RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Atz Place
SITE LOCATION:	301 East Wayne Street Kendallville, IN 46755
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Elderly
APPLICANT:	Atz Place Limited Partnership
PRINCIPALS:	Robert Bender

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	11
50% of AMI:	11
40% of AMI:	9
30% of AMI:	7
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	24
Two bedroom:	14
Three bedroom:	0
Four bedroom:	0
Total units:	38

TOTAL PROJECTED COSTS:	$5,937,536
CREDITS PER UNIT:	$14,209
CREDIT REQUESTED:	$539,930
CREDIT RECOMMENDED:	$539,930
HOME REQUESTED:	$375,000
HOME RECOMMENDED:	$375,000
APPLICANT NUMBER:	2016A-C-003
BIN NUMBER:	IN-16-00100
HOME LOAN NUMBER:	HML-015-004
FINAL SCORE:	149.5
SET-ASIDE:	Qualified Not-For Profit

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Country Apartments
SITE LOCATION:	600 N. High Street Brownstown, IN 47220
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	Buckeye Community Hope Foundation
PRINCIPALS:	Buckeye Community Hope Foundation Robeeta England

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	14
50% of AMI:	13
40% of AMI:	14
30% of AMI:	15
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	0
Two bedroom:	44
Three bedroom:	12
Four bedroom:	0
Total units:	56

TOTAL PROJECTED COSTS:	$8,029,854
CREDITS PER UNIT:	$10,483
CREDIT REQUESTED:	$587,067
CREDIT RECOMMENDED:	$587,067
APPLICANT NUMBER:	2016A-C-008
BIN NUMBER:	IN-16-00200
FINAL SCORE:	136.5
SET-ASIDE:	Preservation

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Crawford Apartments II
SITE LOCATION:	West of 2450 S. Henderson Street Bloomington, IN 47401
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Permanent Supportive Housing
APPLICANT:	LifeDesigns, Inc.
PRINCIPALS:	LifeDesigns, Inc.

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	9
50% of AMI:	9
40% of AMI:	9
30% of AMI:	8
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	35
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	35

TOTAL PROJECTED COSTS:	$7,447,453
CREDITS PER UNIT:	$18,847
CREDIT REQUESTED:	$659,653
CREDIT RECOMMENDED:	$659,653
HOME REQUESTED:	$400,000
HOME RECOMMENDED:	$400,000
APPLICANT NUMBER:	2016A-C-009
BIN NUMBER:	IN-16-00300
HOME LOAN NUMBER:	HML-015-005
FINAL SCORE:	130
SET-ASIDE:	Housing First

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Crystal Valley Manor
SITE LOCATION:	114 Krider Drive Middlebury, IN 46540
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Elderly
APPLICANT:	Crystal Valley Manor Limited Partnership
PRINCIPALS:	Jeffrey J. Woda David Cooper Beverly Patrone

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	11
50% of AMI:	11
40% of AMI:	9
30% of AMI:	9
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	32
Two bedroom:	8
Three bedroom:	0
Four bedroom:	0
Total units:	40

TOTAL PROJECTED COSTS:	$4,685,956
CREDITS PER UNIT:	$9,893
CREDIT REQUESTED:	$395,737
CREDIT RECOMMENDED:	$395,737
DEVELOPMENT FUND REQUESTED:	$200,000
DEVELOPMENT FUND RECOMMENDED:	$200,000
APPLICANT NUMBER:	2016A-C-011
BIN NUMBER:	IN-16-00400
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-101
FINAL SCORE:	135
SET-ASIDE:	Preservation

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Davis Zeller Place
SITE LOCATION:	115 W National and other scattered sites Brazil, IN 47834
PROJECT TYPE:	Adaptive Reuse & New Construction
PROJECT DESIGNATION:	Elderly
APPLICANT:	New Hope Services, Inc.
PRINCIPALS:	New Hope Services, Inc.

