



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2016A-B Bond Round
Award Date: 4/28/2016

PROJECT NAME:	Shelbyville High Apartments	
SITE LOCATION:	315 2 nd Street Shelbyville, IN 46176 Shelby County	
PROJECT TYPE:	Rehabilitation	
PROJECT DESIGNATION:	Family	
APPLICANT:	Old Shelby High Apartments, LLC	
PRINCIPALS:	Purple Vetch Properties, LLC	
<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
60% of AMI: 22	Efficiency:	0
50% of AMI: 15	One bedroom:	25
40% of AMI: 8	Two bedroom:	22
30% of AMI: 4	Three bedroom:	2
Market Rate: 0	Four bedroom:	0
	Total units:	49
TOTAL PROJECTED COSTS:	\$5,693,987.00	
CREDIT PER UNIT:	\$2,730.00	
CREDIT REQUESTED:	\$121,696.00	
CREDIT RECOMMENDED:	\$121,696.00	
BOND VOLUME REQUESTED:	\$2,791,138.00	
BOND VOLUME RECOMMENDED:	\$2,791,138.00	
APPLICANT NUMBER:	2016A-B-001	
BIN NUMBER:	IN-16-01900	
FINAL SCORE:	101.00	



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PROJECT NAME: The Gables

SITE LOCATION: Smith Valley Road and State Road 135
Greenwood, IN 46143
Johnson County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Herman & Kittle Properties, Inc.

PRINCIPALS: Jeffrey L. Kittle Trust

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
60% of AMI: 222	Efficiency:	0
50% of AMI: 0	One bedroom:	74
40% of AMI: 0	Two bedroom:	116
30% of AMI: 0	Three bedroom:	60
Market Rate: 52	Four bedroom:	24
	Total units:	274

TOTAL PROJECTED COSTS: \$35,181,474.00

CREDIT PER UNIT: \$3,528.45

CREDIT REQUESTED: \$783,317.00

CREDIT RECOMMENDED: \$783,317.00

BOND VOLUME REQUESTED: \$24,500,000.00

BOND VOLUME RECOMMENDED: \$24,500,000.00

APPLICANT NUMBER: 2016A-B-003

BIN NUMBER: IN-16-02000

FINAL SCORE: 103.50



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Award Date: 4/28/2016

PROJECT NAME: Ashford Park

SITE LOCATION: 1616 10th Street
Columbus, IN 47201
Bartholomew County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Herman & Kittle Properties, Inc.

PRINCIPALS: Jeffrey L. Kittle Trust

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	124	Efficiency:	0
50% of AMI:	0	One bedroom:	73
40% of AMI:	0	Two bedroom:	96
30% of AMI:	0	Three bedroom:	40
Market Rate:	85	Four bedroom:	0
		Total units:	209

TOTAL PROJECTED COSTS: \$27,044,647.00

CREDIT PER UNIT: \$3,790.32

CREDIT REQUESTED: \$470,000.00

CREDIT RECOMMENDED: \$470,000.00

BOND VOLUME REQUESTED: \$20,000,000.00

BOND VOLUME RECOMMENDED: \$20,000,000.00

APPLICANT NUMBER: 2016A-B-004

BIN NUMBER: IN-16-02100

FINAL SCORE: 104.00



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2016A-B Bond Round
Award Date: 5/26/2016

PROJECT NAME: Monon Lofts

SITE LOCATION: 1102 E 16th Street
Indianapolis, IN 46202

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: TWG Development LLC

PRINCIPALS: Louis A. (Tony) Knoble
Joe Whitsett

OF UNITS AT EACH SET ASIDE

60% of AMI: 76

50% of AMI: 10

40% of AMI: 0

30% of AMI: 0

Market Rate: 56

UNIT MIX

Efficiency: 0

One bedroom: 62

Two bedroom: 80

Three bedroom: 0

Four bedroom: 0

Total units: 142

TOTAL PROJECTED COSTS: \$17,682,004.00

TAX CREDITS PER UNIT: \$4,577.80

CREDIT REQUESTED: \$393,691.00

CREDIT RECOMMENDED: \$393,691.00

BOND VOLUME REQUESTED: \$14,500,000.00

BOND VOLUME RECOMMENDED: \$14,500,000.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2016A-B-005

BIN NUMBER: IN-16-02200

DEVELOPMENT FUND LOAN NUMBER: DFL-016-112

SELF SCORE: 96.00

IHCDA SCORE: 93.00



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PROPOSED DEVELOPMENT SUMMARY
2016A-B Bond Round
Award Date: 6/23/2016

