



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: 10th St. Lofts

SITE LOCATION: 401 North 10th St.
Richmond, IN 47374

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: Starr Senior Apartments Limited Partnership

PRINCIPALS: Housing and Economic Concepts, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI:	33
50% of AMI:	17
40% of AMI:	0
30% of AMI:	17
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	60
Two bedroom:	7
Three bedroom:	0
Four bedroom:	0
Total units:	67

TOTAL PROJECTED COSTS: \$9,120,996.00
TAX CREDITS PER UNIT: \$10,895.52

CREDIT REQUESTED: \$730,000.00
CREDIT RECOMMENDED: \$.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-001
FINAL SCORE: 94.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: 805 Market

SITE LOCATION: 805 E. Market St.
Warsaw, IN 46580

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Housing Directions, LLC

PRINCIPALS: Michael Surak

OF UNITS AT EACH SET ASIDE

60% of AMI: 32
 50% of AMI: 16
 40% of AMI: 0
 30% of AMI: 17
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 40
 Two bedroom: 25
 Three bedroom: 0
 Four bedroom: 0
 Total units: 65

TOTAL PROJECTED COSTS: \$11,007,886.00
 TAX CREDITS PER UNIT: \$16,318.31

CREDIT REQUESTED: \$1,060,690.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-002
 FINAL SCORE: 99.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Avenue's Edge

SITE LOCATION: 906, 908-910 Portage Ave.
 736 California Ave.
 808-838 Portage Ave.
 South Bend, IN 46616

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: Near Northwest Neighborhood, Inc.

PRINCIPALS: Near Northwest Neighborhood, Inc.

OF UNITS AT EACH SET ASIDE

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

UNIT MIX

Efficiency: 0
 One bedroom: 31
 Two bedroom: 25
 Three bedroom: 0
 Four bedroom: 0
 Total units: 56

TOTAL PROJECTED COSTS: \$9,748,847.00
 TAX CREDITS PER UNIT: \$17,530.45

CREDIT REQUESTED: \$981,705.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-003
 FINAL SCORE: 102.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Backstay Lofts

SITE LOCATION: 401 West Oak St.
Union City, IN 47390

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: AP Development, LLC

PRINCIPALS: AP Development, LLC
Jonathan R. Anderson

OF UNITS AT EACH SET ASIDE

60% of AMI: 24
 50% of AMI: 13
 40% of AMI: 0
 30% of AMI: 13
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 18
 Two bedroom: 25
 Three bedroom: 7
 Four bedroom: 0
 Total units: 50

TOTAL PROJECTED COSTS: \$12,670,840.00
 TAX CREDITS PER UNIT: \$21,247.46

CREDIT REQUESTED: \$1,062,373.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-004
 FINAL SCORE: 102.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Bailey Shores

SITE LOCATION: Northwest corner of Rt. 49 and Rt. 6
(parcels R2 & R3)
Valparaiso, IN 46383

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: The Burton Foundation

PRINCIPALS: The Burton Foundation

OF UNITS AT EACH SET ASIDE

60% of AMI:	34
50% of AMI:	18
40% of AMI:	0
30% of AMI:	18
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	32
Two bedroom:	38
Three bedroom:	0
Four bedroom:	0
Total units:	70

TOTAL PROJECTED COSTS:	\$14,116,680.00
TAX CREDITS PER UNIT:	\$16,873.94

CREDIT REQUESTED:	\$1,181,176.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$450,000.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$0.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER:	2018A-C-005
FINAL SCORE:	N/A

REASON FOR DENIAL: Did not pass threshold



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Bartholomew Lofts

SITE LOCATION: Eastern side of Sycamore St.
between 7th and 8th streets.
Columbus, IN 47201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: Midwest Support Foundation, Inc.