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	14
50% of AMI:	14
40% of AMI:	11
30% of AMI:	9
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	21
Two bedroom:	27
Three bedroom:	0
Four bedroom:	0
Total units:	48

TOTAL PROJECTED COSTS:	$9,952,000
CREDITS PER UNIT:	$16,641
CREDIT REQUESTED:	$798,765
CREDIT RECOMMENDED:	$798,765
HOME REQUESTED:	$400,000
HOME RECOMMENDED:	$900,000
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$0
APPLICANT NUMBER:	2016A-C-012
BIN NUMBER:	IN-16-00500
HOME LOAN NUMBER:	HML-015-006
DEVELOPMENT FUND LOAN NUMBER:	N/A
FINAL SCORE:	148
SET-ASIDE:	Qualified Not-For-Profit

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Florence Fay School Senior Apartments
SITE LOCATION:	2815 English Avenue Indianapolis, IN 46201
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	TWG Development LLC
PRINCIPALS:	TWG GP, LLC TWG Development, LLC Joe Whitsett

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	21
50% of AMI:	21
40% of AMI:	17
30% of AMI:	14
Market Rate:	0

UNIT MIX	
Efficiency:	8
One bedroom:	53
Two bedroom:	12
Three bedroom::	0
Four bedroom:	0
Total units: 7	73

TOTAL PROJECTED COSTS:	$13,258,620
CREDITS PER UNIT:	$16,438
CREDIT REQUESTED:	$1,200,000
CREDIT RECOMMENDED:	$1,200,000
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000

APPLICANT NUMBER:	2016A-C-015
BIN NUMBER:	IN-16-00600
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-012
FINAL SCORE:	147.25
SET-ASIDE:	Large City

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Garden View Senior Apartments
SITE LOCATION:	1119 N. Main Elkhart, IN 46514
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	Commonwealth Development Corporation of America
PRINCIPALS:	Commonwealth Management Corporation

# OF UNITS AT EACH SET ASIDE		UNIT MIX	
60% of AMI:	16	Efficiency:	0
50% of AMI:	16	One bedroom:	13
40% of AMI:	13	Two bedroom:	42
30% of AMI:	10	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	55

TOTAL PROJECTED COSTS:	$10,316,911
CREDITS PER UNIT:	$15,252
CREDIT REQUESTED:	$838,880
CREDIT RECOMMENDED:	$838,880
DEVELOPMENT FUND REQUESTED:	$470,000
DEVELOPMENT FUND RECOMMENDED:	$470,000
APPLICANT NUMBER:	2016A-C-016
BIN NUMBER:	IN-16-00700
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-103
FINAL SCORE:	148
SET-ASIDE:	Elderly

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Garfield Commons
SITE LOCATION:	Southwest Corner of Garfield St. and Virginia St. Evansville, IN 47710
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Multifamily
APPLICANT:	ECHO Housing Corporation
PRINCIPALS:	ECHO Housing Corporation

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	14
50% of AMI:	13
40% of AMI:	11
30% of AMI:	9
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	2
Two bedroom:	24
Three bedroom:	21
Four bedroom:	0
Total units:	47

TOTAL PROJECTED COSTS:	$9,031,046
CREDITS PER UNIT:	$17,357
CREDIT REQUESTED:	$815,774
CREDIT RECOMMENDED:	$815,774

APPLICANT NUMBER:	2016A-C-017
BIN NUMBER:	IN-16-00800
FINAL SCORE:	149.5
SET-ASIDE:	Qualified Not-For-Profit

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Historic Sullivan Lofts
SITE LOCATION:	15, 17, 19, 25, 27 W. Jackson St. & other scattered sites Sullivan, IN 47882
PROJECT TYPE:	New Construction & Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	Vision Communities, Inc.
PRINCIPALS:	Vision Communities, Inc.

