



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Blue Line

SITE LOCATION: 2800, 2850, and 2910 W. Washington St.
Indianapolis, IN 46222

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: NRP Holdings LLC

PRINCIPALS: CHR Partners, Inc.
Meghan Garza-Oswald

OF UNITS AT EACH SET ASIDE

80% of AMI: 21
 70% of AMI: 0
 60% of AMI: 9
 50% of AMI: 15
 40% of AMI: 0
 30% of AMI: 15
 20% of AMI: 0
 Market Rate:

UNIT MIX

Efficiency: 0
 One bedroom: 30
 Two bedrooms: 14
 Three bedrooms: 16
 Four bedrooms: 0
 Total units: 60

TOTAL PROJECTED COSTS: \$12,221,481.00
 TAX CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-001
 FINAL SCORE: 79

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Broadway Homes

SITE LOCATION: Scattered Sites
Gary, IN

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: MVAH Holding LLC

PRINCIPALS: MVAH Holding LLC (MVAH)
MVAH Partners LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 12

70% of AMI: 0

60% of AMI: 11

50% of AMI: 11

40% of AMI: 0

30% of AMI: 12

20% of AMI: 0

Market Rate: 0

UNIT MIX

Efficiency: 0

One bedroom: 0

Two bedrooms: 22

Three bedrooms: 15

Four bedrooms: 9

Total units: 46

TOTAL PROJECTED COSTS: \$12,468,457.00

TAX CREDITS PER UNIT: \$26,087

CREDIT REQUESTED: \$1,200,000.00

CREDIT RECOMMENDED: \$0.00

HOME REQUESTED: \$0.00

HOME RECOMMENDED: \$0.00

DEVELOPMENT FUND REQUESTED: \$0.00

DEVELOPMENT FUND RECOMMENDED: \$0.00

HOUSING TRUST FUND REQUESTED: \$0.00

HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-002

FINAL SCORE: 107

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Central at 29

SITE LOCATION: Northeast Corner of 29th Street & Central Avenue
Indianapolis, IN 46208

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: The Community Builders, Inc.

PRINCIPALS: The Community Builders, Inc
Mapleton Fall Creek Development Co.

OF UNITS AT EACH SET ASIDE

80% of AMI:	22
70% of AMI	0
60% of AMI	0
50% of AMI:	13
40% of AMI:	0
30% of AMI	13
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	8
Two bedrooms:	37
Three bedrooms:	3
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS:	\$14,123,996.00
TAX CREDITS PER UNIT:	\$25,000.00
CREDIT REQUESTED:	\$1,200,000.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$500,000.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$0.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER: 2020A-C-005

FINAL SCORE: 94.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: City View Homes

SITE LOCATION: Scattered Sites
Muncie, IN

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: MVAH Holding LLC

PRINCIPALS: MVAH Holding LLC (MVAH)
MVAH Partners LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 13
 70% of AMI: 0
 60% of AMI: 12
 50% of AMI: 12
 40% of AMI: 0
 30% of AMI: 13
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedrooms: 23
 Three bedrooms: 16
 Four bedrooms: 11
 Total units: 50

TOTAL PROJECTED COSTS: \$12,459,332.00
 TAX CREDITS PER UNIT: \$24,000.00

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-006
 FINAL SCORE: 100.21

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: City Way Apartments
 SITE LOCATION: 505 South Michigan St.
 South Bend, IN 46601
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Elderly
 APPLICANT: Commonwealth Companies, Inc.
 PRINCIPALS: Kristi Morgan
 Christopher Jaye

OF UNITS AT EACH SET ASIDE

80% of AMI: 30
 70% of AMI 0
 60% of AMI 0
 50% of AMI: 15
 40% of AMI: 0
 30% of AMI 15
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 32
 Two bedrooms: 28
 Three bedrooms: 0
 Four bedrooms: 0
 Total units: 60

TOTAL PROJECTED COSTS: \$11,854,187.00
 TAX CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-007
 FINAL SCORE: 109

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Excelsior Apartments
 SITE LOCATION: 2179 North Illinois Street
 Indianapolis, IN 46202
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: RealAmerica Development, LLC
 PRINCIPALS: Michael S. Surak Descendants Trust
 Ronda Weybright