PRINCIPALS: Midwest Support Foundation, Inc.
Board of MSF
Elizabeth Heintzleman

OF UNITS AT EACH SET ASIDE

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

UNIT MIX

Efficiency:	0
One bedroom:	12
Two bedroom:	48
Three bedroom:	0
Four bedroom:	0
Total units:	60

TOTAL PROJECTED COSTS: \$10,783,879.00
TAX CREDITS PER UNIT: \$16,459.18

CREDIT REQUESTED: \$ 987,551.00
CREDIT RECOMMENDED: \$0.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$500,000.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-006
FINAL SCORE: 103

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: City Way Senior Apartments

SITE LOCATION: 505 S. Michigan St.
South Bend, IN 46601

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Commonwealth Development Corporation of America

PRINCIPALS: Commonwealth Development Corporation of America

OF UNITS AT EACH SET ASIDE

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

UNIT MIX

Efficiency:	0
One bedroom:	33
Two bedroom:	27
Three bedroom:	0
Four bedroom:	0
Total units:	60

TOTAL PROJECTED COSTS: \$11,105,588.00

TAX CREDITS PER UNIT: \$17,500.00

CREDIT REQUESTED: \$1,050,000.00

CREDIT RECOMMENDED: \$0.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-011

FINAL SCORE: 96.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Commons at Walnut Crossing

SITE LOCATION: Liberty Hwy & Norway Spruce Ln.
Walkerton, IN 46574

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: Herman & Kittle Properties, Inc.

PRINCIPALS: Jeffrey L. Kittle Trust

OF UNITS AT EACH SET ASIDE

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

UNIT MIX

Efficiency: 0
 One bedroom: 12
 Two bedroom: 28
 Three bedroom: 8
 Four bedroom: 0
 Total units: 48

TOTAL PROJECTED COSTS: \$8,048,915.00
 TAX CREDITS PER UNIT: \$15,312.50

CREDIT REQUESTED: \$735,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-012
 FINAL SCORE: 93

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Emma Jones Village

SITE LOCATION: 201 W. Liberty St.
Greencastle, IN 46135

PROJECT TYPE: New Construction and Rehabilitation

PROJECT DESIGNATION: Elderly

APPLICANT: Milestone Ventures, LLC

PRINCIPALS: CAZN Holdings, LLC
Charles Heintzelman

OF UNITS AT EACH SET ASIDE

60% of AMI: 10
 50% of AMI: 8
 40% of AMI: 0
 30% of AMI: 7
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 12
 Two bedroom: 13
 Three bedroom: 0
 Four bedroom: 0
 Total units: 25

TOTAL PROJECTED COSTS: \$5,807,629.00
 TAX CREDITS PER UNIT: \$22,063.00

CREDIT REQUESTED: \$551,575.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$551,575.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-014
 FINAL SCORE: 89.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Governor Park Apartments

SITE LOCATION: 5665 W State Route 46
Ellettsville, IN 47404

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Allied Real Estate Partners, LLC

PRINCIPALS: Charles O'Neal
James Angelica
Anthony Jowid

OF UNITS AT EACH SET ASIDE

60% of AMI: 44
 50% of AMI: 23
 40% of AMI: 0
 30% of AMI: 23
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 70
 Two bedroom: 20
 Three bedroom: 0
 Four bedroom: 0
 Total units: 90

TOTAL PROJECTED COSTS: \$14,544,405.00
 TAX CREDITS PER UNIT: \$13,249.42

CREDIT REQUESTED: \$1,192,448.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-017
 FINAL SCORE: 97

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Historic Lincoln Way West Homes

SITE LOCATION: 1636 Lincolnway West and scattered sites
South Bend, IN 46628

PROJECT TYPE: New Construction and Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: South Bend Heritage Foundation

PRINCIPALS: South Bend Heritage Foundation

OF UNITS AT EACH SET ASIDE

60% of AMI: 14
 50% of AMI: 22
 40% of AMI: 0
 30% of AMI: 14
 Market Rate: 0

UNIT MIX

Efficiency: 16
 One bedroom: 11
 Two bedroom: 10
 Three bedroom: 7
 Four bedroom: 6
 Total units: 50

TOTAL PROJECTED COSTS: \$13,809,843.00
 TAX CREDITS PER UNIT: \$23,572.00

CREDIT REQUESTED: \$1,178,600.00
 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: 2018A-C-018
 FINAL SCORE: 101.22

