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To: Real Estate Development Partners

Notice: **RED-22-63**

From: Real Estate Department

Date: November 30, 2022 – Updated December 7, 2022

Re: **2023 Rental Housing Tax Credit General Set-Aside Respondents**

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On November 28, 2022, IHCD received 20 responses to the 2023 Tax Credit General Set-Aside Request for Proposals, which was announced via RED Notice 22-50 on September 12, 2022. Attached to this RED Notice is the list of respondents. The list now also includes a brief description of the proposed housing concept.

IHCDA is in the process of finalizing the dates for the next steps in the RFP timeline.

Questions about this notice can be directed to Alan Rakowski, Director of Real Estate Allocation via [arakowski@ihcda.in.gov](mailto:arakowski@ihcda.in.gov).



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana  
Lieutenant Governor  
Suzanne Crouch



2023 Tax Credit General Set-Aside RFP Respondents - November 28, 2022

XBE	Experienced LIHTC Consultant	Proposed Development Location
2 Thirty Eight Properties, LLC	Real America	Indianapolis
Bondry Development	Sullivan Development, LLC	Logansport
Capacity Enhancement and Development Services, LLC	Biggs Development	Kosciusko, Wabash, or Huntington County
Chateaux 14 Development, LLC	Housing Matters, LLC (Anne Mannix)	South Bend
CMD Proposals, LLC	Keller Development	Harrison County
Creative Business Enterprises, LLC	Flaherty & Collins Properties	Indianapolis
Enthrall Capital Investments, LLC	Sullivan Development, LLC	Indianapolis
Fortified Group, LLC	McKinley Development (Anne McKinley)	Indianapolis
FOSO Construction	C. Garcia Associates & Werner Consulting	Indianapolis
Henderson Development	Pioneer Development Services, Inc. (Terry Keusch)	Indianapolis
Hope CDC	T&H Investments	Indianapolis
International Property Group, LLC	BWI	Indianapolis
Lorraine Kids, LLP	BWI	Lake County
Martin Commons Affordable, LLC	Milestone Ventures	Indianapolis
MSR Development Group, LLC	Jonesboro Investment Corp.	South Bend
Ritzert Co., Inc.	Keller Development	Petersburg
Smith Solutions, LLC	Woda Cooper Companies	Lebanon
Southlake Management and Development Group, LLC	OBE Advisors (Mike Higbee)	Gary
Stylemark Properties (Brandon Gorin)	JLH Development, LLC (Jim Higgs)	Indianapolis
Wdi Investment Group, LLC	Martin Shrader	Indianapolis

Housing Concept to Address Community Challenge
Permanent supportive housing for families needing substance abuse recovery
Re-vampnig blighted industrial site with workforce housing to address population and income disparities
Scale-able production of single family rent to own units in rural communities where there hasn't been recent production
Increase income diversity in downtown South Bend & provide housing for new entrepreneurs
Allow workforce of Harrison County also live in Harrison County
Quality senior housing & food access (food pantry on site)
Artist & Creator housing + space to create
Partership with United Northeast CDC to bring more affordable & Diverse housing stock to NE area of Indy
Expansion of national warehouse or Central state campus
Redevelop Ritz theater for multifamily housing & health care/screening from IU Health
Develop 60 units & community service facility in underserved far east side
Multifamily site with services and community spaces for refugees & other immigrant population
Housing for young men at risk with supportive services and entrepreneurial suites
Live-work community with Martin University
New senior housing on vacant or underdeveloped city of South Bend lots
Multi-family site to address Low housing stock which has impacted labor force availability & growth of Petersberg
Multifamily site in Lebanon innovation district to address shortage of housing stock to accommodate new innovation district workforce
Multifamily site as part of multiphased development of blighted, vacant, declined area of Gary ( long-term investment)
Lease to own single family homes in majority black neighborhoods to address disparity in black homeownership
Multi-site multifamily buildings to address disparity between incomes & gentrification in Mapleton Fall Creek with a water sustainabilty focus