OF UNITS AT EACH SET ASIDE

80% of AMI: 9
 70% of AMI 10
 60% of AMI 11
 50% of AMI: 15
 40% of AMI: 0
 30% of AMI 15
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 36
 Two bedrooms: 24
 Three bedrooms: 0
 Four bedrooms: 0
 Total units: 60

TOTAL PROJECTED COSTS: \$13,354,141.00
 TAX CREDITS PER UNIT: \$18,740.50

CREDIT REQUESTED: \$1,124,430.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-012
 FINAL SCORE: 103

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Greenfield Apartments

SITE LOCATION: 400 North Blue Road
Greenfield, IN 46140

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Greenfield Apartments L.P.

PRINCIPALS: Housing Partnerships Inc.
Mark Lindenlaub

OF UNITS AT EACH SET ASIDE

80% of AMI:	18
70% of AMI	0
60% of AMI	18
50% of AMI:	18
40% of AMI:	0
30% of AMI	18
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	36
Three bedrooms:	36
Four bedrooms:	0
Total units:	72

TOTAL PROJECTED COSTS: \$13,422,000.00
TAX CREDITS PER UNIT: \$16,666.67

CREDIT REQUESTED: \$1,200,000.00
CREDIT RECOMMENDED: \$0.00
HOME REQUESTED: \$0.00
HOME RECOMMENDED: \$0.00
DEVELOPMENT FUND REQUESTED: \$0.00
DEVELOPMENT FUND RECOMMENDED: \$0.00
HOUSING TRUST FUND REQUESTED: \$0.00
HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-014
FINAL SCORE: 98.75

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Greenfield Commons

SITE LOCATION: 212 West McClarnon Drive
Greenfield, IN 46140

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Greenfield Commons, LLC

PRINCIPALS: Wallick Asset Management, LLC
Julie Wallick/Howard Wallick/Tom Feusse

OF UNITS AT EACH SET ASIDE

80% of AMI:	20
70% of AMI	0
60% of AMI	0
50% of AMI:	16
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	24
Three bedrooms:	24
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS:	\$10,040,700.00
TAX CREDITS PER UNIT:	\$17,750.00
CREDIT REQUESTED:	\$852,000.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$500,000.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$0.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER: 2020A-C-015

FINAL SCORE: 96.25

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Kitselman Flats

SITE LOCATION: 2200 East Jackson Street
Muncie, IN 47305

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: AP Development LLC

PRINCIPALS: AP Development LLC
Jonathan Anderson

OF UNITS AT EACH SET ASIDE

80% of AMI: 0

70% of AMI 0

60% of AMI 28

50% of AMI: 14

40% of AMI: 0

30% of AMI 14

20% of AMI: 0

Market Rate: 0

UNIT MIX

Efficiency: 0

One bedroom: 21

Two bedrooms: 30

Three bedrooms: 5

Four bedrooms: 0

Total units: 56

TOTAL PROJECTED COSTS: \$11,985,035.00

TAX CREDITS PER UNIT: \$21,366.73

CREDIT REQUESTED: \$1,196,537.00

CREDIT RECOMMENDED: \$0.00

HOME REQUESTED: \$0.00

HOME RECOMMENDED: \$0.00

DEVELOPMENT FUND REQUESTED: \$0.00

DEVELOPMENT FUND RECOMMENDED: \$0.00

HOUSING TRUST FUND REQUESTED: \$0.00

HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-020

FINAL SCORE: 80.25

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Main Street Lofts

SITE LOCATION: 428 East Main Street
Brownsburg, IN 46112

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Barratt Asset Management, LLC

PRINCIPALS: Ivan Barratt
Adam Ehret

OF UNITS AT EACH SET ASIDE

80% of AMI: 13
 70% of AMI: 0
 60% of AMI: 12
 50% of AMI: 14
 40% of AMI: 0
 30% of AMI: 11
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 15
 Two bedrooms: 20
 Three bedrooms: 15
 Four bedrooms: 0
 Total units: 50

TOTAL PROJECTED COSTS: \$11,503,176.00
 TAX CREDITS PER UNIT: \$20,500.00

CREDIT REQUESTED: \$1,025,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-021
 FINAL SCORE: N/A