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Historic Walnut Square

SITE LOCATION: 206 South Sixth
Terre Haute, IN 47807

PROJECT TYPE: New Construction and Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: Commonwealth Development Corporation of America

PRINCIPALS: Commonwealth Development Corporation of America

OF UNITS AT EACH SET ASIDE

60% of AMI: 20
 50% of AMI: 10
 40% of AMI: 0
 30% of AMI: 10
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedroom: 23
 Three bedroom: 17
 Four bedroom: 0
 Total units: 40

TOTAL PROJECTED COSTS: \$9,065,400.00
 TAX CREDITS PER UNIT: \$18,110.63

CREDIT REQUESTED: \$724,425.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-019
 FINAL SCORE: 104

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Homes of Evansville II

SITE LOCATION: Scattered site in the Washington Avenue
area of the City
Evansville, IN 47713

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: HOPE of Evansville, Inc.

PRINCIPALS: HOPE of Evansville, Inc.
Joshua Case

OF UNITS AT EACH SET ASIDE

60% of AMI:	22
50% of AMI:	12
40% of AMI:	0
30% of AMI:	12
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedroom:	0
Three bedroom:	17
Four bedroom:	29
Total units:	46

TOTAL PROJECTED COSTS: \$11,595,242.00
TAX CREDITS PER UNIT: \$26,086.96

CREDIT REQUESTED: \$1,200,000.00
CREDIT RECOMMENDED: \$.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$400,000.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-020
FINAL SCORE: 102.52

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Kinser Flats

SITE LOCATION: 1107 W. 3rd St.
Bloomington, IN 47404

PROJECT TYPE: New Construction and Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: LifeDesigns, Inc.

PRINCIPALS: LifeDesigns, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI:	16
50% of AMI:	14
40% of AMI:	0
30% of AMI:	10
Market Rate:	0

UNIT MIX

Efficiency:	8
One bedroom:	24
Two bedroom:	7
Three bedroom:	1
Four bedroom:	0
Total units:	40

TOTAL PROJECTED COSTS: \$8,988,642.00

TAX CREDITS PER UNIT: \$21,287.35

CREDIT REQUESTED: \$851,494.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$256,000.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-021

FINAL SCORE: 101.25

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Lafayette Senior

SITE LOCATION: 3816 Amelia Avenue
Lafayette, IN 47901

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: NPR Group LLC

PRINCIPALS: NRP Affordable Subsidiary II LLC
J. David Heller

OF UNITS AT EACH SET ASIDE

60% of AMI: 32
 50% of AMI: 16
 40% of AMI: 0
 30% of AMI: 16
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 9
 Two bedroom: 55
 Three bedroom: 0
 Four bedroom: 0
 Total units: 64

TOTAL PROJECTED COSTS: \$11,654,154.00
 TAX CREDITS PER UNIT: \$18,750.00

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-022
 FINAL SCORE: 96.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Martin Boots Apartments
 SITE LOCATION: 619 W. 3rd St.
 Marion, IN 46952
 PROJECT TYPE: Rehabilitation
 PROJECT DESIGNATION: Elderly
 APPLICANT: Building for Change, Inc.
 PRINCIPALS: Building for Change, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI: 24
 50% of AMI: 12
 40% of AMI: 0
 30% of AMI: 13
 Market Rate: 1

UNIT MIX

Efficiency: 0
 One bedroom: 49
 Two bedroom: 1
 Three bedroom: 0
 Four bedroom: 0
 Total units: 50

TOTAL PROJECTED COSTS: \$5,096,356.00
 TAX CREDITS PER UNIT: \$8,573.98

CREDIT REQUESTED: \$428,699.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-023
 FINAL SCORE: N/A

REASON FOR DENIAL: Did not pass threshold



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Norman Manor Apartments
 SITE LOCATION: 121 N. Washington St.
 Marion, IN 46952
 PROJECT TYPE: Rehabilitation
 PROJECT DESIGNATION: Elderly
 APPLICANT: Building for Change, Inc.
 PRINCIPALS: Building for Change, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI: 33
 50% of AMI: 17
 40% of AMI: 0
 30% of AMI: 18
 Market Rate: 1