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	11
50% of AMI:	11
40% of AMI:	10
30% of AMI:	8
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	3
Two bedroom:	37
Three bedroom:	0
Four bedroom:	0
Total units:	40

TOTAL PROJECTED COSTS:	$8,569,500
CREDITS PER UNIT:	$16,600
CREDIT REQUESTED:	$664,000
CREDIT RECOMMENDED:	$664,000
HOME REQUESTED:	$400,000
HOME RECOMMENDED:	$900,000
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$0

APPLICANT NUMBER:	2016A-C-022
BIN NUMBER:	IN-16-00900
HOME LOAN NUMBER:	HML-015-007
FINAL SCORE:	148.42
SET-ASIDE:	Qualified Not-For-Profit

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Lake Park Senior Apartments
SITE LOCATION:	111 West 10th Street Hobart, IN 46342
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Elderly
APPLICANT:	RealAmerica Development LLC
PRINCIPALS:	RealAmerica Development, LLC

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	23
50% of AMI:	23
40% of AMI:	19
30% of AMI:	15
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	41
Two bedroom:	39
Three bedroom:	0
Four bedroom:	0
Total units:	80

TOTAL PROJECTED COSTS:	$12,506,289
CREDITS PER UNIT:	$15,000
CREDIT REQUESTED:	$1,200,000
CREDIT RECOMMENDED:	$1,173,294
APPLICANT NUMBER:	2016A-C-024
BIN NUMBER:	IN-16-01000
FINAL SCORE:	146.25
SET-ASIDE:	Small City

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Little Crow Lofts
SITE LOCATION:	201 S. Detroit St. Warsaw, IN 46580
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Family
APPLICANT:	Commonwealth Development Corporation of America
PRINCIPALS:	Commonwealth Management Corporation

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	12
50% of AMI:	12
40% of AMI:	10
30% of AMI:	8
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	7
Two bedroom	35
Three bedroom:	0
Four bedroom:	0
Total units:	42

TOTAL PROJECTED COSTS:	$8,421,262
CREDITS PER UNIT:	$15,204
CREDIT REQUESTED:	$638,569
CREDIT RECOMMENDED:	$638,569
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
APPLICANT NUMBER:	2016A-C-026
BIN NUMBER:	IN-16-01100
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-104
FINAL SCORE:	153
SET-ASIDE:	Rural

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Phoenix Manor
SITE LOCATION:	23005 Woodburn Rd. Woodburn, IN 46797
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	Keller Development, Inc.
PRINCIPALS:	Larry D. Keller Edward E. Keller, III

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	9
50% of AMI:	9
40% of AMI:	8
30% of AMI:	7
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	7
Two bedroom:	26
Three bedroom:	0
Four bedroom:	0
Total units:	33

TOTAL PROJECTED COSTS:	$5,858,488
CREDITS PER UNIT:	$17,134
CREDIT REQUESTED:	$565,434
CREDIT RECOMMENDED:	$565,434
APPLICANT NUMBER:	2016A-C-032
BIN NUMBER:	IN-16-01200
FINAL SCORE:	146.75
SET-ASIDE:	Elderly

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Renaissance Pointe
SITE LOCATION:	1631 E. Pontiac St. and scattered sites Fort Wayne, IN 46803
PROJECT TYPE:	Adaptive Reuse and New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	MV Affordable Housing LLC
PRINCIPALS:	MV Affordable Housing LLC Miller-Valentine Operations Inc. Vincent Village, Inc.

# OF UNITS AT EACH SET ASIDE	
60% of AMI: 18	18
50% of AMI: 18	18
40% of AMI: 14	14
30% of AMI: 12	12
Market Rate: 0	0

UNIT MIX	
Efficiency:	0
One bedroom:	6
Two bedroom:	8
Three bedroom:	17
Four bedroom:	31
Total units:	62

TOTAL PROJECTED COSTS:	$13,462,448
CREDITS PER UNIT:	$18,710
CREDIT REQUESTED:	$1,160,000
CREDIT RECOMMENDED:	$1,160,000
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
APPLICANT NUMBER:	2016A-C-035
BIN NUMBER:	IN-16-01300
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-105
FINAL SCORE:	151.49
SET-ASIDE:	Large City

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Riverside Villa Apartments
SITE LOCATION:	200 Water Street Ligonier, IN 46767
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Herman & Kittle Properties, Inc.
PRINCIPALS:	Jeffrey L. Kittle Trust