REASON FOR DENIAL: Withdrawn



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Mariposa Springs
 SITE LOCATION: 241 Eastern Blvd
 Jeffersonville, IN 47130
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Supportive Housing
 APPLICANT: BWI, LLC
 PRINCIPALS: BWI, LLC
 Gary Hobbs

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI	0	One bedroom:	45
60% of AMI	13	Two bedrooms:	0
50% of AMI:	16	Three bedrooms:	0
40% of AMI:	0	Four bedrooms:	0
30% of AMI	16	Total units:	45
20% of AMI:	0		
Market Rate:	0		

TOTAL PROJECTED COSTS: \$12,107,763.00
 TAX CREDITS PER UNIT: \$26,654.33
 CREDIT REQUESTED: \$1,199,445.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$400,000.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-022
 FINAL SCORE: N/A
 REASON FOR DENIAL: Withdrawn



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Meridian Highland
 SITE LOCATION: 17 W 22nd Street
 Indianapolis, IN 46202
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family & Supportive Housing
 APPLICANT: Mercy Housing Lakefront
 PRINCIPALS: Mercy Housing Lakefront

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	13	Efficiency:	0
70% of AMI	0	One bedroom:	26
60% of AMI	26	Two bedrooms:	26
50% of AMI:	0	Three bedrooms:	0
40% of AMI:	0	Four bedrooms:	0
30% of AMI	13	Total units:	52
20% of AMI:	0		
Market Rate:	0		

TOTAL PROJECTED COSTS: \$14,010,448.00
 TAX CREDITS PER UNIT: \$20,784.36
 CREDIT REQUESTED: \$1,080,787.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$500000.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$500000.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-024
 FINAL SCORE: N/A
 REASON FOR DENIAL: Withdrawn



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: North Neighborhood Lofts

SITE LOCATION: 3801 N. Illinois Street
Indianapolis, IN 46208

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: North United Methodist Church

PRINCIPALS: Flaherty & Collins Development, LLC
North United Methodist Church

OF UNITS AT EACH SET ASIDE

80% of AMI:	20
70% of AMI	0
60% of AMI	14
50% of AMI:	18
40% of AMI:	0
30% of AMI	18
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	35
Two bedrooms:	25
Three bedrooms:	10
Four bedrooms:	0
Total units:	70

TOTAL PROJECTED COSTS:	\$14,145,375.00
TAX CREDITS PER UNIT:	\$17,142.86
CREDIT REQUESTED:	\$1,200,000.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$500,000.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$0.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER: 2020A-C-026

FINAL SCORE: 104.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Rivoli-City

SITE LOCATION: 3201 E. 10th Street;
 2810 E. New York Street;
 3042 E. 10th Street
 Indianapolis, IN 46201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: The John H. Boner Community Center, Inc.

PRINCIPALS: The John H. Boner Community Center, Inc.
 Englewood Community Development

OF UNITS AT EACH SET ASIDE

80% of AMI:	12
70% of AMI	0
60% of AMI	5
50% of AMI:	15
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	22
Two bedrooms:	16
Three bedrooms:	6
Four bedrooms:	0
Total units:	44

TOTAL PROJECTED COSTS: \$11,538,048.00
 TAX CREDITS PER UNIT: \$27,272.73

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-030
 FINAL SCORE: 104.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Rockwell Pointe

SITE LOCATION: Umbarger Lane (West of Early Lane)
Franklin, IN 46131

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family & Supportive Housing

APPLICANT: Kids in Crisis - Intervention Team, Inc. (KIC-IT)

PRINCIPALS: Kids in Crisis - Intervention Team, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	24
50% of AMI:	12
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	20
Two bedrooms:	24
Three bedrooms:	4
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS:	\$9,425,100.00
TAX CREDITS PER UNIT:	\$19,924.38
CREDIT REQUESTED:	\$956,370.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$0.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$500,000.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER: 2020A-C-031

FINAL SCORE: N/A

REASON FOR DENIAL: Threshold



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Seymour Lofts
 SITE LOCATION: 526 S. Jackson Park Drive
 Seymour, IN 47274
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: TWG Development, LLC
 PRINCIPALS: TWG GP IV, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 27
 60% of AMI 0
 50% of AMI: 13
 40% of AMI: 0
 30% of AMI 14
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedrooms: 33
 Three bedrooms: 21
 Four bedrooms: 0
 Total units: 54