UNIT MIX

Efficiency: 0
 One bedroom: 68
 Two bedroom: 1
 Three bedroom: 0
 Four bedroom: 0
 Total units: 69

TOTAL PROJECTED COSTS: \$6,899,211.00
 TAX CREDITS PER UNIT: \$8,521.13

CREDIT REQUESTED: \$579,437.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-026
 FINAL SCORE: N/A

REASON FOR DENIAL: Withdrawn



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: North Neighborhood Lofts

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

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: North United Methodist Church

PRINCIPALS: Flaherty & Collins Development
North United Methodist

OF UNITS AT EACH SET ASIDE

60% of AMI:	29
50% of AMI:	14
40% of AMI:	0
30% of AMI:	15
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	29
Two bedroom:	24
Three bedroom:	5
Four bedroom:	0
Total units:	58

TOTAL PROJECTED COSTS: \$10,276,940.00
TAX CREDITS PER UNIT: \$17,200.00

CREDIT REQUESTED: \$997,600.00
CREDIT RECOMMENDED: \$0.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$500,000.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-027
FINAL SCORE: 101

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Parkside at Tarkington
 SITE LOCATION: 3901 N. Meridian St.
 Indianapolis, IN 46208
 PROJECT TYPE: Rehabilitation
 PROJECT DESIGNATION: Elderly
 APPLICANT: Vision Communities, Inc.
 PRINCIPALS: Vision/Duane Miller

OF UNITS AT EACH SET ASIDE

60% of AMI: 25
 50% of AMI: 12
 40% of AMI: 0
 30% of AMI: 13
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 24
 Two bedroom: 26
 Three bedroom: 0
 Four bedroom: 0
 Total units: 50

TOTAL PROJECTED COSTS: \$10,960,348.00
 TAX CREDITS PER UNIT: \$15,400.00

CREDIT REQUESTED: \$770,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-029
 FINAL SCORE: 105.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Posterity Village

SITE LOCATION: 4209 Plaza Drive
Fort Wayne, IN 46806

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: Joshua's Hand Inc.

PRINCIPALS: Joshua's Hand Inc.
Cedric Lee Walker, Sr.

OF UNITS AT EACH SET ASIDE

60% of AMI: 19
 50% of AMI: 15
 40% of AMI: 0
 30% of AMI: 18
 Market Rate: 6

UNIT MIX

Efficiency: 12
 One bedroom: 6
 Two bedroom: 6
 Three bedroom: 19
 Four bedroom: 15
 Total units: 58

TOTAL PROJECTED COSTS: \$11,114,308.00
 TAX CREDITS PER UNIT: \$17,332.87

CREDIT REQUESTED: \$901,309.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-030
 FINAL SCORE: 100

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Residences at Olivia Hall- Oldenburg
 SITE LOCATION: NE Corner of Pearl St. and Vine St.
 Oldenburg, IN 47036
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Elderly
 APPLICANT: Herman & Kittle Properties, Inc.
 PRINCIPALS: Jeffrey L. Kittle Trust

OF UNITS AT EACH SET ASIDE

60% of AMI: 18
 50% of AMI: 9
 40% of AMI: 0
 30% of AMI: 9
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 25
 Two bedroom: 11
 Three bedroom: 0
 Four bedroom: 0
 Total units: 36

TOTAL PROJECTED COSTS: \$7,201,811.00
 TAX CREDITS PER UNIT: \$17,500.00

CREDIT REQUESTED: \$630,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-031
 FINAL SCORE: 99.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Residences on Douglas

SITE LOCATION: 16839 Douglas Rd.
Mishawaka, IN 46545

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: NRP Group LLC

PRINCIPALS: NRP Affordable Subsidiary II LLC
J. David Heller

OF UNITS AT EACH SET ASIDE

60% of AMI: 31
 50% of AMI: 15
 40% of AMI: 0
 30% of AMI: 16
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedroom: 62
 Three bedroom: 0
 Four bedroom: 0
 Total units: 62

