

2024A-C Denied Applications

Development Summaries Attached

Development Name	Applicant
Cherry Tree Court	Triple S Development LLC
Durbin Plaza	National Church Residences
Grundy Gardens	SGS Property Group LLC
Hope's Landing	Housing for Hope, Inc.
Jacobsville Homes	Gratus Development, LLC
Limestone Edge	Hoosier Uplands Economic Development Corporation
Martin Commons	Garrison Frazier LLC
Messiah Village	Building and Impacting Communities, Inc.
Midtown Roosevelt	Gary Eastside Development Corporation
Mirror Lake Apartments	Wallick Asset Management, LLC
Ritter Plaza	LDI Investment Corp.
Roosevelt Row	Roosevelt Row Limited Partnership
Sims League Apartments	Home Community Development Corporation of Indiana
Spires Senior Villag	RDOOR Housing Corporation
The Evanston	KCG Development, LLC
The Maclyn	KCD Development, LLC
Village Premier Phase II	House Investments, LLP
Willow Trace	New Hope Development Services



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Cherry Tree Court
SITE LOCATION:	376 South 100 East Street Washington, IN 47501
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Triple S Development LLC
APPLICANT NUMBER:	2024A-C-006
FINAL SCORE:	106.5
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Durbin Plaza
SITE LOCATION:	120-150 Front Street Lawrenceburg, IN 47025
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	National Church Residences
APPLICANT NUMBER:	2024A-C-009
FINAL SCORE:	109
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Grundy Gardens
SITE LOCATION:	2357 Dr. Martin Luther King Jr. Street Indianapolis, IN 46208
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	SGS Property Group LLC
APPLICANT NUMBER:	2024A-C-011
FINAL SCORE:	102.5
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Hope's Landing
SITE LOCATION:	3050 Frontage Road Warsaw, IN 46580
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Supportive Housing
APPLICANT:	Housing for Hope, Inc.
APPLICANT NUMBER:	2024A-C-013
FINAL SCORE:	100.25
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Jacobsville Homes
SITE LOCATION:	Scattered Site Evansville, IN 47710/47713
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Gratus Development, LLC
APPLICANT NUMBER:	2024A-C-015
FINAL SCORE:	112.56
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Limestone Edge
SITE LOCATION:	3301 Shawnee Dr S Bedford, IN 47421
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Supportive Housing
APPLICANT:	Hoosier Uplands Economic Development Corporation
APPLICANT NUMBER:	2024A-C-017
FINAL SCORE:	105
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Martin Commons
SITE LOCATION:	3619 Massachusetts Ave. Indianapolis, IN 46218
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	Garrison Frazier LLC
APPLICANT NUMBER:	2024A-C-018
FINAL SCORE:	N/A
REASON FOR DENIAL:	Did not pass threshold



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Messiah Village
SITE LOCATION:	5640 E. 38th Street Indianapolis, IN 46202
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Black and White Investments, LLC
APPLICANT NUMBER:	2024A-C-019
FINAL SCORE:	109
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Midtown Roosevelt
SITE LOCATION:	2100 Madison St. Gary, IN 46407
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	Gary Eastside Development Corporation
APPLICANT NUMBER:	2024A-C-020
FINAL SCORE:	N/A
REASON FOR DENIAL:	Did not pass threshold



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Mirror Lake Apartments
SITE LOCATION:	4603 N Fruitridge Street Terre Haute, IN 47805
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Wallick Development, LLC
APPLICANT NUMBER:	2024A-C-021
FINAL SCORE:	112.5
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Ritter Plaza
SITE LOCATION:	5508 E. 16 th St. Indianapolis, IN 46218
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	LDI Investment Corp.
APPLICANT NUMBER:	2024A-C-024
FINAL SCORE:	N/A
REASON FOR DENIAL:	Did not pass threshold



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Roosevelt Row
SITE LOCATION:	2200 N Washington Street Kokomo, IN 46901
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Woda Cooper Development
APPLICANT NUMBER:	2024A-C-025
FINAL SCORE:	114.5
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Sims League Apartments
SITE LOCATION:	4001 N Franklin Road Indianapolis, IN 46226
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	T&H Investment Properties, LLC
APPLICANT NUMBER:	2024A-C-026
FINAL SCORE:	114
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Spires Senior Village
SITE LOCATION:	22139 Vine Street Oldenburg, IN 47036
PROJECT TYPE:	Historic Rehab/Adaptive Reuse
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	RDOOR Housing Corporation
APPLICANT NUMBER:	2024A-C-028
FINAL SCORE:	111.5
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	The Evanston
SITE LOCATION:	501 NW Third Street Evansville, IN 47708
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	KCG Development, LLC
APPLICANT NUMBER:	2024A-C-030
FINAL SCORE:	104
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	The Maclyn
SITE LOCATION:	1202 S. Lafayette Blvd. South Bend, IN 46601
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	KCG Development, LLC
APPLICANT NUMBER:	2024A-C-032
FINAL SCORE:	101.25
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Village Premier Phase II
SITE LOCATION:	1906 McKinnie Avenue Fort Wayne, IN 46806
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	House Investments, LLP
APPLICANT NUMBER:	2024A-C-034
FINAL SCORE:	119.75
REASON FOR DENIAL:	Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2024A-C Round

PROJECT NAME:	Willow Trace
SITE LOCATION:	2008 Spring Street Jeffersonville, IN 47130
PROJECT TYPE:	Rehab
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	New Hope Development Services
APPLICANT NUMBER:	2024A-C-035
FINAL SCORE:	113.5
REASON FOR DENIAL:	Score