TOTAL PROJECTED COSTS: \$9,777,978.00
 TAX CREDITS PER UNIT: \$15,549.26

CREDIT REQUESTED: \$839,660.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-032
 FINAL SCORE: 105.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Shamrock Run
 SITE LOCATION: 501 Central Street
 North Liberty, IN 46554
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Walters Family Development LLC
 PRINCIPALS: Mitch Walters

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI	0	One bedroom:	0
60% of AMI	13	Two bedrooms:	4
50% of AMI:	12	Three bedrooms:	20
40% of AMI:	0	Four bedrooms:	10
30% of AMI	9	Total units:	34
20% of AMI:	0		
Market Rate:	0		

TOTAL PROJECTED COSTS: \$8,890,783.00
 TAX CREDITS PER UNIT: \$27,058.82
 CREDIT REQUESTED: \$920,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-033
 FINAL SCORE: N/A
 REASON FOR DENIAL: Threshold



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: South Bend Mutual Homes II

SITE LOCATION: Scattered Sites
South Bend, IN

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: South Bend Heritage Foundation, Inc.

PRINCIPALS: Willie Dearing

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	9
50% of AMI:	6
40% of AMI:	3
30% of AMI	6
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	0
Three bedrooms:	12
Four bedrooms:	12
Total units:	24

TOTAL PROJECTED COSTS: \$8,162,866.00
TAX CREDITS PER UNIT: \$32,291.67

CREDIT REQUESTED: \$775,000.00
CREDIT RECOMMENDED: \$0.00
HOME REQUESTED: \$0.00
HOME RECOMMENDED: \$0.00
DEVELOPMENT FUND REQUESTED: \$0.00
DEVELOPMENT FUND RECOMMENDED: \$0.00
HOUSING TRUST FUND REQUESTED: \$0.00
HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-034
FINAL SCORE: 103.45

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: SPZP Senior Housing
 SITE LOCATION: 2012 S. Hanna Street
 Fort Wayne, IN 46803
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Elderly
 APPLICANT: SPZP, Inc.
 PRINCIPALS: Affiliate of H.O.F.W., Inc.

<u># OF UNITS AT EACH SET ASIDE</u>	
80% of AMI:	0
70% of AMI	0
60% of AMI	12
50% of AMI:	24
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

<u>UNIT MIX</u>	
Efficiency:	0
One bedroom:	48
Two bedrooms:	0
Three bedrooms:	0
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS: \$11,176,033.00
 TAX CREDITS PER UNIT: \$22,083.33

CREDIT REQUESTED: \$1,060,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-036
 FINAL SCORE: 88.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: St. Lucas Lofts

SITE LOCATION: 2601 E. New York Street
Indianapolis, IN 46201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Englewood Community Development Corporation

PRINCIPALS: Englewood Community Development Corporation

<u># OF UNITS AT EACH SET ASIDE</u>	
80% of AMI:	20
70% of AMI	0
60% of AMI	0
50% of AMI:	8
40% of AMI:	9
30% of AMI	13
20% of AMI:	0
Market Rate:	0

<u>UNIT MIX</u>	
Efficiency:	0
One bedroom:	34
Two bedrooms:	16
Three bedrooms:	0
Four bedrooms:	0
Total units:	50

TOTAL PROJECTED COSTS:	\$11,086,100.00
TAX CREDITS PER UNIT:	\$22,488.10
CREDIT REQUESTED:	\$1,124,405.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$0.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$500,000.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER: 2020A-C-037

FINAL SCORE: 99.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: The Lofts at Main Street
 SITE LOCATION: 603 West Main Street
 Lebanon, IN 46052
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Herman & Kittle Properties, Inc.
 PRINCIPALS: Jeffrey L. Kittle Trust

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 28
 50% of AMI: 14
 40% of AMI: 0
 30% of AMI 14
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 27
 Two bedrooms: 29
 Three bedrooms: 0
 Four bedrooms: 0
 Total units: 56