TOTAL PROJECTED COSTS: \$11,743,547.00
 TAX CREDITS PER UNIT: \$19,354.84

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$440,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-032
 FINAL SCORE: 91.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Revere Homes

SITE LOCATION: Scattered Sites
Logansport, IN 46947

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: Crestline Development, LLC

PRINCIPALS: PEAK Community Services

OF UNITS AT EACH SET ASIDE

60% of AMI: 15
 50% of AMI: 9
 40% of AMI: 0
 30% of AMI: 9
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedroom: 0
 Three bedroom: 17
 Four bedroom: 16
 Total units: 33

TOTAL PROJECTED COSTS: \$11,073,617.00
 TAX CREDITS PER UNIT: \$36,363.64

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-033
 FINAL SCORE: 102.46

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Riverside Tower Apartments

SITE LOCATION: 1001 W. 2nd St.
Madison, IN 47250

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Elderly

APPLICANT: DF Development, LLC

PRINCIPALS: DF Development, LLC

OF UNITS AT EACH SET ASIDE

60% of AMI:	25
50% of AMI:	12
40% of AMI:	0
30% of AMI:	13
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	42
Two bedroom:	8
Three bedroom:	0
Four bedroom:	0
Total units:	50

TOTAL PROJECTED COSTS:	\$9,679,603.00
TAX CREDITS PER UNIT:	\$16,000.00

CREDIT REQUESTED:	\$800,000.00
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:	2018A-C-036
FINAL SCORE:	79.25

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Southpointe

SITE LOCATION: 2901 W. Memorial Dr.
Muncie, IN 47302

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: UPD Southpointe, LP

PRINCIPALS: UP Holdings, LLC
Cullen J. Davis
Jessica H. Berzac

OF UNITS AT EACH SET ASIDE

60% of AMI: 26
 50% of AMI: 13
 40% of AMI: 0
 30% of AMI: 13
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 22
 Two bedroom: 30
 Three bedroom: 0
 Four bedroom: 0
 Total units: 52

TOTAL PROJECTED COSTS: \$13,293,908.00
 TAX CREDITS PER UNIT: \$23,076.92

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-038
 FINAL SCORE: 86.75

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Southpointe Village

SITE LOCATION: 11144, 11166, 11198, 11202,
& 11234 Lantern Road & 8827
& 0 Appel Street
Fishers, IN 46038

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: RealAmerica Development, LLC

PRINCIPALS: RealAmerica Development, LLC
Ronda Weybright, in trust

OF UNITS AT EACH SET ASIDE

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

UNIT MIX

Efficiency: 0
 One bedroom: 27
 Two bedroom: 43
 Three bedroom: 0
 Four bedroom: 0
 Total units: 70

TOTAL PROJECTED COSTS: \$14,223,913.00
 TAX CREDITS PER UNIT: \$17,142.86

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-039
 FINAL SCORE: 98.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: St. Mary's Senior Housing

SITE LOCATION: Owens Hall, Sisters of Providence
Saint Mary-of-the-Woods, IN 47876

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: The Sisters of Providence of Saint Mary-of-the- Woods

PRINCIPALS: Sisters of Providence

OF UNITS AT EACH SET ASIDE

60% of AMI:	29
50% of AMI:	15
40% of AMI:	0
30% of AMI:	15
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	35
Two bedroom:	24
Three bedroom:	0
Four bedroom:	0
Total units:	59

TOTAL PROJECTED COSTS: \$12,579,240.00

TAX CREDITS PER UNIT: \$16,400.00

CREDIT REQUESTED: \$967,600.00

CREDIT RECOMMENDED: \$0.00

HOME REQUESTED: \$400,000.00

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: 2018A-C-040

FINAL SCORE: 105

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: The Lofts at Ashford

SITE LOCATION: SW corner of Hutchins Ave. & 10th St.
Columbus, IN 47201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: Housing and Economic Concepts, Inc.

