years to get the Stellar designation, and we are glad to have played a supporting role.”



About Marshall County Crossroads:

Marshall County Crossroads is a collaboration of leaders from across the region that engages with and inspires our communities to connect, collaborate, and create high-quality hometowns. This is accomplished by creating healthy, livable, thriving, and sustainable communities that provide current and future residents of all ages, races, and genders the best hometowns in the Midwest to live, work and play.

###