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	16
50% of AMI:	16
40% of AMI:	12
30% of AMI:	10
Market Rate:	0

UNIT MIX	
Efficiency:	24
One bedroom:	30
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	54

TOTAL PROJECTED COSTS:	$7,263,947
CREDITS PER UNIT:	$13,426
CREDIT REQUESTED:	$725,000
CREDIT RECOMMENDED:	$725,000
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
APPLICANT NUMBER:	2016A-C-036
BIN NUMBER:	IN-16-01400
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-106
FINAL SCORE:	149
SET-ASIDE:	Rural

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Salem Place Apartments
SITE LOCATION:	West 6th Street Daleville, IN 47334
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	RealAmerica Development, LLC
PRINCIPALS:	RealAmerica Development, LLC

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	19
50% of AMI:	18
40% of AMI:	15
30% of AMI:	12
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	20
Two bedroom:	24
Three bedroom:	20
Four bedroom:	0
Total units:	64

TOTAL PROJECTED COSTS:	$8,423,325
CREDITS PER UNIT:	$13,361
CREDIT REQUESTED:	$855,083
CREDIT RECOMMENDED:	$855,083
APPLICANT NUMBER:	2016A-C-037
BIN NUMBER:	IN-16-01500
FINAL SCORE:	151.25
SET-ASIDE:	Small City

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	South Bend Permanent Supportive Housing
SITE LOCATION:	924 W Indiana Avenue South Bend, IN 46613
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Permanent Supportive Housing
APPLICANT:	South Bend Heritage Foundation
PRINCIPALS:	South Bend Heritage Foundation Marco Mariani Cora Springman

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	9
50% of AMI:	8
40% of AMI:	8
30% of AMI:	7
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	32
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	32

TOTAL PROJECTED COSTS:	$6,691,469
CREDITS PER UNIT:	$20,452
CREDIT REQUESTED:	$654,449
CREDIT RECOMMENDED:	$654,449
APPLICANT NUMBER:	2016A-C-038
BIN NUMBER:	IN-16-01600
FINAL SCORE:	124.5
SET-ASIDE:	Housing First

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Stokes Commons
SITE LOCATION:	1005 S. Meridian Street Lebanon, IN 46052
PROJECT TYPE:	Adaptive reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	Housing Directions, LLC
PRINCIPALS:	Michael Surak Maureen Surak Nicholas Surak

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	20
50% of AMI:	20
40% of AMI:	15
30% of AMI:	13
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	45
Two bedroom:	23
Three bedroom:	0
Four bedroom:	0
Total units:	68

TOTAL PROJECTED COSTS:	$10,498,323
CREDITS PER UNIT:	$13,890
CREDIT REQUESTED:	$944,520
CREDIT RECOMMENDED:	$944,520
APPLICANT NUMBER:	2016A-C-041
BIN NUMBER:	IN-16-01700
FINAL SCORE:	152
SET-ASIDE:	Elderly

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY

2016A-C Round

PROJECT NAME:	Vine Street Lofts
SITE LOCATION:	4 Vine Street Jasper, IN 47546
PROJECT TYPE:	Adaptive Reuse
PROJECT DESIGNATION:	Elderly
APPLICANT:	MV Affordable Housing LLC
PRINCIPALS:	MV Affordable Housing LLC Miller-Valentine Operations, Inc.

# OF UNITS AT EACH SET ASIDE	
60% of AMI:	18
50% of AMI:	18
40% of AMI:	14
30% of AMI:	12
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	26
Two bedroom:	36
Three bedroom:	0
Four bedroom:	0
Total units:	62

TOTAL PROJECTED COSTS:	$12,692,422
CREDITS PER UNIT:	$18,951
CREDIT REQUESTED:	$1,175,000
CREDIT RECOMMENDED:	$1,175,000
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
APPLICANT NUMBER:	2016A-C-050
BIN NUMBER:	IN-16-01800
DEVELOPMENT FUND LOAN NUMBER:	DFL-016-107
FINAL SCORE:	146.75
SET-ASIDE:	Small City