PRINCIPALS: Housing and Economic Concepts, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI:	36
50% of AMI:	0
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	12
Two bedroom:	24
Three bedroom:	0
Four bedroom:	0
Total units:	36

TOTAL PROJECTED COSTS: \$6,447,495.00

TAX CREDITS PER UNIT: \$14,972.22

CREDIT REQUESTED: \$539,000.00

CREDIT RECOMMENDED: \$0.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-041

FINAL SCORE: 99

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Time Corners Crossing

SITE LOCATION: 5527 Lois Lane
Fort Wayne, IN 46804

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: RealAmerica Development, LLC

PRINCIPALS: RealAmerica Development, LLC
Ronda Weybright, in trust

OF UNITS AT EACH SET ASIDE

60% of AMI:	48
50% of AMI:	24
40% of AMI:	0
30% of AMI:	24
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	34
Two bedroom:	32
Three bedroom:	30
Four bedroom:	0
Total units:	96

TOTAL PROJECTED COSTS: \$9,082,724.00
TAX CREDITS PER UNIT: \$7,366.63

CREDIT REQUESTED: \$707,196.00
CREDIT RECOMMENDED: \$0.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-042
FINAL SCORE: 99

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Townhomes on Main

SITE LOCATION: 400 S. Market and 506 S. Market
Rockville, IN 47872

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: New Hope Services, Inc.

PRINCIPALS: New Hope Services, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI: 20
 50% of AMI: 10
 40% of AMI: 0
 30% of AMI: 10
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedroom: 0
 Three bedroom: 40
 Four bedroom: 0
 Total units: 40

TOTAL PROJECTED COSTS: \$8,037,982.00
 TAX CREDITS PER UNIT: \$17,500.00

CREDIT REQUESTED: \$700,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$400,000.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-044
 FINAL SCORE: 101.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Walnut Street Homes

SITE LOCATION: 1125 Walnut St.
And scattered site lots
Muncie, IN 47302

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: MV Affordable Housing LLC

PRINCIPALS: MV Affordable Housing LLC
Miller-Valentine Operations, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI: 23
 50% of AMI: 12
 40% of AMI: 0
 30% of AMI: 12
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 12
 Two bedroom: 10
 Three bedroom: 7
 Four bedroom: 18
 Total units: 47

TOTAL PROJECTED COSTS: \$11,064,176.00
 TAX CREDITS PER UNIT: \$21,489.36

CREDIT REQUESTED: \$1,040,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-048
 FINAL SCORE: 94.08

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: WCNC-IV

SITE LOCATION: 108 S. Chauncey St.
 & Parcel north of 333 N. Oak St.,
 bounded by Oak, Hill, and North Sts.
 Columbia City, IN 46725

PROJECT TYPE: New Construction and Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: Whitley Crossings Neighborhood Corporation

PRINCIPALS: Jason Meyer

OF UNITS AT EACH SET ASIDE

60% of AMI: 11
 50% of AMI: 11
 40% of AMI: 0
 30% of AMI: 22
 Market Rate: 0

UNIT MIX

Efficiency: 7
 One bedroom: 13
 Two bedroom: 2
 Three bedroom: 12
 Four bedroom: 10
 Total units: 44

TOTAL PROJECTED COSTS: \$8,079,237.00
 TAX CREDITS PER UNIT: \$16,363.64

CREDIT REQUESTED: \$720,000.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$400,000.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-050
 FINAL SCORE: 98.25

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2018A-C Round

PROJECT NAME: Williams Street Apartments

SITE LOCATION: 520 Williams St.
Angola, IN 46703

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: Buckeye Community Hope Foundation

PRINCIPALS: Buckeye Community Hope Foundation
Beverly Patrone

OF UNITS AT EACH SET ASIDE

60% of AMI: 22
 50% of AMI: 11
 40% of AMI: 0
 30% of AMI: 11
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 20
 Two bedroom: 24
 Three bedroom: 0
 Four bedroom: 0
 Total units: 44

TOTAL PROJECTED COSTS: \$6,588,752.00
 TAX CREDITS PER UNIT: \$12,577.05

CREDIT REQUESTED: \$553,390.00
 CREDIT RECOMMENDED: \$0.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2018A-C-051
 FINAL SCORE: 71.5

REASON FOR DENIAL: Score