TOTAL PROJECTED COSTS: \$10,900,731.00
 TAX CREDITS PER UNIT: \$17,678.57

CREDIT REQUESTED: \$990,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-038
 FINAL SCORE: 100

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: The Townhomes on Main (Washington)

SITE LOCATION: Main Street (SW corner of
SW 5th St. & Main St.)
Washington, IN 47501

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: MVAH Holding LLC

PRINCIPALS: MVAH Holding LLC (MVAH)
MVAH Partners LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 11	Efficiency:	0
70% of AMI: 0	One bedroom:	0
60% of AMI: 11	Two bedrooms:	22
50% of AMI: 11	Three bedrooms:	12
40% of AMI: 0	Four bedrooms:	10
30% of AMI: 11	Total units:	44
20% of AMI: 0		
Market Rate: 0		

TOTAL PROJECTED COSTS: \$10,484,140.00
TAX CREDITS PER UNIT: \$23,478.68

CREDIT REQUESTED: \$1,033,062.00
CREDIT RECOMMENDED: \$0.00
HOME REQUESTED: \$0.00
HOME RECOMMENDED: \$0.00
DEVELOPMENT FUND REQUESTED: \$0.00
DEVELOPMENT FUND RECOMMENDED: \$0.00
HOUSING TRUST FUND REQUESTED: \$0.00
HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-039
FINAL SCORE: 100.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Townsend Townhomes

SITE LOCATION: Scattered Sites
Richmond, IN 47374

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: The Housing Authority of the City of Richmond,
Indiana

PRINCIPALS: The Housing Authority of the City of Richmond,
Indiana

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
70% of AMI 0
60% of AMI 36
50% of AMI: 6
40% of AMI: 0
30% of AMI 6
20% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 0
Two bedrooms: 18
Three bedrooms: 30
Four bedrooms: 0
Total units: 48

TOTAL PROJECTED COSTS: \$9,751,003.00
TAX CREDITS PER UNIT: \$21,354.17

CREDIT REQUESTED: \$1,025,000.00
CREDIT RECOMMENDED: \$0.00
HOME REQUESTED: \$0.00
HOME RECOMMENDED: \$0.00
DEVELOPMENT FUND REQUESTED: \$500,000.00
DEVELOPMENT FUND RECOMMENDED: \$0.00
HOUSING TRUST FUND REQUESTED: \$0.00
HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-041
FINAL SCORE: N/A

REASON FOR DENIAL: Threshold



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Vandalia Trail Apartments
 SITE LOCATION: 3343 South Smith Road
 Plainfield, IN 46168
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Housing & Economic Concepts, Inc.
 PRINCIPALS: Housing & Economic Concepts, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 9
 60% of AMI 31
 50% of AMI: 9
 40% of AMI: 0
 30% of AMI 0
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 19
 Two bedrooms: 24
 Three bedrooms: 6
 Four bedrooms: 0
 Total units: 49

TOTAL PROJECTED COSTS: \$9,955,585.00
 TAX CREDITS PER UNIT: \$15,714.29

CREDIT REQUESTED: \$770,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00
 HOUSING TRUST FUND REQUESTED: \$0.00
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-042
 FINAL SCORE: 86.75

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2020A-C Round

PROJECT NAME: Washington Commons

SITE LOCATION: 2005 East National Highway
Washington, IN 47501

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Washington Commons, LLC

PRINCIPALS: Wallick Asset Management, LLC
Julie Wallick/Howard Wallick/Tom Feusse

OF UNITS AT EACH SET ASIDE

80% of AMI:	26
70% of AMI	0
60% of AMI	0
50% of AMI:	19
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	24
Three bedrooms:	36
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$11,338,094.00
TAX CREDITS PER UNIT: \$17,100.00

CREDIT REQUESTED: \$1,026,000.00
CREDIT RECOMMENDED: \$0.00
HOME REQUESTED: \$0.00
HOME RECOMMENDED: \$0.00
DEVELOPMENT FUND REQUESTED: \$500,000.00
DEVELOPMENT FUND RECOMMENDED: \$0.00
HOUSING TRUST FUND REQUESTED: \$0.00
HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2020A-C-043
FINAL SCORE: 94.5

REASON FOR DENIAL: Score