PROJECT NAME: Edgewood Apartments

SITE LOCATION: 321 West 58th Place
195 East 58th Court
5860-5870 Pennsylvania Street
Merrillville, IN

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

APPLICANT: Edgewood Group, LLC

PRINCIPALS: Edgewood Group Limited Partnership

OF UNITS AT EACH SET ASIDE

60% of AMI: 190
50% of AMI: 0
40% of AMI: 0
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 60
Two bedroom: 130
Three bedroom: 0
Four bedroom: 0
Total units: 190

TOTAL PROJECTED COSTS: \$21,404,824
TAX CREDITS PER UNIT: \$2,972.26

CREDIT REQUESTED: \$564,730.00
CREDIT RECOMMENDED: \$564,730.00
BOND VOLUME REQUESTED: \$12,200,000.00
BOND VOLUME RECOMMENDED: \$12,200,000.00

APPLICANT NUMBER: 2016A-B-007
BIN NUMBER: IN-16-02300
SELF SCORE: 43.75
IHCDA SCORE: 43.75



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2016A-B Bond Round

Award Date: 6/23/2016

PROJECT NAME: West Kilgore RCF

SITE LOCATION: 2520 West Kilgore Ave.
Muncie, IN 47304

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Senior

APPLICANT: Vermilion Enterprises LLC

PRINCIPALS: David Cocagne
Mark Laubacher
Martin Obst

OF UNITS AT EACH SET ASIDE

60% of AMI: 119
50% of AMI: 0
40% of AMI: 0
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 53
One bedroom: 66
Two bedroom: 0
Three bedroom: 0
Four bedroom: 0
Total units: 119

TOTAL PROJECTED COSTS: \$22,210,907
TAX CREDITS PER UNIT: \$6,220.24

CREDIT REQUESTED: \$740,209.00
CREDIT RECOMMENDED: \$740,209.00
BOND VOLUME REQUESTED: \$17,000,000.00
BOND VOLUME RECOMMENDED: \$17,000,000.00

APPLICANT NUMBER: 2016A-B-006
BIN NUMBER: IN-16-02400
SELF SCORE: 64.50
IHCDA SCORE: 68.50



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2016A-B Bond Round
Award Date: 6/23/2016

PROJECT NAME: Michigan Blvd RCF

SITE LOCATION: NE Corner of East Michigan Blvd. & Motts Parkway
Michigan City, IN 46360

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Senior

APPLICANT: Vermilion Enterprises LLC

PRINCIPALS: David Cocagne
Mark Laubacher
Martin Obst

OF UNITS AT EACH SET ASIDE

60% of AMI: 115
 50% of AMI: 0
 40% of AMI: 0
 30% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 35
 One bedroom: 80
 Two bedroom: 0
 Three bedroom: 0
 Four bedroom: 0
 Total units: 115

TOTAL PROJECTED COSTS: \$22,810,528
 TAX CREDITS PER UNIT: \$6,631.77

CREDIT REQUESTED: \$762,653.00
 CREDIT RECOMMENDED: \$762,653.00
 BOND VOLUME REQUESTED: \$17,000,000.00
 BOND VOLUME RECOMMENDED: \$17,000,000.00

APPLICANT NUMBER: 2016A-B-010
 BIN NUMBER: IN-16-02500
 SELF SCORE: 63.5
 IHCDA SCORE: 63.5



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2016A-B Bond Round

Award Date: 6/23/2016

PROJECT NAME: Hellenic Senior Living of Indianapolis

SITE LOCATION: 8601 Shelby Street
Indianapolis, IN 46227

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Senior

APPLICANT: Hellenic Senior Living of Indianapolis, LLC

PRINCIPALS: AHEPA Affordable Housing Management Co.
Arthur N. Poly

OF UNITS AT EACH SET ASIDE

60% of AMI: 125

50% of AMI: 0

40% of AMI: 0

30% of AMI: 0

Market Rate: 0

UNIT MIX

Efficiency: 50

One bedroom: 75

Two bedroom: 0

Three bedroom: 0

Four bedroom: 0

Total units: 125

TOTAL PROJECTED COSTS: \$23,509,842

TAX CREDITS PER UNIT: \$5,831.67

CREDIT REQUESTED: \$728,959.00

CREDIT RECOMMENDED: \$728,959.00

BOND VOLUME REQUESTED: \$16,500,000.00

BOND VOLUME RECOMMENDED: \$16,500,000.00

APPLICANT NUMBER: 2016A-B-009

BIN NUMBER: IN-16-02600

SELF SCORE: 77.00

IHCDA SCORE: 77.00